

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

Legislative Office Building, Room 201

Concord, NH

Wednesday, December 9, 2015

**MEMBERS PRESENT:**

Rep. Gene Chandler, Chair

Rep. John Cloutier, Clerk

Rep. Mark McConkey

Rep. David Danielson

Rep. Katherine Rogers (Alt.)

Rep. Edmond Gionet (Alt.)

Sen. David Boutin

Sen. Dan Feltes

**ALSO PRESENT:** Meredith Telus (Governor's Office)

(Convened at 9:29 a.m.)

**(1) Acceptance of Minutes of the November 17, 2015 meeting**

CHAIRMAN CHANDLER: The time being somewhere near 9:30, we will open the Long Range Capital Planning and Utilization Committee meeting. First order of business, acceptance of minutes of the August 4<sup>th</sup> meeting.

**\*\* SEN. BOUTIN:** So moved, Mr. Chairman.

CHAIRMAN CHANDLER: Senator Boutin moves. Seconded by --

REP. CLOUTIER: Excuse me. This is the last meeting, November, right? November 17, that was our last meeting.

REP. DANIELSON: That was our last meeting.

CHAIRMAN CHANDLER: November -- oh, I'm sorry. I read the wrong date. November 17<sup>th</sup>. Same motion, seconded by Representative Danielson.

REP. CLOUTIER: Who made the motion, please?

CHAIRMAN CHANDLER: Senator Boutin.

REP. CLOUTIER: Senator Boutin. And the second?

SEN. BOUTIN: Representative Danielson.

CHAIRMAN CHANDLER: Any questions or discussion? If not, all those in favor say aye? Any opposed? The motion carries.

\*\*\* {MOTION ADOPTED}

(2) Old Business:

CHAIRMAN CHANDLER: Next up we have item number -- next up we have item number -- I guess I lost my sheet.

SEN. BOUTIN: 15-036.

CHAIRMAN CHANDLER: I'm sorry, where is that?

SEN. BOUTIN: 15-036.

CHAIRMAN CHANDLER: 15-03 --

SEN. BOUTIN: That's Department of Education.

CHAIRMAN CHANDLER: There it is. 15-036, which is on the table. So we need a motion to take it off the table.

\*\* SEN. BOUTIN: Move to take it off the table.

CHAIRMAN CHANDLER: Senator Boutin moves.

REP. CLOUTIER: I'll second the motion, Mr. Chairman.

CHAIRMAN CHANDLER: Representative Cloutier seconds the motion to take Item 15-036 off the table. Any discussions about that? All those in favor say aye? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

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CHAIRMAN CHANDLER: Okay. We have Item 15-036, Department of Education. Welcome.

SHARON DEANGELIS, Business Administrator II, Department of Education: Good morning. Sharon DeAngelis for the Department of Education. I'm an Administrator.

CHAIRMAN CHANDLER: Okay.

MS. DEANGELIS: Are there any questions or -- this is a lease --

CHAIRMAN CHANDLER: Right.

MS. DEANGELIS: -- in the Keene area for vocational rehabilitation regional office. We received two proposals, one for the current space that we are in now, which is on Roxbury Street, 103 Roxbury Street. And then a second proposal from Brady Sullivan for property at 149 Emerald Street.

The Brady Sullivan proposal came in less than the Chris Tasoulas is the name of the owner for the current property, and zero escalation throughout the ten years. And the current space came in higher and they have alternate year escalators at 1%. Both of them carry the same modified gross lease proposal.

CHAIRMAN CHANDLER: Any questions?

**\*\*** REP. DANIELSON: Move approval, Chairman, of 15-036.

SEN. BOUTIN: Second.

CHAIRMAN CHANDLER: Representative Danielson moves we approve and Senator Boutin seconds the approval of Item 15-036. Are there any questions? Further discussions? If not, all those in favor say aye? Any opposed no?

**\*\*\* {MOTION ADOPTED}**

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MS. DEANGELIS: Thank you.

CHAIRMAN CHANDLER: I just need to make a count here. We have two alternates. How many -- how many House Members do we have? I know how many but how many we supposed to have?

PAM ELLIS, Administrative Assistant, Office of Legislative Budget Assistant: Four.

CHAIRMAN CHANDLER: Four House Members. So we have one, two, three. We have our four then. Okay. All right. So alternates are here, but not full members. Thank you.

Next item we have number 15-035, Department of Resources and Economic Development, also on the table. Senator Boutin moves to take it off the table, seconded by Representative Cloutier. Any questions on the tabling motion? All those in favor say aye on the non-tabling motion. Excuse me. Opposed? Okay. It's off the table.

**\*\*\* {MOTION ADOPTED}**

CHAIRMAN CHANDLER: And we are now discussing Item 15-035, Department of Resources and Economic Development. Good morning.

BILL CARPENTER, Administrator, Lands Bureau, Division of Forests and Lands, Department of Resources and Economic Development: Good morning. I'm Bill Carpenter. I'm Administrator of the Lands Bureau in the Division of Forests and Lands. And we are here this morning seeking your approval to surplus a one point acre portion of Greenfield State Park in exchange for a piece of high and dry upland on Otter Lake that will be annexed to the Park.

So why the exchange? The piece that we're asking you to approve to be surplusd is -- has no utility to the park. It's separated from the park by a wetland. It happens to conveniently abut to -- to Vestige Properties, doing business as New England Forest Products. And it's much needed by this business. And they're willing to exchange to purchase this piece in exchange.

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The State piece is worth \$2500. It's been appraised through Yellow Book Standards, it's worth \$2,500. The 1.5 acres of shore land is worth \$3,750. So this is an excellent trade up for the Park and it's a much needed piece of ground for New England Forest Products.

I'd also like you to know that Debbie Buxton is here in the audience today. If you have any specific questions on why this piece of State land is so important to her business, she's here to answer any of those questions. So I'll take any questions now.

CHAIRMAN CHANDLER: Thank you. I have one regarding the administrative fee. I see you're proposing to put that administrative fee into the Forest Improvement Fund.

MR. CARPENTER: Yes.

CHAIRMAN CHANDLER: What I'd like to know, who did the appraisal? What fund paid for the appraisals?

MR. CARPENTER: The Buxtons paid for the appraisal.

CHAIRMAN CHANDLER: The property owner?

MR. CARPENTER: The Vestige Properties paid for it; yes, both appraisals.

CHAIRMAN CHANDLER: Okay. So as far as the administrative fee goes, the Department had no expenses other than --

MR. CARPENTER: Just staff time.

CHAIRMAN CHANDLER: That's it. Okay. All right. Thank you. Any other questions? Yes, sir, Representative Danielson.

REP. DANIELSON: Thank you, Chairman. Thank you for taking my question. What is the value of the property to those who would like to purchase it? I don't mean -- I don't mean the sales value, I mean the value?

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Mr. Carpenter: Would it be okay if I invited Debbie to come up and answer that question for you?

CHAIRMAN CHANDLER: Yes.

MR. CARPENTER: I think it's an important -- I think she can answer that better than I can. Debbie, will you please come up. Thank you.

CHAIRMAN CHANDLER: Just please introduce yourself for the record. Thank you.

MS. BUXTON: Yes. My name is Deb Buxton, and I am co-owner of New England Forest Products, Greenfield, New Hampshire, with my husband.

You asked about the value. We have a hardwood saw mill. We are one of three remaining in the state. We employ about 23 people. And we have been trying for years, we have been trying to expand. We're really limited as far as the amount of land that we have. The DOT owns one side of our property and there's a private landowner and then the Barbara Harris Center. And we just need it for log storage. And the land that we are proposing to purchase from the State Park -- from the State is one and a half acres. It's landlocked. Doesn't have any value to anybody other than us, I think, 'cause there's a stream. The Greenfield State Park is here, we're here, and there's a stream and the one and a half acres is on our side of the stream. So we just need it for log storage.

So it's sort of one of those things about what's the value to somebody -- I mean, the value to us is that it's storage that we can put logs on.

REP. DANIELSON: Thank you, Chairman.

CHAIRMAN CHANDLER: Any other questions? Motion.

**\*\*** SEN. BOUTIN: So move.

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CHAIRMAN CHANDLER: Senator Boutin moves approval.

MS. BUXTON: Just for the record, I'd like to say the State has been wonderful to deal with. It's been a pleasure.

MR. CARPENTER: Well, thank you.

MS. BUXTON: It really has. It's gone smoothly. We really have felt that it's been very much a team effort, and Barbara Harris Center -- I don't know where this goes after it leaves here, but it's been --

MR. CARPENTER: It will go to Governor and Council and we'll hit a home-run.

CHAIRMAN CHANDLER: We haven't voted yet.

MS. BUXTON: I'm sorry.

CHAIRMAN CHANDLER: I have a motion by Senator Boutin, seconded by?

REP. DANIELSON: Second.

CHAIRMAN CHANDLER: Representative Danielson to approve the item. Any more questions or comments? If not, all those in favor say aye? Opposed no?

**\*\*\* {MOTION ADOPTED}**

CHAIRMAN CHANDLER: Motion passed. Now you can thank people.

MR. CARPENTER: Thank you very much.

CHAIRMAN CHANDLER: Representative McConkey.

REP. MCCONKEY: Thank you, Mr. Chairman. Can I ask Mr. Carpenter a quick question?

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CHAIRMAN CHANDLER: Sure.

REP. MCCONKEY: Sir, for my own education, you talked about a value determined by -- I thought I heard a Yellow Book Standard?

MR. CARPENTER: Yes.

REP. MCCONKEY: Could you just explain that to me, please?

MR. CARPENTER: It's probably the highest standard that we do our appraisal work to. It's a Federal standard. So in the event that Federal money -- well, Federal money was involved in purchasing a portion of this park. I can't give you the date.

REP. MCCONKEY: That's okay. I was most interested --

MR. CARPENTER: But land and water conservation fund monies involved here. Because this is such a small parcel, we don't have a high order of conditions we have to meet for the National Park Service. But we wanted to make sure that the value is met, the highest standards of appraisal were.

REP. MCCONKEY: Thank you, sir. Thank you, Mr. Chairman.

**(3) New Business:**

CHAIRMAN CHANDLER: Okay. We have item number 15-040, Department of Health and Human Services. Good morning.

DAVID CLAPP, Director of Facilities, Department of Health and Human: Good morning. David Clapp, Director of Facilities for Department of Health and Human Services.

CHAIRMAN CHANDLER: Does anyone have any -- you wish to hear a little summation here or you have any questions?

SEN. BOUTIN: I don't have any. I know what this is on, replace that space that you moved out of in the mill yard.

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MR. CLAPP: Yes, it is.

SEN. BOUTIN: That's all it is.

CHAIRMAN CHANDLER: Does anyone have any questions, wish to hear anything other than what was printed?

**\*\*** SEN. BOUTIN: I will move approval, Mr. Chairman.

CHAIRMAN CHANDLER: Senator Boutin moves approval of Item 15-040.

REP. MCCONKEY: Second.

CHAIRMAN CHANDLER: Seconded by Representative McConkey, was it? Okay. Are there any questions or discussions? No. Okay. All those in favor? Opposed? Motion carries.

**\*\*\* {MOTION ADOPTED}**

CHAIRMAN CHANDLER: Item number 15-041, Department of Health and Human Services.

**\*\*** SEN. BOUTIN: Move to approve.

CHAIRMAN CHANDLER: Senator Boutin moves to approve Item 15-041, seconded by?

SEN. FELTES: Second.

CHAIRMAN CHANDLER: Senator Feltes. Any questions or discussions? All those in favor say aye? Any opposed?

**\*\*\* {MOTION ADOPTED}**

CHAIRMAN CHANDLER: Thank you. I just would like to compliment you on your submission. I think it's very thorough so it saves a lot of time here, so.

MR. CLAPP: Well, thank you very much.

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CHAIRMAN CHANDLER: Thank you very much. And as I said to the Commissioner, I wish to thank you for your services, too. Good luck.

NICHOLAS TOUMPAS, Commissioner, Department of Health and Human Services: Thank you.

MR. CLAPP: Have a good day.

CHAIRMAN CHANDLER: Okay.

SEN. BOUTIN: Mr. Chairman, I thought those were very well negotiated leases.

CHAIRMAN CHANDLER: No, they did a good job.

SEN. BOUTIN: Real benefit to the State.

CHAIRMAN CHANDLER: Thank you, sir.

MR. TOUMPAS: Thank you.

REP. CLOUTIER: Excuse me, Mr. Chairman. The last one, who made the motion, who made the second?

CHAIRMAN CHANDLER: Senator Boutin and Senator Feltes seconded.

REP. CLOUTIER: Okay, Senator Feltes. Thank you. And the vote was unanimous. Okay. Thank you.

CHAIRMAN CHANDLER: No problem. Anything else?

SEN. BOUTIN: That's it.

(4) Miscellaneous:

(5) Informational:

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(6) **Date of Next Meeting and Adjournment:**

CHAIRMAN CHANDLER: Okay. We'll recess to the call of the Chair. Merry Christmas, Happy New Year.

(Concluded at 9:42 a.m.)

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## CERTIFICATION

I, Cecelia A. Trask, a Licensed Court Reporter-Shorthand, do hereby certify that the foregoing transcript is a true and accurate transcript from my shorthand notes taken on said date to the best of my ability, skill, knowledge and judgment.

Cecelia A. Trask  
Cecelia A. Trask, LSR, RMR, CRR  
State of New Hampshire  
License No. 47

