

**LONG RANGE CAPITAL PLANNING & UTILIZATION COMMITTEE**

Legislative Office Building, Room 201-203

Concord, NH

Wednesday, March 15, 2017

**MEMBERS PRESENT:**

Rep. Gene Chandler, Chair

Rep. John Cloutier

Rep. John Graham

Rep. Mark McConkey

Rep. David Danielson (Alt.)

Sen. Regina Birdsell

Sen. Dan Feltes

Sen. Bill Gannon

Sen. Bob Giuda

(The meeting convened at 3:45 p.m.)

**(1) Organization of Committee**

**(2) Committee Orientation:**

GENE CHANDLER, State Representative, Carroll County,  
District #01: Okay, the time being 3:45, we will commence the Long Range Capital Planning and Utilization Committee. First order of business is the organization of the Committee. We need a Chairman, Vice-Chairman, and Clerk. So the motions for Chairman are open. Anyone? Representative McConkey.

**\*\*** MARK MCCONKEY, State Representative, Carroll County,  
District #03: I would nominate Representative Gene Chandler as Chairman.

CHAIRMAN CHANDLER: Second?

JOHN CLOUTIER, State Representative, Sullivan County,  
District #10: I will second that motion.

CHAIRMAN CHANDLER: All right. Any other nominations? All those in favor aye? Opposed? It's okay, you can say no if you want.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Okay. Vice-Chairman. Someone from the Senate. Take a pick, Senators, which one you want.

BOB GIUDA, State Senator, Senate District #02: I'll do it.

\*\* JOHN GRAHAM, State Representative, Hillsborough County, District #07: I nominate Senator Giuda.

REGINA BIRDSELL, State Senator, Senate District #19:  
Second.

CHAIRMAN CHANDLER: Senator Giuda been nominated and seconded by Senator Birdsell. Are there any other nominations? If not, all those in favor of Senator Giuda for Vice-Chairman signify by saying aye? Opposed nay?

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Clerk.

\*\* REP. MCCONKEY: Mr. Chairman, I nominate Representative Cloutier for Clerk.

CHAIRMAN CHANDLER: Representative Cloutier has been nominated, seconded by?

REP. GRAHAM: Representative Graham.

CHAIRMAN CHANDLER: Representative Graham. Are there any other -- any people lined up to be clerk? Okay. All those in favor say aye? John, you're in.

\*\*\* {MOTION ADOPTED}

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**(3) Acceptance of Minutes of the November 30, 2016 meeting**

CHAIRMAN CHANDLER: Okay. If we could have an approval of the minutes of November 30<sup>th</sup>, of which there were some members on this Committee.

**\*\*** DAVID DANIELSON, State Representative, Hillsborough County, District #07: So moved, Mr. Chairman.

CHAIRMAN CHANDLER: Representative Danielson moves.

SEN. BIRDSELL: Second.

CHAIRMAN CHANDLER: And it's seconded by -- who seconded?

SEN. BIRDSELL: Second.

CHAIRMAN CHANDLER: Senator Birdsell.

REP. CLOUTIER: Who made the motion again?

REP. DANIELSON: It was me, John.

REP. CLOUTIER: Okay. Thank you.

CHAIRMAN CHANDLER: Whoops! Hold on. Representative Danielson, you can't make that motion.

REP. DANIELSON: I was here.

**\*\*** REP. MCCONKEY: I would move.

CHAIRMAN CHANDLER: Yeah, but you're an alternate and all members are here, so. No, that's okay. So.

REP. DANIELSON: Mr. Chairman, I withdraw my motion.

CHAIRMAN CHANDLER: Okay. Representative McConkey moves the minutes and seconded by Senator Birdsell.

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REP. CLOUTIER: Okay. Thank you.

CHAIRMAN CHANDLER: All those in favor? Any opposed?

\*\*\* {MOTION ADOPTED}

(4) Old Business:

(5) New Business:

CHAIRMAN CHANDLER: New Business. Okay. Now for the new members of this Committee, this is a little different, because it's the only Committee in the whole world as far as I know that operates this way. Unlike Long Range or other committees, this Committee, if any motion has to be approved by the House and the Senate, the House votes separately and the Senate votes separately. So I don't even know if we ever had a problem that way. There have been a couple times when we have voted separately, but it could be that the House might vote yes on something and the Senate could vote no on something which means it doesn't pass. It's a little different procedure, I think, and that's in your handout. It will explain that if you want to read it, but. Yes.

REP. CLOUTIER: Excuse me, Mr. Chair. I believe doesn't the Governor have a voting representative here, too?

CHAIRMAN CHANDLER: He's not here.

REP. CLOUTIER: I know the person isn't here today. Just from my experience.

CHAIRMAN CHANDLER: Yes. And so -- and I forget, you vote on this?

MICHAEL CONNOR, Deputy Commissioner, Department of Administrative Services: I do not.

CHAIRMAN CHANDLER: You're not a voting member, right? So, but that's just a little quirk of this Committee. Once in a

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while there have been a couple of occasions when we stopped, had separate caucuses, and come back and agreed to disagree or whatever. So anyway, having said that, we'll start with the item from the Health and Human Services, item number 17-007.

DAVID CLAPP, Facilities, Department of Health and Human Services: Hello, Chairman. My name is David Clapp. I work for Facilities for Health and Human Services. Bringing forward to you a lease for a District Office located in Portsmouth at the Pease Port Authority. This is for a ten-year lease. And the existing building that we're in right now is slated to be torn down as part of the Pease requirement.

CHAIRMAN CHANDLER: Okay. Questions of the Committee?

MR. CLAPP: Yes.

BILL GANNON, State Senator, Senate District #23: Now you can tell me if I'm way off.

CHAIRMAN CHANDLER: Senator Gannon.

SEN. GANNON: Thank you for taking my question. Is that an expensive location to locate?

MR. CLAPP: Not really.

SEN. GANNON: No?

MR. CLAPP: It's about the going rate we are getting on District Offices right now.

SEN. GANNON: Okay. This that's all. Thank you.

CHAIRMAN CHANDLER: Any other questions? We'll consider a motion of some sort.

**\*\*** REP. GRAHAM: Move approval.

SEN. BIRDSELL: Second.

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CHAIRMAN CHANDLER: Senator Graham moves we approve; Senator Birdsell seconded item 17-007. Any questions or further discussion? Seeing none. All those in favor say aye? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Thank you.

MR. CLAPP: Thank you very much.

CHAIRMAN CHANDLER: Next item is 17-004, Department of Transportation, authorization to sell eleven-tenths of an acre in the Town of Windham. Is there any questions of the Committee? Motion?

\*\* BOB GIUDA, State Senator, Senate District #02: Move.

REP. MCCONKEY: I'm sorry, motion to approve.

CHAIRMAN CHANDLER: Senator Giuda moves we approve item number 17-004, seconded by Representative McConkey. Any further questions or discussions? Seeing none. All those in favor say aye? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Next item 17-005, Department of Transportation, request authorization to enter a listing agreement for a term of one year with Berkshire Hathaway Home Services Verani Realty. Boy, they really added a lot of names to that, haven't they? For the sale of 2.8 acres in the Town of Londonderry. Okay. Any questions?

\*\* REP. GRAHAM: Move approval.

SEN. BIRDSELL: Second.

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REP. GRAHAM: Representative Graham moves we approve Item 17-005, seconded by Senator Birdsell. All -- any questions? More questions? Any questions? All those in favor? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: My goodness, we are running right along. Item 17-001, Department of Employment Security request authorization to enter into a listing agreement with NAI Norwood Group for the term of up to one year to sell fifteen-tenths of an acre parcel of land with one building comprising, et cetera, et cetera, in Manchester, New Hampshire.

SEN. BIRDSELL: I'm sorry, which one we on?

CHAIRMAN CHANDLER: 17-001. Isn't that next?

DAN FELTES, State Senator, Senate District #15: Yes.

CHAIRMAN CHANDLER: Department of Employment Security. It's a big folder. Right there. Yeah. Sorry.

\*\* SEN. FELTES: Move approval.

CHAIRMAN CHANDLER: Who said that? Senator Feltes moves approval of 17-001. Is there a second?

REP. MCCONKEY: Second.

CHAIRMAN CHANDLER: Are there any questions? Discussions? All those in favor? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Next item 17-006, request approval on behalf of New Hampshire Liquor Commission to sell a piece of land up in Ashland. I do have a question.

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MR. CONNOR: Mr. Chairman, Members of the Committee, Mike Connor from Administrative Services where I serve as Deputy Commissioner. Yes, sir.

CHAIRMAN CHANDLER: My question is do you think is that low enough?

MR. CONNOR: I think it's closer to where the number is going to be. When we first came to the Committee we -- because of its location right off of Interstate 93 we were hopeful to get a lot of money from some of the quick-serve type food elements that didn't materialize. So we came back to you in October, requested the 650,000. We have not had any bites at that number. The 500,000 gets closer to where we think it should be. The appraised value is five -- I mean, assessed value is 513 from the town. So it gets closer to where we are.

Basically, it's a small footprint. And there's not really enough room the way it's configured right now without razing the building to have a drive-through and that's what's made it less attractive to the major firms that we were hoping for.

But -- so to answer your first question, I think, is it closer to the real number? Is it? I don't know. We'll find out. We really wanted to be out there this summer, this spring so we can aggressively market the property and, hopefully, sell it so we don't have to go through another winter.

CHAIRMAN CHANDLER: Yeah, that's my concern. This isn't low enough for that location.

MR. CONNOR: We have talked --

CHAIRMAN CHANDLER: It looks like a good location but it's not on 93.

MR. CONNOR: It's just a limited footprint.

CHAIRMAN CHANDLER: By the time you see it you're past the exit. So it's -- oh, we wish we should have stopped there or

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something but I don't know. Okay. I hate to build in, you know, saying we can reduce it, 'cause then everyone knows we can reduce it.

MR. CONNOR: I agree.

CHAIRMAN CHANDLER: I don't know. I don't know. I'll do whatever. Senator Giuda has a question.

SEN. GIUDA: Is it appropriate to put in an amendment?

CHAIRMAN CHANDLER: We can do anything. We can sell it for a dollar if we want. I mean, I honest to goodness would think about going to 450. That's just my -- but I don't know.

MR. CONNOR: That would be fine, too. Just, as you said, once we say that we kind of set the bar, so.

MR. CHANDLER: Right. But I -- I rely on your judgment. So 475?

MR. CONNOR: That would be a good intermediary. I think it's getting closer to where the real number is going to be. I think the real number is going to be closer to probably 450; but we didn't want to lower it too much. Our goal is the same as yours to get as much return --

CHAIRMAN CHANDLER: Oh, yeah. Right.

MR. CONNOR: -- we can for the State. But I don't know, Liquor is here, too.

CHAIRMAN CHANDLER: They have any thoughts on it?

MR. CONNOR: Andy, do you want to add something?

ANDREW DAVIS, Director of Real Estate, New Hampshire Liquor Commission: Good afternoon, Mr. Chair. I'm Andy Davis, Director of Real Estate for the Liquor Commission. We have come before you several times, and we are disappointed in the results. But I

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would concur with Deputy Commissioner that I think we are getting closer. I periodically get inquiries from the market. We were getting inquiries from the market before we listed it. So I think with the passage of time with the carrying costs, I think we are getting to the point in time in the year where we want to aggressively market it and lower it, and I'm comfortable in the 500,000 range. I spoke to Chairman Mollica before coming over here. He is as well.

CHAIRMAN CHANDLER: Okay. I guess --

REP. GRAHAM: Question, Mr. Chair.

CHAIRMAN CHANDLER: Yes.

REP. GRAHAM: I would assume that the rule is still 10% leeway in their negotiations?

CHAIRMAN CHANDLER: Yes. I guess we still are in that.

MR. CONNOR: Yes, that's correct.

CHAIRMAN CHANDLER: So there is a 10%. If you -- if you're comfortable, I'll give it a try. Can we get a report back in three months or something? I know it's --

MR. CONNOR: I'm sorry, sir?

CHAIRMAN CHANDLER: I know this isn't the best timing, but I was thinking about something. Can we get a three-month report maybe?

MR. CONNOR: That be fine. We could certainly come back.

CHAIRMAN CHANDLER: That gives us, well, April, May, and June.

MR. CONNOR: I agree. I believe we should be able to give you feedback then as to what we have. Be glad to do that.

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CHAIRMAN CHANDLER: By the end of May or first of June we'll still be here for meeting or something.

MR. CONNOR: Sure, makes sense.

CHAIRMAN CHANDLER: Everyone okay with that? Okay. So we -- do we have a motion? We -- we got a motion first. We didn't get -- did we get a motion?

REP. CLOUTIER: No, there's no motion.

**\*\*** REP. GRAHAM: Move to approve.

SEN. FELTES: Second.

CHAIRMAN CHANDLER: Representative Graham moves and Senator Feltes seconds.

REP. DANIELSON: Mr. Chairman.

CHAIRMAN CHANDLER: Yes.

REP. DANIELSON: The Deputy Commissioner will be here for that report?

MR. CONNOR: You asking for me to speak for Liquor Commission?

CHAIRMAN CHANDLER: No, he's asking if you'll be here for that report in three months.

MR. CONNOR: I'll be here in a capacity, and not as Deputy Commissioner, but I'll still be here.

REP. DANIELSON: Thank you for your service.

MR. CONNOR: Thank you.

CHAIRMAN CHANDLER: Any other questions or discussions on that issue? All those in favor say aye? Any opposed? Okay.

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\*\*\* {MOTION ADOPTED}

(6) Miscellaneous:

(7) Informational:

CHAIRMAN CHANDLER: Miscellaneous. Just informational. Just a biennial report of last biennium's Capital Budget, Long Range Capital Planning. And with that, anything else before us? Anyone out there have anything?

(8) Date of Next meeting and Adjournment

\*\* REP. GRAHAM: Move to adjourn.

REP. CLOUTIER: I'll second that motion.

CHAIRMAN CHANDLER: Recess to the call of the Chair okay? Okay. We are done. Thank you.

(The meeting recessed to the call of the Chair at 4:02 p.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  
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