

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

Legislative Office Building, Room 201

Concord, NH

September 19, 2017

**COMMITTEE MEMBERS:**

Rep. Gene Chandler, Chair

Rep. John Cloutier

Rep. John Graham

Rep. David Danielson

Sen. Regina Birdsell

Sen. Bob Giuda

Sen. Dan Feltes

(The meeting convened at 10:00 a.m.)

**(1) Acceptance of Minutes of the June 21, 2017 meeting**

GENE CHANDLER, State Representative, Carroll County, District #01 and Chairman: Okay. We will call to order the meeting of the Long Range Capital Planning and Utilization Committee, and first item is acceptance of the minutes of the June 21st meeting.

**\*\* JOHN GRAHAM, State Representative, Hillsborough County, District #07:** Move acceptance.

ROBERT J. "BOB" GIUDA, State Senator, Senate District #02: Second.

CHAIRMAN CHANDLER: Representative Graham moves we approve. Is there a second? By Senator Giuda. Any questions or discussions? All those in favor say aye? Opposed? Motion carries.

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

**(2) Old Business:**

CHAIRMAN CHANDLER: Old Business. Seeing none.

(3) **New Business:**

CHAIRMAN CHANDLER: New Business. Disposal of Highway or Turnpike real estate. LRCP 17-019, Department of Transportation, request authorization, et cetera, et cetera, for land in Windham. Are there any questions of the Department? Everyone all set? Make a motion?

\*\* SEN. GIUDA: (Senator Giuda motions with his hand.)

CHAIRMAN CHANDLER: Motion by Senator Giuda to approve the item.

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

CHAIRMAN CHANDLER: Seconded by Senator Birdsell. Any questions or discussions? All those in favor of the motion say aye? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Item 17-020, authorization to release and amend deed restrictions that were placed on a piece of land in Kingston. And I have a question. So is this -- is this normal? I don't know. I don't think I've ever seen this but.

CHUCK SCHMIDT, Department of Transportation: No. What happened is we bought it in the mid-eighties. The Town had an interest in it.

CHAIRMAN CHANDLER: Right.

MR. SCHMIDT: To retain it as a -- like a trail or, you know, environmental reservation. So we sold it to them at that point. Now there's a development that is abutting -- abutting property. The Town wants to have the flexibility of releasing, of not abiding by the restrictions we placed on it in the

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beginning. So they're actually buying that easement that we placed on it originally.

CHAIRMAN CHANDLER: So you're convinced that the amount of money they paid now something that's the amount they would have paid back then, at least, if the restrictions weren't on it?

MR. SCHMIDT: On equivalent dollars.

CHAIRMAN CHANDLER: Yes, right.

MR. SCHMIDT: Yes.

CHAIRMAN CHANDLER: All right, thank you.

MR. SCHMIDT: So, basically, they got a discount back in the day and this is the balance.

CHAIRMAN CHANDLER: Any questions? Motion?

**\*\*** JOHN CLOUTIER, State Representative, Sullivan County, District #10: Mr. Chairman, I move we approve item 17-020.

CHAIRMAN CHANDLER: Representative Cloutier moves approval. Is there a second?

REP. GRAHAM: I'll second.

CHAIRMAN CHANDLER: Representative Graham seconds. Any other questions or discussions? If not, all those in favor of the motion say aye? Any opposed? Motion carries.

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

CHAIRMAN CHANDLER: Number 17-023, Department of Transportation transfer, at no cost, a well and portion of Route 10 limited access highway, et cetera, et cetera, Town of

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Grantham to Northwind Properties, et cetera, et cetera. Excuse me. Any questions? Motion?

**\*\*** REP. CLOUTIER: Mr. Chairman, I move approval of item 17-023.

CHAIRMAN CHANDLER: Representative Cloutier moves that we approve the item. Is there a second?

REP. GRAHAM: Second.

CHAIRMAN CHANDLER: Seconded by Representative Graham. Any further questions or discussions? If not, all those in favor say aye? Any opposed? Motion carries.

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

CHAIRMAN CHANDLER: Item 17-024, Department of Transportation, authorization to sell 3.3 acres in Wentworth to abutters. Any questions?

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

CHAIRMAN CHANDLER: Senator Giuda.

SEN. GIUDA: Minimum bid of twelve six. Seems a little bit low for 3.3 acres.

CHAIRMAN CHANDLER: You want to explain?

MR. SCHMIDT: Sure.

SEN. GIUDA: Off the State highway.

REP. SCHMIDT: Yep, no, that's the appraised value. I believe they're not going to have access. And it's a strip. So that's -- I think -- I believe it's actually part of an old rail corridor.

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SEN. BIRDSELL: A what?

MR. SCHMIDT: Pardon me?

SEN. BIRDSELL: What did you say?

MR. SCHMIDT: I believe it's part of an original -- original old rail corridor. I can confirm that, but I believe that's what it is. So I'm not an appraiser, but I can tell you it was appraised by a staff appraiser.

CHAIRMAN CHANDLER: Go ahead.

SEN. GIUDA: Can we put that on hold until we check it?

CHAIRMAN CHANDLER: You want to table it?

**\*\*** SEN. GIUDA: Yeah, move to table it.

CHAIRMAN CHANDLER: Senator Giuda has made a motion to table item 17-024. Is there a second?

REP. CLOUTIER: I'll second that, Mr. Chairman.

CHAIRMAN CHANDLER: Seconded by Representative Cloutier. Are there any -- well, can't question. All those in favor say aye? Opposed no?

**\*\*\* {MOTION TO TABLE ADOPTED}**

REP. SCHMIDT: Mr. Chair, may I ask exactly what are your questions?

SEN. GIUDA: Exact location of that parcel and what's the abutter? It's some --

MR. SCHMIDT: Pardon me?

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SEN. GIUDA: They're looking to sell it. We have had a lot trouble with DOT in our trail system up in Warren, Wentworth and Rumney. We had the Commissioner up there several times to try to sort out issues. This is abutting a trail corridor and it's going up to be sold. I have a special interest in that in the sense of making sure that we are not strangling our trail corridors.

REP. SCHMIDT: Sure.

(Rep. David Danielson enters the committee room.)

CHAIRMAN CHANDLER: In your packet is the map and everything. And if you could -- the item is tabled right now but -- well, what I'm -- what I'm mentioning is that we'll go through here and then well take a quick look, ask any questions you might. If you still have questions, we'll leave it on the table. If not, then we can take it off the table. We'll get through and then when we're done you and the Senator can meet for a minute or two and we'll just wait.

MR. SCHMIDT: Sure.

CHAIRMAN CHANDLER: Okay. Disposal of Real Estate, Department of Administrative Services, request authorization to enter into a three year Use of Premises Agreement with the Town of Jaffrey. Any questions or discussions? Make a motion?

**\*\*** REP. CLOUTIER: Mr. Chairman, I move approval of item 17-015.

SEN. BIRDSELL: Second.

CHAIRMAN CHANDLER: It's been moved by Representative Cloutier, seconded by Senator Birdsell to approve item 17- 015. All those in favor? Any opposed? Motion carries.

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\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: Item number 17-021, Department of Administrative Services.

(Senator Feltes enters the committee room.)

CHAIRMAN CHANDLER: Liquor Commission reducing the price in Nashua. And I have a question of the Liquor Commission or Administrative Services, I guess.

JARED NYLUND, Real Property Asset Manager, Bureau of Plant and Property Management, Department of Administrative Services: I'll try my hand.

CHAIRMAN CHANDLER: Okay.

MR. NYLUND: Jared Nylund, Real Property Asset Manager with the Department of Administrative Services.

CHAIRMAN CHANDLER: Well, I -- not just me, we all expressed some concern with the price of this. It's been quite a while now and I'm still not sure this is the right price. Can you convince me that that's where we should be and not lower?

MR. NYLUND: Well, at this point we are below any prior estimates of value.

CHAIRMAN CHANDLER: Right.

MR. NYLUND: So the honest truth is given the extremely limited interest, serious interest shown in the property, we're not exactly sure. So we don't want to over shoot it by dropping too low too fast. The consensus seems to be based on what little we have heard from the market and based on conversations with our realtor that this is the best increment to take at this point. We think there may be a developer who's been known to

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buy up properties in the neighborhood who might be interested at around this price.

CHAIRMAN CHANDLER: Can we make it 395? I'm always -- sounds a lot better than 400, I don't know. I don't care. I mean, I don't know. Does that make any sense?

MR. NYLUND: Sure. This is Andy Davis of the Liquor Commission and he's okay with that.

CHAIRMAN CHANDLER: I mean, marketing-wise it sounds better.

MR. NYLUND: Sure.

CHAIRMAN CHANDLER: I found. I don't know. Anyone opposed to that idea? Just make it a little more -- yes.

DAVID DANIELSON, State Representative, Hillsborough County, District #07: Chairman, thank you, and I apologize for being late. I'm not opposed to lowering the price to 395 at all. What I was asking though if that building is vacant and there's probably a number of not-for-profit businesses up that way who are probably in need of some kind of office space or meeting space, could we not make it available to them at some kind of nominal fee so we get some kind of money for it for the space available anyway? Just an idea.

CHAIRMAN CHANDLER: Yeah. It's not a bad idea. It's just that I feel -- I guess they probably think that would interfere with the sale, that's all, but I don't know.

MR. NYLUND: Are you thinking while it's being listed?

REP. DANIELSON: Yeah, it's not doing anything.

MR. NYLUND: So my understanding is that we're in the process of mothballing it for winter; is that right?

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ANDY DAVIS, Administrator, New Hampshire Liquor Commission:  
Yes.

MR. NYLUND: This is Andy Davis. Probably better answer your question.

MR. DAVIS: Andrew Davis, Director of Real Estate and Leasing for the Commission. Good morning. The -- I was just made aware that there is space available for non-profits already being offered by the town and no takers. I'm not sure of that. I was just told that by our realtor. We are prepared to go through another winter if we have to. We'd rather not. We still have the building armed. Security we coordinated through the Town and State Police for occasional rolling, you know, drive-bys. We stay in constant touch with the abutter at the convenient store who's using the parking lot. I think if we were to set up -- and I think that's a good suggestion, by the way. But I think if we were to let somebody move in there, it may -- it may slow down an already very slow process. And it is our goal to dispose of the asset, you know, not have to go through another winter of sanding and plowing and monitoring the building.

REP. DANIELSON: Thank you, Chairman.

**\*\*** CHAIRMAN CHANDLER: I would offer an amendment of this item, item 17-021 to reducing the price to 395.

REP. GRAHAM: Second.

CHAIRMAN CHANDLER: Is there a second? Second by Graham. All those in favor of the amendment say aye? Opposed? Okay.

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

CHAIRMAN CHANDLER: So any more questions on the bill, on the main item itself which is now 395? Make a motion.

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**\*\***     SEN. BIRDSSELL: I'll make a motion to on 17-021 as amended.

CHAIRMAN CHANDLER: Senator Birdsell moves approval, seconded by Senator Giuda. Anymore questions or discussions? All those in favor say aye? Opposed no?

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

CHAIRMAN CHANDLER: Could you please -- I mean, now that fall is here, if we have to meet quicker than we did this time, we can. So if you start getting some interest, but the price is still a problem, we'd like to try to help.

MR. DAVIS: We will come back to you as quickly. As Mr. Nylund indicated, the consensus between the Departments and our realtor is this may spur finally some people who've taken a lot of looks, but they haven't made a single offer. And I think with the amended -- with the lower price with your amendment, I'm confident that we'll have some activity.

REP. GRAHAM: Mr. Chairman.

CHAIRMAN CHANDLER: Representative Graham.

REP. GRAHAM: The current guidelines are it can go down 10% anyways; is that not correct?

MICHAEL HOFFMAN, Senior Budget Officer, Office of Legislative Budget Assistant: That's correct.

REP. GRAHAM: All right. Thank you.

CHAIRMAN CHANDLER: Okay, thank you very much.

MR. DAVIS: Thank you.

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CHAIRMAN CHANDLER: Item 17-022, negotiations within Committee's policy guidelines, reducing 85 Pleasant Street 89 to 50. Any questions or discussions?

\*\* REP. GRAHAM: Move approval.

CHAIRMAN CHANDLER: Representative Graham moves we approve the item, seconded by?

REP. CLOUTIER: Senator Feltes.

CHAIRMAN CHANDLER: Senator Feltes. Any other questions or discussions? If not, all those in favor say aye? Opposed? Okay. Motion carries.

\*\*\* {MOTION ADOPTED}

(4) Miscellaneous:

(5) Informational:

CHAIRMAN CHANDLER: We have nothing on Miscellaneous, a couple of Informational. Then if we could just -- we'll just recess for a couple minutes and, Senator Giuda, if you wish to talk to the Department, go ahead. You can go out there and do it informally. So we'll just be in recess for a couple minutes.

(Recess taken at 10:13 a.m.)

(Reconvened at 10:19 a.m.)

CHAIRMAN CHANDLER: Okay. We'll come back into session. Are you okay? So Senator Giuda moves we take the item whatever number it was off the table.

REP. CLOUTIER: Okay, and I will second that motion.

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CHAIRMAN CHANDLER: Seconded by Representative Cloutier. You can find the number.

SEN. GIUDA: 17-024.

CHAIRMAN CHANDLER: 17-024. All those in favor of removing the item from the table say aye? All those opposed? The motion carries.

**\*\*\* {MOTION TO REMOVE THE ITEM FROM THE TABLE ADOPTED}**

CHAIRMAN CHANDLER: You want to approve it?

**\*\*** SEN. GIUDA: I move to approve it, and I thank the Committee for its indulgence.

CHAIRMAN CHANDLER: Senator Giuda moves we approve the item.

SEN. BIRDSELL: Second.

CHAIRMAN CHANDLER: Seconded by Senator Birdsell. Any questions? If not, all those in favor say aye? Opposed no? The motion carries.

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

CHAIRMAN CHANDLER: That's the end of our deliberations. It's awhile before we have Capital Budget Overview. I'm sorry. Last time I did this I didn't allow enough time and today I allowed too much. Sooner or later I might get it right.


(The meeting adjourned at 10:20 a.m.)

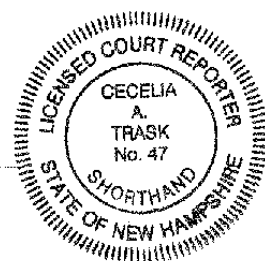
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## CERTIFICATION

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



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