

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**  
**AGENDA**

Tuesday, November 27, 2012 at 10:00 a.m. in Room 201 of the Legislative Office Building

- (1) **Acceptance of Minutes** of the September 18, 2012 meeting

- (2) **Old Business:**

**Informational:**

**LRCP 12-030 Additional Information Department of Administrative Services** – pertaining to the former Laconia state school property and the transfer of management responsibility, dated November 13, 2012, in conjunction with **LRCP 12-030 Department of Administrative Services** – request to transfer management responsibility from the Department of Resources and Economic Development to the Department of Administrative Services of 4.03 acres of frontage land along NH Route 106 from the abutting Ahern State Park to the Lake Region Facility property (formerly know as the "Laconia State School" campus) to comply with the minimum road frontage requirements, as specified in the letter dated June 5, 2012. At the June 26, 2012 meeting the Committee requested that this item be submitted as a request for approval. **Tabled 09/14/12**

- (3) **New Business:**

**RSA 4:39-b Approval of State Agency Leases Exceeding 5 Years:**

**LRCP 12-061 Department of Health and Human Services** – request authorization for approval of a ten-year lease agreement with Levere-Horne Ossipee, LLC, 11 Court Street, Exeter, NH for approximately 10,732 square feet of office space located at 9 Route 28 in Ossipee, NH, with the agreement date effective as of December 19, 2012 with an end date of August 31, 2023, and occupancy of the premises and commencement of rental payment to begin September 1, 2013, for a total lease cost of \$2,573,748.24, for the schedule of annual rent as specified in the request dated October 22, 2012

**RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate:**

**LRCP 12-063 Department of Transportation** – request authorization to sell a 0.26 +/- acre portion of the Controlled Access Right-of-Way located on the southwesterly side of NH Route 103 in the Town of Bradford directly to Bradford Management, LLC for \$44,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 14, 2012

**LRCP 12-064 Department of Transportation** – request authorization to sell a 5 +/- acre parcel of State owned land improved with a historic two (2) story farmhouse located on the southerly side of NH Route 101 in the Town of Exeter to Edward J. Conner, or assigns, by amending Item LRCP 12-016 (approved June 26, 2012) by decreasing the sales price from \$121,100, which included an \$1,100 Administrative Fee, to \$11,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 13, 2012

**RSA 4:40 Disposal of Real Estate:**

LRCP 12-053 Department of Administrative Services – request authorization to retroactively enter into a three (3) month Amendment to the Use of Premises Agreement with the City of Concord, 41 Green Street, Concord, NH, authorizing the rental of State owned property located in the 6th Circuit District Division-Concord Courthouse (formerly Concord District Court), 32 Clinton Street, Concord for 351 square feet of office space in the courthouse, by extending the agreement end date three (3) months from September 1, 2012 to November 30, 2012, for a total of \$1,204.95, at the schedule of monthly rent as specified in the request dated September 5, 2012 (LRCP 09-027, originally approved May 19, 2009)

LRCP 12-054 Department of Transportation – request authorization to enter into a lease agreement with Channel Marine for a 3,600 square foot parcel of land located on the State-owned Concord to Lincoln railroad corridor in Laconia for \$875 per year, for a total of \$4,375 for five (5) years, with a five-year renewal provision, and assess a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 20, 2012

LRCP 12-056 Department of Resources and Economic Development – request authorization to execute a 30 year Right-of-Way (ROW) easement over State land known as Jericho Mountain State Park in exchange for a recreation easement over property of Jericho Power LLC, at no cost to the State, subject to the conditions as specified in the request dated October 26, 2012

LRCP 12-057 Department of Resources and Economic Development – request authorization to sell the camp building at William Thomas State Forest, in the Town of Hill, by competitive bid and further authorization to waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 29, 2012

LRCP 12-059 Department of Employment Security – request authorization to amend LRCP 12-042, approved September 18, 2012, to allow NHES **to sell without the services of a real estate broker**, for the current market value the following properties located at: 32-24 South Main St, Concord; 10 West St, Concord; 298 Hanover St, Manchester; and 300 Hanover St, Manchester, assess an administrative fee of \$1,110 per property, and allow negotiations within the Committee's current policy guidelines, as specified in the request dated November 14, 2012

LRCP 12-060 Department of Administrative Services – request authorization to enter into a three (3) year Use of Premises Agreement with Rockingham County for 18,053 square feet of state owned office space located in the lower level of the Rockingham County Superior Courthouse, #10 Route 125, Brentwood, NH, for the term of January 1, 2013 to December 31, 2015 for a total lease amount of \$532,920, at the schedule of annual rent as specified in the request dated October 29, 2012

LRCP 12-062 New Hampshire Fish and Game Department – request authorization of the sale of a 0.58 acre parcel of State owned land located on Conner Pond in the Town of Ossipee for \$11,500 to James Rines, an abutter, and assess an \$1,100 Administrative Fee, as specified in the request dated November 12, 2012

LRCP 12-065 New Hampshire Liquor Commission – request authorization to grant a 20 x 464 foot utility easement to Public Service of New Hampshire (PSNH) and Northern New England Telephone Operations, LLC d/b/a FairPoint Communications – NNE, to construct a 464 foot, three-phase line extension from Route 9, W. Chesterfield to the new retail store's transformer and further authorization to waive the Administrative Fee, as specified in the request dated November 9, 2012

**RSA 17-M:2(b), Powers and Duties:**

LRCP 12-055 Department of Administrative Services – request approval of a thirty-five (35) year inter-agency lease for the sum of one dollar (\$1.00) to the Department of Employment Security, 32 South Main Street, Concord, NH, for the approximate 77,000 square foot “Tobey Building” and certain areas of the surrounding grounds located on the New Hampshire Hospital Campus at 48 South Fruit Street, Concord, NH, with the thirty-five year (35) occupancy term commencing upon completion of renovations and receipt of “certificate of occupancy” targeted for September 30, 2013, as specified in the request dated October 16, 2012

(4) **Miscellaneous:**

(5) **Informational:**

LRCP 12-051 New Hampshire Council on Resources and Development – Three (3) Memorandums regarding Surplus Land Review for; Hill SLR 12-007, Laconia SLR 12-010, and Concord SLR 12-011

LRCP 12-052 New Hampshire Council on Resources and Development – memo that the CORD July 12, 2012 Meeting Minutes are available electronically via [www.nh.gov/oep/programs/CORD/](http://www.nh.gov/oep/programs/CORD/)

LRCP 12-058 New Hampshire Council on Resources and Development – Three (3) Memorandums regarding Surplus Land Review for; Canaan SLR 12-015, Chesterfield SLR 12-016, and Ossipee SLR 12-017

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