

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
AGENDA

Tuesday, November 18, 2014 at 11:00 a.m. in Room 201 of the Legislative Office Building

(1) **Acceptance of Minutes** of the September 16, 2014 meeting

(2) **Old Business:**

LRCP 14-030 Additional Information – letter, dated October 3, 2014, providing additional input from Capital Appraisal Associates and Gallo Realty Group NH, LLC with regards to the recommended listing price as requested in **LRCP 14-030 Department of Administrative Services** – request approval to enter into a listing agreement with Gallo Realty Group NH, LLC for a term of up to one (1) year to market and sell the property located at 84 Iron Works Road in the City of Concord, including a 2-story wood frame building with approximately 5,180 square feet above grade space, an attached 2-story timber frame barn of approximately 5,049 square feet, and approximately 3.20 acres of land for \$210,000, allowing negotiations within the Committee's current policy guidelines, plus an Administrative Fee of \$1,100, as specified in the request dated September 2, 2014. **Tabled 09/16/14**

(3) **New Business:**

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

LRCP 14-031 Department of Transportation – request authorization to sell a 0.09 +/- acre parcel of State owned land located on the northerly side of Ten Rod Road in the City of Rochester by a sealed bid process to the abutters with a minimum bid price of \$58,600, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 29, 2014

LRCP 14-032 Department of Transportation – request authorization to enter into a listing agreement with Locke Associates, Inc. for a term of one (1) year for the sale of a 2.4 +/- acre parcel of State owned land located on the westerly side of NH Route 107 (a/k/a Barnstead Road), just south of the NH Route 28 intersection in the Town of Pittsfield for \$60,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated October 1, 2014

LRCP 14-033 Department of Transportation – request authorization to enter into a listing agreement with Shea Commercial Properties, Inc. for a term of one (1) year for the sale of a 0.54 acre parcel of State owned land located on the southeasterly corner of NH Route 28 and Harris Road in the Town of Windham for \$80,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated October 7, 2014 (Original approval (LRCP 10-059) granted November 15, 2010, with subsequent approved action on (LRCP 12-001) January 31, 2012 and (LRCP 12-047) September 18, 2012)

LRCP 14-034 Department of Transportation – request authorization to sell a 0.6 +/- acre parcel of State owned land located on the southerly side of NH Route 27 in the Town of Exeter by a sealed bid process to the abutters with a minimum bid price of \$49,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 9, 2014

LRCP 14-038 Department of Transportation – request authorization to enter into a listing agreement with H.G. Johnson Real Estate for a term of one (1) year for the sale of a 4.3 +/- acre parcel of State owned land located on the southeast corner of NH Route 123 and Cobb Hill Road in the Town of Alstead for \$35,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated October 27, 2014 (Original approval as amended (LRCP 09-032) granted June 23, 2009, with subsequent approved action on (LRCP 10-053) September 22, 2010 and (LRCP 11-022) May 10, 2011)

LRCP 14-039 Department of Transportation – request authorization to enter into a listing agreement with Coldwell Banker Residential Brokerage for a term of one (1) year for the sale of a 0.45 +/- acre parcel of State owned land located on the westerly side of Lamson Road in the Town of Windham for \$45,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated October 27, 2014

LRCP 14-040 Department of Transportation – request authorization to enter into a listing agreement with Badger Realty, LLC for a term of one (1) year for the sale of a 0.62 +/- acre parcel of State owned land improved with a single-family residence located at 216 Thompson Road in the Town of Conway for \$120,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated October 27, 2014

LRCP 14-041 Department of Transportation – request authorization to enter into a listing agreement with Badger Realty, LLC for a term of one (1) year for the sale of a 0.66 +/- acre parcel of State owned land improved with a single-family residence located at 296 Thompson Road in the Town of Conway for \$160,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated October 27, 2014

LRCP 14-042 Department of Transportation – request authorization to transfer at no cost, two (2) parcels of State owned land consisting of 6,055 square feet and 6,020 square feet, both located in the Limited Access Right-of-Way of the Spaulding Turnpike Exit 7 southbound off/on ramps, to 7 South, LLC in exchange for 7 South, LLC transferring to the Department of Transportation two (2) parcels of land owned by them consisting of 6,046 square feet and 6,020 square feet, also located adjacent to the Spaulding Turnpike Exit 7 southbound off/on ramps, and for the Department to control the access point to the property owned by 7 South, LLC and limit the access to one (1) point of access to Central Avenue in the City of Dover, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 12, 2014

RSA 4:40 Disposal of Real Estate:

LRCP 14-036 New Hampshire Fish and Game Department – request authorization of the sale of 1.5 acres of land near Laurel Lake in the Town of Fitzwilliam for the appraised value of \$28,000, plus an \$1,100 Administrative Fee, contingent on the Town of Fitzwilliam 2015 Town meeting in favor of the acquisition, subject to the conditions as specified in the request dated October 24, 2014

LRCP 14-043 Department of Administrative Services – request authorization to extend the term end date of a listing agreement with NAI Norwood Group to market and procure a buyer for the former Nashua District Court property located at 25 Walnut Street (including one building of approximately 19,459 square feet and approximately 1.11 acres of land) in the City of Nashua for an additional six (6) months beyond the current expiration date of December 24, 2014, as specified in the request dated November 3, 2014 (Original approval (LRCP 13-005) granted May 14, 2013, with subsequent approved action on (LRCP 13-042) September 24, 2013 and (LRCP 14-007) April 21, 2014)

RSA 4:40 Disposal of Real Estate, and RSA 228:57 Sale or Lease; Purpose:

LRCP 14-037 Department of Transportation – request authorization to lease to the City of Manchester approximately 6,800 square feet on the State-owned Manchester & Lawrence Branch Railroad corridor in the City of Manchester, for a period of five (5) years, with a five-year renewal provision, assess a one-time \$1,100 Administrative Fee, and waive the annual lease fee as requested by the Department of Environmental Services, subject to the conditions as specified in the request dated October 16, 2014

(4) **Miscellaneous:**

(5) **Informational:**

LRCP 14-035 Department of Administrative Services – informational letter, dated October 17, 2014, regarding a proposed grant to the Department of Transportation, subject to approval by the Governor and Executive Council, for the nonexclusive right to enter a small portion of the Lakes Region Facility campus along NH Route 106 in Laconia, having an area of approximately 600 square feet, for the purpose of constructing, installing, maintaining, repairing, and replacing a surface water drainage culvert to cross beneath NH Route 106

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