

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
REVISED AGENDA

Wednesday, October 7, 2020 at 10:30 a.m. via Zoom Meeting

(1) **Call In Instructions:**

1. Join the webinar: <https://zoom.us/j/93143177210>
2. Or iPhone one-tap : US: +13126266799,,93143177210# or +19292056099,,93143177210#
3. Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669
900 6833 or +1 253 215 8782
4. Webinar ID: 931 4317 7210
5. International numbers available: <https://zoom.us/u/azSDVUhYy>
6. The following e-mail address will be monitored throughout the meeting by staff who can assist with and alert the committee of any technical issues: LBA_LRCPUC@leg.state.nh.us

(2) **Acceptance of Minutes of the June 22, 2020** meeting

(3) **Old Business:**

(4) **New Business:**

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

[LRCP 20-048 NH Commission for Human Rights](#) – request authorization to enter into a 3-year renewal lease agreement with Gerald P. McCarthy Properties, West Wareham, MA for approximately 3,500 square feet of space to be provided in an existing building located at 2 Industrial Drive, Building #1, for the period of November 1, 2020 through October 31, 2023 with a total lease amendment cost of \$147,600, subject to the schedule of annual rent and conditions as specified in the request dated August 14, 2020

[LRCP 20-051 Department of Natural and Cultural Resources](#) – request retroactive approval from October 1, 2020 to enter into a 2-year lease amendment with Gerald P. McCarthy Properties of West Wareham, MA, for continued occupation of 21,000 square feet of building space at a rate of \$10.95 per square foot located at 172 Pembroke Road, Concord, NH, with an end date of September 30, 2022, with an increase in total lease payments by \$459,900 from \$2,932,841.67 to \$3,392,741.67 for the cumulative 12-year lease period, subject to the conditions as specified in the request dated August 27, 2020 (Originally approved (LRCP 10-051) on September 22, 2010, and subsequently amended (LRCP 10-068) November 15, 2010)

[LRCP 20-053 Office of Professional Licensure and Certification](#) – request approval of a retroactive ten-year lease with 7 Eagle Square LLC, Concord, NH for approximately 16,247 square feet of office space located at 7 Eagle Square, Concord, NH, floors one to three, Suite 100, 200, and 300, for the period of August 1, 2020 through July 31, 2030, for an amount not to exceed \$3,715,709, subject to the schedule of annual rent and certain limited improvements as specified in the request dated September 22, 2020

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

[LRCP 20-045 Department of Transportation](#) – request authorization to sell 0.06 +/- of an acre parcel of State owned land, located on the northeasterly side of Acorn Lane at the corner of Woodbury Avenue in the Town of Pelham directly to Nathan Boutwell (Grantee) for \$2,600, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 25, 2020

[LRCP 20-046 Department of Transportation](#) – request an amendment to conditions outlined in LRCP 20-033, approved June 22, 2020, to dispose of 5.6 +/- acres of State owned land, with improvements located at 11 Stickney Avenue in the City of Concord, by entering into a listing agreement with NAI Norwood Group (NAI) for a term of ninety (90) days to list the property at \$709,500 with a 6% real estate commission from the sale, assessing a \$1,100 Administrative Fee, and accepting offers within 10% of the appraised value of \$645,000, subject to the conditions as specified in the request dated June 5, 2020, by requesting approval to compensate NAI a 5% real estate commission should they deliver a willing and able buyer within the (90) day term, including if the City of Concord decides to exercise its right to purchase the property, subject to the conditions as specified in the request dated August 26, 2020

[LRCP 20-054 Department of Transportation](#) – request authorization to sell 2,375 square feet +/- of State owned land located on the westerly side of Range Road, formally NH Route 111A, in the Town of Windham to Karen L. Heller, Trustee of the Karen L. Heller 1997 Trust, for \$17,600, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 21, 2020

RSA 4:40 Disposal of Real Estate:

[LRCP 20-049 Department of Administrative Services](#) – requests approval to lease to New Cingular Wireless PCS, LLC, a subsidiary/holding company affiliate of AT&T, for a term of 25 years and initial rent of \$2,800 per month with an annual 3% escalator, space on the roof of the State Public Health Laboratory building at 29 Hazen Drive in Concord for the installation, operation, and maintenance of two wireless broadband antenna arrays and space on the ground adjacent to the building for a supporting telecommunications equipment shed and a standby generator, subject to the conditions as specified in the request dated September 3, 2020

[LRCP 20-050 Department of Administrative Services](#) – requests approval to grant free of charge a perpetual utility easement on State land to Public Service Company of New Hampshire, d/b/a Eversource Energy, for the installation, operation, maintenance, and replacement of a pad mount transformer and associated subsurface transmission and distribution lines and other supporting facilities and apparatus as needed to provide upgraded electric utility service to the Portsmouth District Courthouse, and further requests to waive the Administrative Fee required by RSA 4:40, III-a, subject to the conditions as specified in the request dated September 2, 2020

[LRCP 20-052 Department of Natural and Cultural Resources](#) – requests to transfer at no cost all of the State's remaining interest in an approximately 0.61 +/- acre area of abandoned rail corridor, known as the Lakeport Branch of the Boston and Maine Railroad, to the City of Rochester for a transportation enhancement project, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 21, 2020

(5) **Late Item:**

[LRCP 20-055 Department of Corrections](#) – requests approval of a two-year amendment lease to extend the original lease term beyond the five-year limitation with Strafford County Commissioner, 259 County Farm Road, Dover, NH 03280, for approximately 2,250 square feet of probation and parole office space located at Strafford County Justice and Administrative Building, 259 County Farm Road, Suite 104, Dover, NH, effective for the period of April 1, 2021 to March 31, 2023, for an amount not to exceed \$68,197.56, subject to the schedule of annual rent and conditions as specified in the request dated September 28, 2020

(6) **Informational:**

[LRCP 20-044 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved final minutes from the May 14, 2020 meeting of the Council on Resources and Development (CORD)

[LRCP 20-047 New Hampshire Council on Resources and Development](#) – Two (2) Memorandum regarding Surplus Land Review for; Rochester SLR 20-004 and Portsmouth SLR 20-005

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