

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

**Monday, June 21, 2021 at 9:30 a.m. in Room 201 of the Legislative Office Building**

(1) [Acceptance of Minutes of the April 2, 2021 meeting](#)

(2) **Old Business:**

None

(3) **New Business:**

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

[LRCP 21-015 Department of Natural and Cultural Resources](#) – request approval to enter into a 2-year lease amendment with JMC Airport Properties, LLC of Concord, NH for continued occupation of 4,100 square feet of building space located at 99 Airport Road in Concord, NH from July 1, 2021 through June 30, 2023, increasing the total lease payment by \$74,230.44 from \$263,424.80 to \$337,655.24 for the cumulative 10-year lease period, subject to the conditions as specified in the request dated April 8, 2021

[LRCP 21-021 Department of Corrections](#) – request approval of a ten-year lease agreement with Jeffrey North, 25 Main Street, Newport, NH 03773 for approximately 2,308 square feet of probation and parole office space located at 17 Main Street, Newport, NH 03773 for the period of July 1, 2021 to June 30, 2031, for an amount not to exceed \$492,434.88, subject to the schedule of annual rent and conditions as specified in the request dated May 21, 2021

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

[LRCP 21-016 Department of Transportation](#) – request approval to dispose of approximately 1.9 +/- acre parcel of State owned land, with improvements, located at 47 Enterprise Drive in the Town of Windham, by entering into a listing agreement for a term of one year (1) with Keller Williams Commercial CLCG, for the sale price of \$1,055,000, allowing negotiations within the Committee's current policy guidelines; and Pursuant to RSA 4:40, III-a, assessing an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated April 26, 2021

[LRCP 21-017 Department of Transportation](#) – request approval to dispose of a .54 +/- of an acre parcel of State owned land, with improvements, located at 8 Valeska Lane in the Town of Salem, by entering into a listing agreement for a term of one year (1) with NAI Norwood Group, with a 6% commission, for the sale price of \$275,000, allowing negotiations consistent with the Committee's past policy guidelines; and Pursuant to RSA 4:40, III-a, assessing an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated May 17, 2021

[LRCP 21-018 Department of Transportation](#) – request authorization to sell approximately 2.11 +/- acres of State owned land, located on the southwesterly side of U.S. Route 3, both within and outside of the U.S. 3 Controlled Access Right of Way, in the Town of Northumberland, directly to the MOM's North Country, LLC in the amount of \$4,200, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 19, 2021

[LRCP 21-020 Department of Transportation](#) – request authorization to; 1) convey 17.98 +/- acres of State owned land, located on the westerly side of NH Route 16/113 at Pequawket Pond at no cost to the Upper Saco Valley Land Trust and 2) waive the \$1,100 Administrative Fee as required under RSA 4:40, III-a, subject to the conditions as specified in the request dated May 21, 2021

[LRCP 21-022 Department of Transportation](#) – request approval to dispose of a 0.40 +/- of an acre parcel of State owned land, with improvements, located at 915 Bodwell Road in the City of Manchester, by entering into a listing agreement for a term of one (1) year with Coldwell Banker in Bedford for the sale price of \$185,000, allowing negotiations within the Committee's current policy guidelines; and Pursuant to RSA 4:40, III-a, assessing the buyer an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated June 4, 2021

[LRCP 21-024 Department of Transportation](#) – request approval to dispose of a 3.56 +/- acre parcel of State owned land, with improvements, located on the northerly side of US Route 2 in the Town of Shelburne, by entering into a listing agreement for a term of one (1) year with Badger Realty, with a 6% commission, for the sale price of \$79,900, allowing negotiations within the Committee's past policy guidelines; and Pursuant to RSA 4:40, III-a, assessing an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated June 7, 2021

**RSA 4:39-d Leasing of State-Owned Real Estate on Public Waters:**

[LRCP 21-023 Department of Transportation](#) – request approval to enter into 27 Lease Agreements with property owners adjacent to NH Route 11 along Lake Winnepesaukee in the Town of Alton, valid for 5-year terms, with the option of renewal at the end of 5-year term, for the maximum total linear footage of property encompassed by the 27 property owners of 2,049.42 feet, at the lease rate of \$34.97 per linear foot, for the maximum total yearly rental income for the 27 lease agreements projected to be no more than \$76,249.29, pending final negotiations and subject to the conditions as specified in the request dated June 4, 2021

**RSA 188-F:6, XIII-a Authority of the Board of Trustees:**

[LRCP 21-026 Community College System of New Hampshire](#) – requests approval to; 1) Sell buildings and land located at Route 16, Riverside Drive in Berlin, NH for \$535,900, 2) Sell land and improvements on Cates Hill Road in Berlin, NH for \$50,500, and 3) Convey to the City of Berlin, through a boundary adjustment, a parcel of land on Cates Hill Road in order to correct a current encroachment of a city water works, subject to the conditions as specified in the request dated June 8, 2021

(4) **Miscellaneous:**

(5) **Informational:**

[LRCP 21-019 Department of Administrative Services](#) – acting on behalf of the Department of Military Affairs and Veterans Services (DMAVS) and New Hampshire Fish and Game (NHFG), submits this informational item to inform the committee of the proposed interagency transfer of land, building, and other improvements comprising the former New Hampshire Army National Guard Lancaster Readiness Center located at 532 Main Street, Lancaster from DMAVS to NHFG, dated May 19, 2021

[LRCP 21-025 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved final minutes from the March 11, 2021 meeting of the Council on Resources and Development (CORD)

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