

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

June 15, 2010

The Long Range Capital Planning and Utilization Committee met on Tuesday, June 15, 2010 at 2:00 p.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Cloutier, Chairman  
Representative David Campbell, Clerk  
Representative John Graham, Alternate  
Representative William Hatch, Alternate  
Senator Lou D'Allesandro, Vice Chairman  
Senator John Gallus  
Senator Molly Kelly  
Katherine Peters, Governors Office

Michael Connor, Department of Administrative Services

Chairman Cloutier called the meeting to order at 2:02 p.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Campbell, seconded by Senator D'Allesandro, that the minutes of the April 13, 2010 and April 27, 2010 meetings be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

RSA 4:39-b APPROVAL OF STATE AGENCY LEASES EXCEEDING 5 YEARS:

LRCP 10-049 Department of Education – Sharon DeAngelis, Business Administrator, Department of Education presented the request and responded to questions of the Committee.

On a motion by Senator D'Allesandro, seconded by Senator Kelly, that the Committee approve the request of the Department of Education of a ten year lease agreement with Tain Properties, LLC, for 4,186 square feet of office space located at 215 Commerce Way, Suite 3, Portsmouth, New Hampshire effective July 15, 2010 with occupancy and rental payments commencing September 1, 2010 expiring August 31, 2020, for the schedule of annual rent as specified in the request dated June 7, 2010. MOTION ADOPTED.

RSA 4:39-c DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 10-040 Department of Transportation – William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative Graham, seconded by Senator Kelly, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to grant a point of access through the Controlled Access Right-of-Way of Maple Avenue at the southeasterly corner of NH Route 12 and Maple Avenue in the City of Keene to the Union School District for \$6,100, which includes an Administrative Fee of \$1,100, as specified in the request dated May 11, 2010. MOTION ADOPTED.

LRCP 10-041 Department of Transportation – William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request, a handout, and responded to questions of the Committee.

On a motion by Senator D'Allesandro, seconded by Representative Graham, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with Century 21 D'Amico and Munoz, allow negotiations within the Committee's current policy guidelines for a term of one (1) year, to sell a 1.36 acre parcel of State owned land improved with a single-family house located at 16 Roulston Road in the Town of Windham for \$220,000 and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated May 7, 2010. MOTION ADOPTED.

LRCP 10-043 Department of Transportation – A replacement request was issued by the Department, dated June 11, 2010. William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee. Mark Scarano, Executive Director, and Bill Webb, Board Vice President, Grafton County Economic Development Council, were also present to address the Committee and respond to questions.

On a motion by Senator Gallus, seconded by Representative Campbell, that the Committee **amend** and approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell directly to Grafton County Economic Development Council a 0.09 +/- acre parcel of State owned land improved with a commercial building located at 149 Main Street (US Route 3) in the Town of Plymouth for the amended price of **\$200,000, not \$240,000, and assess an additional Administrative Fee of \$1,100,** allowing negotiations within the Committee's current policy guidelines, and if the Grafton County Economic Development Council or any of the Town entities mentioned in the request do not wish to proceed with the purchase of this property, further approved the request to enter into a listing agreement with Peabody and Smith Realty for a term of one (1) year, allowing negotiations within the Committee's current policy guidelines, to sell this parcel for the amended price of **\$200,000, not \$240,000,** and assess an additional Administrative Fee of \$1,100, and subject to the conditions as specified by the Department in the replacement request dated June 11, 2010. MOTION ADOPTED. (7-Yes, Representative Graham 1-No)

LRCP 10-044 Department of Transportation – William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request, a handout, and responded to questions of the Committee.

On a motion by Senator D'Allesandro, seconded by Senator Kelly, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with H.G. Johnson Real Estate, allow negotiations within the Committee's current policy guidelines for a term of one (1) year, to sell a 3.65 acre parcel of State owned land improved with a single-family residence located at 77 Chesterfield Road (NH Route 63) in the Town of Hinsdale for \$60,000 and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated May 27, 2010. MOTION ADOPTED.

LRCP 10-046 Department of Transportation – William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request, a handout, and responded to questions of the Committee.

On a motion by Senator Kelly, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell directly to the abutter, Franklin Buffum, Sr. and Judy Buffum, a 7.99 acre parcel of State owned land located off of Buffum Road near NH Route 10 located in the City of Keene and the Town of Swanzey for \$10,100, which includes an Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated June 1, 2010. MOTION ADOPTED.

LRCP 10-047 Department of Transportation – William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request, a handout, and responded to questions of the Committee.

On a motion by Representative Campbell, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with Tinkham Realty, Inc., allow negotiations within the Committee's current policy guidelines for a term of one (1) year, to sell a 2.67 +/- acre parcel of State owned land located on the westerly side of NH Route 13 in the Town of Milford for \$70,000 and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated June 1, 2010. MOTION ADOPTED.

LRCP 10-048 Department of Transportation – William Oldenburg, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request, distributed a handout, and responded to questions of the Committee.

On a motion by Representative Graham, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell directly to Frank Galeucia, the former owner, approximately a 0.19 acre parcel of State owned land located at the southeasterly corner of NH 28 and Harris Road in the Town of Windham for \$34,100, which includes an Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated June 2, 2010. MOTION ADOPTED.

INFORMATIONAL:

LRCP 10-037 Department of Transportation – Status of Items Approved by Long Range Capital Planning and Utilization Committee brought forward by the Department of Transportation, Bureau of Right of Way between January 1, 2009 to December 31, 2010 and sales that are pending approved prior to January 1, 2009, as submitted April 9, 2010

The Committee requested that for future reporting purposes the Department of Transportation include a list of the stagnant properties in the Status Report of Items Approved by the Long Range Capital Planning and Utilization Committee.

The informational materials were accepted and placed on file.

MISCELLANEOUS:

The Committee requested that the Office of Legislative Budget Assistant notify the members on August 1, 2010 with an update on the status of the pending Purchase and Sale Agreement of the Stratham property to Webster Continuing Care, specifically as to the status of the July 31, 2010 incentive closing deadline.

DATE OF NEXT MEETING AND ADJOURNMENT

The next meeting of the Long Range Capital Planning and Utilization Committee was set for Wednesday, September 22, 2010 at 10:00 a.m. in Room 201 of the Legislative Office Building.

On a motion by Representative Graham, seconded by Senator D'Allesandro, that the meeting adjourn. MOTION ADOPTED.

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Representative David Campbell, Clerk