

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

September 22, 2010

The Long Range Capital Planning and Utilization Committee met on Tuesday, September 22, 2010 at 10:00 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

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

Mary Belec, Department of Administrative Services

Chairman Cloutier called the meeting to order at 10:01 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Campbell, seconded by Senator D'Allesandro, that the minutes of the June 15, 2010 meeting be accepted as written. MOTION ADOPTED. (5-Yes, 1-Abstain)

NEW BUSINESS:

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

LRCP 10-051 Department of Resources and Economic Development – Thomas Martin, Business Manager, and Leanne Lavoie, Administrative Assistant, Department of Resources and Economic Development presented the request and responded to questions of the Committee. The Department clarified that the square footage for the first three months of the lease, as shown on the bottom of page one of the request, Section 1a., should be 27,500 square feet, not 25,700 square feet, which increases the cost for the three-month term by \$4,387.50. Mary Belec, Department of Administrative Services, also responded to questions of the Committee.

On a motion by Senator D'Allesandro, seconded by Senator Kelly, that the Committee approve **as is** the request from the Department of Resources and Economic Development, to enter into a 7-year Lease Agreement with McCarthy Properties of West Wareham, Massachusetts for 29,564 square feet of total office space located at 172 Pembroke Road in Concord, New Hampshire from October 1, 2010 through September 20, 2017, for the schedule of annual rent as specified in the request dated August 23, 2010, **with the understanding that the Department will go before the Governor and Executive Council to amend the request to correct a known discrepancy, and that there is no requirement for the Department to appear back before the Long Range Capital Planning and Utilization Committee.** MOTION ADOPTED.

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

LRCP 10-050 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 Senator Gallus, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an approximately 6 acre parcel of State owned land improved with a 2-story wood-frame New England-style single-family house and a detached two-car garage located at 471 Rum Hill Road (aka US Route 302/NH Route 10) in the Town of Bath by a sealed bid process, with a minimum bid requirement of \$41,100 which includes an Administrative Fee of \$1,100, as specified by the Department in the request dated August 2, 2010. MOTION ADOPTED.

LRCP 10-052 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 Senator D'Allesandro, seconded by Representative Rausch, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with Better Homes and Gardens/The Masiello Group, allow negotiations within the Committee's current policy guidelines for a term of one (1) year, to sell a 0.533 acre parcel of State owned land improved with a single-family residence located at 17 Elizabeth Lane in the Town of Salem for \$265,000 and assess an additional Administrative Fee of \$1,100, as specified by the Department in the request dated September 1, 2010. MOTION ADOPTED.

LRCP 10-053 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 Senator Gallus, seconded by Representative Campbell, that the Committee **amend** the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$52,500, and assess an additional Administrative Fee of \$1,100, to a listing price **no less than a minimum of \$42,500, which includes an Administrative Fee of \$1,100**, and renew the listing agreement with HG Johnson Real Estate for a term of six (6) months, who is marketing this property which consists of a 4.3 acre parcel of State owned land located at the southeast intersection of NH Route 123 and Cobb Hill Road in the Town of Alstead, as specified in the request dated August 24, 2010. MOTION ADOPTED. (5-Yes, 2-No) This item (LRCP 09-032) was originally approved by the Long Range Capital Planning and Utilization Committee on June 23, 2009.

At the call of the Chair, the Committee voted to approve the request as amended, of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$52,500, and assess an additional Administrative Fee of \$1,100, to a listing price **no less than a minimum of \$42,500, which includes an Administrative Fee of \$1,100**, and renew the listing agreement with HG Johnson Real Estate for a term of six (6) months, who is marketing this property which consists of a 4.3 acre parcel of State owned land located at the southeast intersection of NH Route 123 and Cobb Hill Road in the Town of Alstead, as specified in the request dated August 24, 2010. MOTION ADOPTED. (7-Yes, 1-No) This item (LRCP 09-032) was originally approved by the Long Range Capital Planning and Utilization Committee on June 23, 2009.

LRCP 10-054 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 Campbell, seconded by Senator Gallus, 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 old New Hampshire Route 111 (Shadow Lake Road) located on the easterly side of old NH Route 111 (Shadow Lake Road) in the Town of Salem to the Rockingham Christian Church for \$5,100, which includes an Administrative Fee of \$1,100, as specified by the Department in the request dated August 31, 2010. MOTION ADOPTED.

LRCP 10-055 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 Senator Gallus, 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, David Dixon, a parcel of State owned land consisting of 4,500 +/- square feet located at the southeasterly corner of US Route 3 and Liberty Road in the Town of Lincoln for \$13,100, which includes an Administrative Fee of \$1,100, as specified by the Department in the request dated September 1, 2010. MOTION ADOPTED.

LRCP 10-056 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 Senator Kelly, 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 Parade Properties, allow negotiations within the Committee's current policy guidelines for a term of one (1) year, to sell an 8.3 +/- acre parcel of State owned land located on the southwesterly side of NH Route 103 in the Towns of Warner and Sutton 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 September 1, 2010. MOTION ADOPTED.

INFORMATIONAL:

LRCP 10-057 Department of Transportation – William Oldenburg, Administrator, Bureau of Right-of-Way, Department of Transportation responded to questions of the Committee regarding the 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 potential sales that are pending approved prior to January 1, 2009, as submitted September 13, 2010.

The Committee requested that for future reporting purposes the Department of Transportation include subtotals by year and a grand total to the “Sold Amount” column of the report.

The informational materials were accepted and placed on file.

MISCELLANEOUS:

Chairman Cloutier noted, for the record, the passing of former Senator Carl Johnson, a former member of the Long Range Capital Planning and Utilization Committee, whom he commended for his service to the State, including his service on the Long Range Capital Planning and Utilization Committee.

The Committee inquired as to the status of the pending Purchase and Sale Agreement of the Stratham property to Webster Continuing Care and requested that the Community College System present an update at the next Long Range Capital Planning and Utilization Committee meeting.

DATE OF NEXT MEETING AND ADJOURNMENT

The next meeting of the Long Range Capital Planning and Utilization Committee was set for Monday, November 15, 2010 at 1:00 p.m. in Room 201 of the Legislative Office Building.

On a motion by Senator Kelly, seconded by Senator Gallus, that the meeting adjourn.
MOTION ADOPTED.

Representative David Campbell, Clerk