

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

March 22, 2011

The Long Range Capital Planning and Utilization Committee met on Tuesday, March 22, 2011 at 3:30 p.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Graham, Chairman
Representative David Campbell, Clerk
Representative Carl Seidel
Representative John Cloutier (Alternate)
Representative Chris Nevins (Alternate)
Senator John Gallus
Senator Sylvia Larsen
Senator James Rausch
Jamie Richardson, Governors Office

Michael Connor, Department of Administrative Services

Chairman Graham called the meeting to order at 3:30 p.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Rausch, seconded by Senator Gallus, that the minutes of the January 26, 2011 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 11-008 Department of Transportation – Charles Schmidt, 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 Cloutier, seconded by Representative Seidel, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with Coldwell Banker Residential Brokerage/Derry, allow negotiations within the Committee's current policy guidelines for a term of six (6) months, to sell a 5.63 acre parcel of State owned land located on the easterly side of NH Route 125 in the Town of Kingston for \$60,000, assess an additional Administrative Fee of \$1,100, subject to the conditions as specified in the Department's request dated January 28, 2011. This item (LRCP 09-010) was originally approved by the Long Range Capital Planning and Utilization Committee on April 21, 2009 and subsequently amended (LRCP 10-004) on January 26, 2010. MOTION ADOPTED.

LRCP 11-009 Department of Transportation – Charles Schmidt, 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 approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$34,900 to a minimum bid of \$25,000 which would include an \$1,100 Administrative Fee, and amend the sale procedure from listing with Great North Woods Realty to advertising the property for sale by sealed bid process with a minimum bid requirement for the sale of a 0.22 acre parcel of land improved with a historic 1 1/2 story wood framed house located at 19 Prospect Street (US Route 3) in the Town of Lancaster, subject to the conditions as specified in the Department's request dated February 1, 2011. This item (LRCP 10-066) was originally approved by the Long Range Capital Planning and Utilization Committee on November 15, 2010. MOTION ADOPTED.

The Committee recommended that the Department of Transportation seek out and pre-certify realtors in the Lancaster area to list future properties in this area.

LRCP 11-010 Department of Transportation – Charles Schmidt, 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 Representative Seidel, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$125,000 to \$110,000, allow negotiations within the Committee's current policy guidelines, and assess an additional Administrative Fee of \$1,100, and extend the listing agreement with Better Homes and Gardens/The Masiello Group of Keene for a term of six (6) months to sell an 8.17 acre parcel of State owned land improved with a historic two-story New Englander style house located at 30 Fitzwilliam Road (NH Route 12) in the Town of Troy, subject to the conditions as specified in the Department's request dated January 28, 2011. This item (LRCP 10-029) was originally approved by the Long Range Capital Planning and Utilization Committee on April 13, 2010. MOTION ADOPTED.

LRCP 11-013 Department of Transportation – Charles Schmidt, 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 Cloutier, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$160,000 to \$130,000, assess an additional Administrative Fee of \$1,100, and renew the listing agreement with Keller Williams Coastal Realty for a term of six (6) months, once their current listing agreement expires, to sell an 0.28 +/- acre parcel of State owned land located on the northeasterly corner of Maplewood Avenue and Interstate 95 in the City of Portsmouth, subject to the conditions as specified in the Department's request dated February 15, 2011. This item (LRCP 10-028) was originally approved by the Long Range Capital Planning and Utilization Committee on April 13, 2010. MOTION ADOPTED.

LRCP 11-014 Department of Transportation – Charles Schmidt, 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 Cloutier, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$225,500 to \$175,000 and assess an additional Administrative Fee of \$1,100, currently listed with H.G. Johnson Real Estate through June 8, 2011, to sell a 4.5 +/- acre parcel of State owned land located between the easterly side of NH Route 106 and the northwesterly side of Staniels Road in the Town of Loudon, subject to the conditions as specified in the Department's request dated February 17, 2011. This item (LRCP 09-046) was originally approved by the Long Range Capital Planning and Utilization Committee on October 20, 2009 and subsequently amended (LRCP 10-063) on November 15, 2010. MOTION ADOPTED.

LRCP 11-015 Department of Transportation – Charles Schmidt, 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 Cloutier, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$220,000 to \$145,000, allowing negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, currently listed with Century 21 D'Amico and Munoz through July 4, 2011, 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, subject to the conditions as specified in the Department's request dated March 1, 2011. This item (LRCP 10-041) was originally approved by the Long Range Capital Planning and Utilization Committee on April 13, 2010. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 11-012 New Hampshire Fish and Game Department – Richard Cook, Land Agent, Facilities and Lands Division, New Hampshire Fish and Game Department presented the request and responded to questions of the Committee.

On a motion by Representative Campbell, seconded by Representative Seidel, that the Committee approve the request of the New Hampshire Fish and Game Department to provide New Hampshire Electrical Cooperative (NHEC) a permanent utility right of way easement 30' wide for 175 feet from NHEC pole #7223 to a new pole with two guy wires and a 10 foot wide by 8 foot long utility right-of-way easement for an underground service wire from the new pole location to a new meter located at the Warren Fish Hatchery, Old Route 25, Warren, at no cost to the State, and waive the \$1,100 Administrative Fee, as specified in the Department's request dated February 23, 2011. MOTION ADOPTED.

INFORMATIONAL:

The Committee requested to find out from the Adjutant General's Department where the money will go for the sale of a piece of land to the abutter from the National Guard Armory and, also would like to know from the Department of Transportation where the funds go for the leasing of railroad property once the lease is let?

The Committee further requested that the Commissioner of Employment Security be present at the next meeting to explain to us the hold or not hold that the Federal government and other funding may have on buildings which will be excess to Employment Security needs once the Tobey Building is renovated.

A Status Report was also requested from the Department of Transportation for the next meeting.

The Committee discussed the requirement that the Long Range Capital Planning and Utilization Committee review the Master Plan for the New Hampshire Hospital Campus from 1993 and suggested looking into the RSA, at some time before the House files bills and getting a sense of the Committee whether the RSA should be updated or drop the specific requirement to review the Master Plan.

On a motion by Representative Campbell, seconded by Senator Rausch, that the Committee notify House and Senate Finance that the Long Range Capital Planning and Utilization Committee disagrees with the Governor's Budget recommendations regarding the legislative oversight of the Long Range Capital Planning and Utilization Committee. MOTION ADOPTED. (6-Yes, 1-No)

The information materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT

The next meeting of the Long Range Capital Planning and Utilization Committee will be at the Call of the Chair. On a motion by Senator Gallus, that the meeting adjourn. MOTION ADOPTED (Where upon the meeting adjourned at 4:00 p.m.)

Representative David Campbell, Clerk