

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

May 10, 2011

The Long Range Capital Planning and Utilization Committee met on Tuesday, May 10, 2011 at 3:00 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 Gene Chandler
Representative Carl Seidel
Representative John Cloutier (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 3:03 p.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Seidel, seconded by Representative Campbell, that the minutes of the March 22, 2011 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

RSA 4:40 DISPOSAL OF REAL ESTATE:

FIS 11-025 Office of The Adjutant General – Brigadier General (retired) Stephen Burritt, Deputy Adjutant General, 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 Office of The Adjutant General to surplus a 0.15 acre parcel of land located at the Littleton Armory property in the Town of Littleton and convey the 0.15 acre parcel to Ms. Dale Gilbert, the abutter, 200 Dells Road, Littleton, NH, 03561 at no cost to the State or the abutter, and waive the \$1,100 Administrative Fee, as specified by the Department in the request dated April 25, 2011. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:67 DISPOSITION OF ACQUIRED OR ABANDONED RAIL PROPERTIES:

LRCP 11-016 Department of Transportation – Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation presented the request and respond to questions of the Committee.

On a motion by Representative Seidel, seconded by Representative Chandler, that the Committee table the request of the Department of Transportation, Bureau of Rail and Transit, to grant a permanent utility easement over 105,750 square feet (7,050' x 15') on the State-owned Ashuelot Branch railroad corridor in Winchester to the Clean Power Development LLC for \$23,800 and assess an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 15, 2011. MOTION ADOPTED.

The item was tabled until the next meeting to allow the Department to explain how they arrived at the 25% of fee simple interest figure. The Department was questioned if there was a "hold harmless" clause in the easement agreement. Possible annual license fees, maintenance fees and renewal deadlines were also discussed.

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

LRCP 11-017 Department of Transportation – 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 Chandler, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.7 +/- acre parcel of State owned land located on the easterly side of Bailey Road, in the Town of Chichester directly to the abutter, Chucksters, LLC, for \$21,100, which includes an Administrative Fee of \$1,100, subject to the conditions as specified in the Department's request dated March 11, 2011. MOTION ADOPTED.

LRCP 11-018 Department of Transportation – 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 Chandler, seconded by Representative Campbell, that the Committee **amend** and approve the request from the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$265,000 to **\$229,500, not \$245,000**, plus assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, 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, currently listed with Better Homes and Gardens / The Masiello Group, as specified in the Department's request dated March 31, 2011. This item (LRCP 07-041) was originally amended and approved by the Long Range Capital Planning and Utilization Committee on September 25, 2007 and a further request approved (LRCP 10-052) on September 22, 2010. MOTION ADOPTED.

The Department was requested to report back to the Committee, in the early summer, on the progress of the sale of this property.

LRCP 11-019 Department of Transportation – 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 Rausch, 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 H.G. Johnson Real Estate, for a term of six (6) months, 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 for \$175,000, plus assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the Department's request dated April 21, 2011. This item (LRCP 09-046) was originally approved by the Long Range Capital Planning and Utilization Committee on October 20, 2009, with a further request (LRCP 10-063) approved November 15, 2010 and subsequently amended (LRCP 11-014) on March 22, 2011. MOTION ADOPTED.

LRCP 11-020 Department of Transportation – 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 Chandler, that the Committee **amend** and approve the request from the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with H.G. Johnson Real Estate, for a term of six (6) months, to sell a 1.4 acre parcel of State owned land located on the easterly side of Bible Hill Road in the Town of Hillsborough for **\$50,000, not \$70,000**, plus assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the Department's request dated April 19, 2011. This item (LRCP 09-042) was originally approved by the Long Range Capital Planning and Utilization Committee on September 15, 2009 and subsequently amended (LRCP 10-064) on November 15, 2010. MOTION ADOPTED.

LRCP 11-021 Department of Transportation – 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 extend the listing agreement with Century 21 D'Amico and Munoz, for a term of six (6) months, 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 \$145,000, plus assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the Department's request dated April 19, 2011. This item (LRCP 10-041) was originally approved by the Long Range Capital Planning and Utilization Committee on June 15, 2010 and subsequently amended (LRCP 11-015) on March 22, 2011. MOTION ADOPTED.

LRCP 11-022 Department of Transportation – 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 Seidel, seconded by Representative Campbell, that the Committee **amend** and approve the request from the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with H.G. Johnson Real Estate, for a term of six (6) months, to sell 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 for **\$42,500, plus assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, not at a value no less than \$42,500, which includes an Administrative Fee of \$1,100,** as specified in the Department's request dated April 19, 2011. This item (LRCP 09-032) was originally amended and approved by the Long Range Capital Planning and Utilization Committee on June 23, 2009 and subsequently amended and approved (LRCP 10-053) September 22, 2010. MOTION ADOPTED

LRCP 11-023 Department of Transportation – 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 Larsen, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with H.G. Johnson Real Estate, for a term of six (6) months, to sell a 0.7 acre parcel of State owned land located at the northeasterly corner of Bible Hill Road and Harvey Way in the Town of Hillsborough for \$42,500, plus assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the Department's request dated April 19, 2011. This item (LRCP 09-043) was originally approved as amended by the Long Range Capital Planning and Utilization Committee on September 15, 2009 and subsequently amended (LRCP 10-065) on November 15, 2010. MOTION ADOPTED.

INFORMATIONAL:

At the request of the Committee, Tara Reardon, Commissioner, Department of Employment Security, explained 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 and a handout was presented.

The Department of Transportation distributed an updated Status Report, dated May 9, 2011, 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 present.

The Committee requested the Office of Legislative Budget Assistant to obtain a list of what the federal government is selling for property in New Hampshire.

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. (Where upon the meeting adjourned at 4:00 p.m.)

Representative David Campbell, Clerk