

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

November 3, 2011

The Long Range Capital Planning and Utilization Committee met on Thursday, November 3, 2011 at 10:00 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Graham, Chairman  
Representative Gene Chandler  
Representative Carl Seidel  
Representative John Cloutier (Alternate)  
Representative Chris Nevins (Alternate)  
Senator Jack Barnes  
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 10:01 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Rausch, seconded by Representative Seidel, that the minutes of the August 23, 2011 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

NEW BUSINESS:

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

LRCP 11-032 Department of Transportation – Charles Schmidt, PE, 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 enter into a listing agreement with Coldwell Banker for a term of one (1) year, allowing negotiations within the Committee's current policy guidelines, to sell a 4.4 +/- acre parcel of State owned land located on the corner of Radburn Street, Smyth Road, and Mammoth Road, with the parcel also being located on the easterly side of Interstate 93 in the City of Manchester for \$250,000 and assess an additional \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated September 26, 2011. MOTION ADOPTED.

LRCP 11-033 Department of Transportation – Charles Schmidt, PE, 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 Barnes, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with CB Richard Ellis-New England for a term of one (1) year, allowing negotiations within the Committee's current policy guidelines, to sell a 2.49 +/- acre vacant parcel of State owned land located at the southerly side of US Route 4 in the Town of Chichester for \$50,000 and assess an additional \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated September 26, 2011. MOTION ADOPTED.

LRCP 11-034 Department of Transportation – Charles Schmidt, PE, 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 enter into a listing agreement with Real Living/The Norwood Group for a term of one (1) year, allowing negotiations within the Committee's current policy guidelines, to sell a 6.5 +/- acre parcel of State owned land located on the southerly side of Merrimack Road and the easterly side of NH Route 101 in the Town of Amherst for \$200,000 and assess an additional \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated September 26, 2011. MOTION ADOPTED.

LRCP 11-037 Department of Transportation – Charles Schmidt, PE, 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 Rausch, 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 \$110,000 to \$90,000, 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 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 October 18, 2011 (LRCP 10-029 was originally approved April 13, 2010 and subsequently amended by LRCP 11-010 March 22, 2011) MOTION ADOPTED.

Charles Schmidt, PE, Administrator, Bureau of Right-of-Way, Department of Transportation requested approval to extend renewals to 12 months instead of every six months.

On a motion by Senator Barnes, seconded by Senator Larsen, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, that instead of coming back every six months for renewal extending that period to 12 months. No Action Taken.

After discussion and clarification that the Department was requesting a policy change for renewal extensions, Senator Barnes and Senator Larsen withdrew their motions and no further action was taken.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 11-035 Department of Resources and Economic Development – William Carpenter, Administrator, Land Management Bureau, Division of Forests and Lands, Department of Resources and Economic Development presented the replacement request and responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Representative Cloutier, that the Committee **amend** and approve the replacement request from the Department of Resources and Economic Development, Division of Forests and Lands, to grant a 30' wide utility easement, which would equal .4 acres, to the Town of Tamworth for a new underground power line to supply power to a new radio repeater to be located on the Town's tower in Hemenway State Forest, at no cost to the State, and grant a 30' wide utility easement, which would equal .8 acres, to Public Service of New Hampshire (PSNH) for an existing power line on state property in Hemenway State Forest, at no cost to the State, and in the spirit of public safety **waive the \$1,100 Administrative Fee for the Town of Tamworth only and collect the \$1,100 Administrative Fee from Public Service of New Hampshire, not waive the fee for both easements**, as specified in the Department's replacement request dated October 24, 2011. MOTION ADOPTED.

LRCP 11-036 Department of Administrative Services – Michael Connor, Director, Plant and Property, Department of Administrative Services presented the request and responded to questions of the Committee.

On a motion by Senator Larsen, seconded by Representative Chandler, that the Committee approve the request of the Department Administrative Services, to enter into a three (3) year Use of Premises Agreement with the Town of Jaffrey, for which the Town shall pay in total \$11,598 for use of 268 square feet of office space located on state owned property located in the Jaffrey-Peterborough District Courthouse, 84 Peterborough Street, Jaffrey from November 1, 2011 to October 31, 2014, for the schedule of annual rent as specified in the Department's request dated September 21, 2011. MOTION ADOPTED.

INFORMATIONAL:

LRCP 11-039 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the informational item and responded to questions of the Committee regarding the proposed sale of two (2) parcels located in the Town of Windham.

On a motion by Representative Chandler, seconded by Senator Rausch, that the Committee recommend that the Department of Transportation, Bureau of Right-of-Way, move ahead with the sale of two (2) properties, which consist of a 28.36 acre parcel of State owned land improved with a par 3 golf course, and a 11.70 acre parcel of State owned land improved with a commercial nursery facility located in the Town of Windham, for fair market value through the customary process. MOTION ADOPTED.

DATE OF NEXT MEETING AND ADJOURNMENT

The next meeting of the Long Range Capital Planning and Utilization Committee will be Thursday, December 15, 2011 at 10:00 a.m. in Room 201 of the Legislative Office Building.

On a motion by Senator Barnes that the meeting adjourn. MOTION ADOPTED. (Where upon the meeting adjourned at 11:07 a.m.)

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Representative David Campbell, Clerk