

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

November 17, 2015

The Long Range Capital Planning and Utilization Committee met on Tuesday, November 17, 2015 at 10:30 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative Gene Chandler, Chairman
Representative John Cloutier, Clerk
Representative Mark McConkey
Representative David Danielson
Representative Edmond Gionet, Alternate
Senator David Boutin, Vice Chairman
Senator Regina Birdsell
Senator Nancy Stiles
Meredith Telus, Governor's Office

Michael Connor, Department of Administrative Services

Representative Chandler called the meeting to order at 10:33 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Boutin, seconded by Senator Stiles, that the minutes of the August 4, 2015 meeting be accepted as written. MOTION ADOPTED. (7-Yes, 1-Abstain)

NEW BUSINESS:

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

LRCP 15-036 Department of Education – On a motion by Senator Boutin, seconded by Representative Danielson, that the Committee table the request of the Department of Education for approval of a ten-year lease agreement, effective December 16, 2015, with Brady Sullivan Keene Properties, LLC, 670 Commercial Street, Manchester, NH 03101, for 3,536 square feet of space to be provided in an existing building located at 149 Emerald Street, Keene, NH, with occupancy and rental payments commencing on March 1, 2016, providing time for fit-up, with an end date of February 28, 2026, for a total lease cost of \$671,840.00, for the schedule of annual rent as specified in the request dated November 3, 2015. MOTION ADOPTED.

The item was tabled as no one from the Department of Education was present to speak to the request.

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

LRCP 15-033, LRCP 15-034, LRCP 15-037 and LRCP 15-038 Department of Transportation – On a motion by Senator Boutin, seconded by Senator Stiles, that the Committee

approve as a block the items as submitted by the Department of Transportation. MOTION ADOPTED. (LRCP 15-033 Department of Transportation – authorization to transfer a 0.30 +/- of an acre permanent waterline easement over a parcel of State owned property located on the westerly side of NH Route 16 in Errol to Dixville Capital, LLC in exchange for a 4.28 +/- acre parcel along with a 50 foot wide Right-of-Way access to the Department of Transportation over additional property owned by Dixville Capital, LLC located on the northerly side of NH Route 26 in the Unincorporated Place of Dixville and the Town of Colebrook, at no cost, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 21, 2015, LRCP 15-034 Department of Transportation – authorization to release the condition that states that the parcel “will not be used for development purposes” from a deed restriction that was placed on a 1.3 acre parcel of land formerly owned by the Department of Transportation and now owned by Seacoast Crossroads Realty Company, LLC located in the Town of Hampton, directly to Seacoast Crossroads Realty Company, LLC for \$71,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 2, 2015, LRCP 15-037 Department of Transportation – authorization to sell a portion of the NH Route 88 Limited Access Right of Way consisting of 2.1 +/- acres located on the northeasterly corner of NH Route 88 and NH Route 27 in the Town of Exeter directly to the San Juan Realty Trust for \$111,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 27, 2015, and LRCP 15-038 Department of Transportation – authorization to sell a 2.6 +/- acre parcel of State owned land located between the easterly side of Timber Swamp Road and the westerly side of Interstate 95 in the Town of Hampton directly to the New Hampshire Department of Administrative Services for \$321,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 29, 2015)

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 15-035 Department of Resources and Economic Development – On a motion by Representative Danielson, seconded by Senator Birdsell, that the Committee table the request of the Department of Resources and Economic Development to surplus an undeveloped 1.5 acre parcel of “Greenfield State Park” in the Town of Greenfield to Vestige Properties Inc. dba New England Forest Products (NEFP), in exchange for an undeveloped 1.5 acre parcel from Barbara C. Harris Camp (BCHC), also in the Town of Greenfield, at no cost, and further authorization to accept the \$1,100 Administrative Fee for deposit into the Forest Improvement Fund, subject to the conditions as specified in the request dated October 19, 2015. MOTION ADOPTED.

The item was tabled as no one from the Department of Resources and Economic Development was present to speak to the request.

New Hampshire Employment Security, November 16, 2015 through the Office of Legislative Budget Assistant, requested to withdraw request LRCP 15-039 – seeking approval to enter into a marketing agreement with NAI Norwood Group, 116 South River Road, Bedford, NH, for a term of up to one year, to sell: • 298 Hanover Street, Manchester, NH, a parcel containing 0.15 +/- acres of land with one building of approximately 9,559 square feet containing a mix of offices, training rooms, and utility spaces, for a price to be determined at a later date with further approval of the Committee, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee’s current policy guidelines and that the right of first refusal be

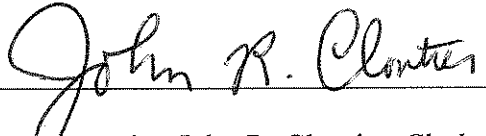
treated in the customary manner; · 436 Maple Street, Manchester, NH, a parcel containing 0.16 +/- acres utilized as a parking lot, for a price to be determined at a later date with further approval of the Committee, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines and that the right of first refusal be treated in the customary manner; and · 300 Hanover Street, Manchester, NH, containing four (4) parcels of land totaling 1.18 +/- acres with one building of approximately 20,360 square feet containing a mix of offices, conference rooms, and utility spaces and parking, for a price at or above \$1,400,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines and that the right of first refusal be treated in the customary manner, as specified in the request dated November 10, 2015 (This request (LRCP 12-042) was originally approved by the Committee September 18, 2012, and subsequently amended (LRCP 12-059) on November 14, 2012). WITHDRAWN BY AGENCY.

INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next regular meeting of the Long Range Capital Planning and Utilization Committee is at the Call of The Chair. (Whereupon the meeting adjourned at 10:40 a.m.)


Representative John R. Cloutier, Clerk