

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

December 9, 2015

The Long Range Capital Planning and Utilization Committee met on Wednesday, December 9, 2015 at 9:30 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
Representative Katherine Rogers, Alternate
Senator David Boutin, Vice Chairman
Senator Dan Feltes
Meredith Telus, Governor's Office

Representative Chandler called the meeting to order at 9:29 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Boutin, seconded by Representative Danielson, that the minutes of the November 17, 2015 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

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

The Department of Education submitted, LRCP 15-036 Additional Information, requesting Committee consideration in scheduling a meeting for tabled request LRCP 15-036 seeking 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, tabled November 17, 2015.

LRCP 15-036 Department of Education – On a motion by Senator Boutin, seconded by Representative Cloutier, that the item be removed from the table. MOTION ADOPTED.

Sharon DeAngelis, Business Administrator, Department of Education, presented the request and responded to questions of the Committee.

On a motion by Representative Danielson, seconded by Senator Boutin, that the Committee approve the request of the Department of Education, Bureau of Vocational

Rehabilitation, Division of Career Technology and Adult Learning, of a ten-year lease agreement, effective December 16, 2015, with Brady Sullivan Keene Properties, LLC, 670 Commercial Street, Manchester, N.H. 03101, for 3,536 square feet of space to be provided in an existing building located at 149 Emerald Street, Keene, N.H., 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.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 15-035 Department of Resources and Economic Development – On a motion by Senator Boutin, seconded by Representative Cloutier, that the item be removed from the table. MOTION ADOPTED.

William Carpenter, Administrator, Land Management Bureau, Division of Forest and Lands, Department of Resources and Economic Development, presented the request and responded to questions of the Committee. Deb Buxton, New England Forest Products, was also present.

On a motion by Senator Boutin, seconded by Representative Danielson, that the Committee approve the request of the Department of Resources and Economic Development, Division of Forests and Lands, 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 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.

NEW BUSINESS:

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

LRCP 15-040 Department of Health and Human Services – David Clapp, Director of Facilities, Department of Health and Human Services, presented the request and responded to questions of the Committee. Nicholas Toumpas, Commissioner, Department of Health and Human Services was also present.

On a motion by Senator Boutin, seconded by Representative McConkey, that the Committee approve the request of the Department of Health and Human Services, Office of Business Operations, Bureau of Facilities and Assets Management, for approval of a ten-year lease agreement, effective January 15, 2016, with Airtight IV, LLC, 670 Commercial Street, Manchester, N.H. 03101, for approximately 29,802 square feet of space to be provided in an existing facility located at 1050 Perimeter Road, Manchester, N.H., with occupancy and rental

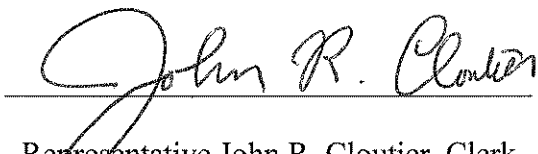
payments commencing on April 1, 2016, following completion of all construction as specified, with an end date of March 31, 2026, for a total lease cost of \$5,960,400.00, for the schedule of annual rent and subject to the conditions as specified in the request dated November 23, 2015. MOTION ADOPTED.

LRCP 15-041 Department of Health and Human Services – David Clapp, Director of Facilities, Department of Health and Human Services, presented the request and responded to questions of the Committee. Nicholas Toumpas, Commissioner, Department of Health and Human Services was also present.

On a motion by Senator Boutin, seconded by Senator Feltes, that the Committee approve the request of the Department of Health and Human Services, Office of Business Operations, Bureau of Facilities and Assets Management, a ten-year renewal lease agreement, effective January 1, 2016, with Forty Terrill Park Drive, LLC c/o CPManagement, Inc., Eleven Court Street, Exeter, N.H. 03833, for approximately 25,588 square feet of space to be provided in an existing building located at 40 Terrill Park Drive, Concord, N.H., with occupancy and rental payments commencing on January 1, 2016, with an end date of December 31, 2025, for a total lease cost of \$5,851,207.96, for the schedule of annual rent and subject to the conditions as specified in the request dated November 23, 2015. MOTION ADOPTED.

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 9:42 a.m.)


Representative John R. Cloutier, Clerk