

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

November 30, 2016

The Long Range Capital Planning and Utilization Committee met on Wednesday, November 30, 2016 at 10:00 a.m. in Room 301 of the Legislative Office Building.

Members in attendance were as follows:

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

Representative Chandler called the meeting to order at 10:02 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Danielson, seconded by Meredith Telus, that the minutes of the October 26, 2016 meeting be accepted as written. MOTION ADOPTED. (6-Yes, 1-Abstain)

NEW BUSINESS:

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

LRCP 16-030 Department of Transportation – On a motion by Representative Cloutier, seconded by Representative Danielson, that the Committee approve the request of Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement for a term of one (1) year with Badger Realty, LLC for the sale of a 0.66 +/- of an acre parcel of State owned land improved with a single-family residence located at 296 Thompson Road in the Town of Conway for \$160,000, asses an \$1,100 Administrative Fee, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated November 10, 2016. MOTION ADOPTED.

LRCP 16-031 Department of Transportation – On a motion by Representative Danielson, seconded by Representative Gionet, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement for a term of one (1) year with Keller Williams Lakes and Mountain Realty for the sale of a 0.62 +/- of an acre parcel of State owned land improved with a single-family residence located at 216 Thompson Road in the Town of Conway for \$120,000, asses an \$1,100 Administrative Fee, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated November 10, 2016. MOTION ADOPTED.

LRCP 16-032 Department of Transportation – On a motion by Representative Gionet, seconded by Senator Birdsell, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.26 +/- of an acre parcel of State owned land located on the southerly side of NH Route 25 in the Town of Rumney directly to the Heirs of John F. Patterson for \$5,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 15, 2016. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

The Chair announced that all items under this section would be voted on as a group.

Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation presented the request and responded to questions of the Committee. Mike Cawley, from Outfront Media, was also present to respond to questions of the Committee.

On a motion by Representative Danielson, seconded by Senator Birdsell, that the Committee **amend** and approve the requests under this section as submitted. MOTION ADOPTED. [LRCP 16-033 Department of Transportation – **amended** and approved the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 450 +/- square feet on the State-owned Portsmouth Branch Railroad corridor in the City of Manchester under a Participating Lease to Outfront Media at a rate of 30% of the actual annual gross billboard income, with a minimum base rent of \$1,100 per year **for one (1) year**, and assess an \$1,100 Administrative Fee that includes a \$500 deposit as submitted by Outfront Media, subject to the conditions as specified in the request dated November 16, 2016, LRCP 16-034 Department of Transportation – **amended** and approved the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 300 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the Town of Salem under a Participating Lease to Outfront Media at a rate of 30% of the actual annual gross billboard income, with a minimum base rent of \$1,400 per year **for one (1) year**, and assess an \$1,100 Administrative Fee that includes a \$500 deposit as submitted by Outfront Media, subject to the conditions as specified in the request dated November 17, 2016, LRCP 16-035 Department of Transportation – **amended** and approved the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 1,000 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester under a Participating Lease to Outfront Media at a rate of 35% of the actual annual gross billboard income, with a minimum base rent of \$23,400 per year **for one (1) year**, and assess an \$1,100 Administrative Fee that includes a \$500 deposit as submitted by Outfront Media, subject to the conditions as specified in the request dated November 21, 2016, LRCP 16-036 Department of Transportation – **amended** and approved the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 450 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester under a Participating Lease to Outfront Media at a rate of 30% of the actual annual gross billboard income, with a minimum base rent of \$1,400 per year **for one (1) year**, and assess an \$1,100 Administrative Fee that includes a \$500 deposit as submitted by Outfront Media, subject to the conditions as specified in the request dated November 21, 2016, and LRCP 16-037 Department of Transportation – **amended** and approved the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 450 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester under a Participating Lease to Outfront Media

at a rate of 30% of the actual annual gross billboard income, with a minimum base rent of \$1,500 per year **for one (1) year**, and assess an \$1,100 Administrative Fee that includes a \$500 deposit as submitted by Outfront Media, subject to the conditions as specified in the request dated November 16, 2016]

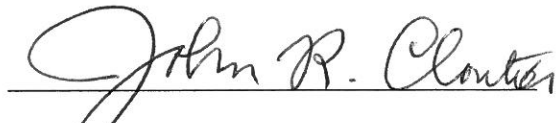
The Committee requested that within six (6) months from November 30, 2016, the Department of Transportation report to the Long Range Capital Planning and Utilization Committee the negotiated back payments as owed by Outfront Media.

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

LRCP 16-038 Department of Transportation – On a motion by Representative Danielson, seconded by Senator Birdsell, that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to sell an approximately .17 acre (7,330 square feet) parcel of the State-owned Northern Railroad corridor in the Town of Danbury to the current or future owner of Dick's General Store for a total of \$1,800, and assess an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 18, 2016. MOTION ADOPTED.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next regular meeting of the Long Range Capital Planning and Utilization Committee will be at the Call of The Chair. (Whereupon the meeting adjourned at 10:19 a.m.)


Representative John R. Cloutier, Clerk