

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES
March 15, 2017

The Long Range Capital Planning and Utilization Committee met on Wednesday, March 15, 2017 at 3:45 p.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative Gene Chandler
Representative John Cloutier
Representative John Graham
Representative Mark McConkey
Representative David Danielson, Alternate
Senator Regina Birdsell
Senator Dan Feltes
Senator Bill Gannon
Senator Bob Giuda

Michael Connor, Department of Administrative Services

Representative Chandler called the meeting to order at 3:45 p.m.

ORGANIZATION OF COMMITTEE:

On a motion by Representative McConkey, seconded by Representative Cloutier, that Representative Chandler be nominated as Chairman of the Long Range Capital Planning and Utilization Committee.

The nominations were closed and a unanimous vote was cast for Representative Chandler for Chairman.

On a motion by Representative Graham, seconded by Senator Birdsell, that Senator Giuda be nominated as Vice-Chairman of the Long Range Capital Planning and Utilization Committee.

The nominations were closed and a unanimous vote was cast for Senator Giuda for Vice-Chairman.

On a motion by Representative McConkey, seconded by Representative Graham, that Representative Cloutier be nominated as Clerk of the Long Range Capital Planning and Utilization Committee.

The nominations were closed and a unanimous vote was cast for Representative Cloutier for Clerk.

ACCEPTANCE OF MINUTES:

On a motion by Representative McConkey, seconded by Senator Birdsell, that the minutes of the November 30, 2016 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 17-007 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.

On a motion by Representative Graham, seconded by Senator Birdsell, 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 April 20, 2017, with 19 Rye St, LLC, C/o James J. Horne, CPManagement, Inc., 11 Court Street, Exeter, N.H. 03833, for office space consisting of approximately 28,000 square feet on the first and second floors located at 19 Rye Street, Portsmouth, N.H., with occupancy of the premises and commencement of rental payment to begin June 1, 2018 through May 31, 2028, for a total lease cost not to exceed \$7,511,560.00, for the schedule of annual rent and subject to the conditions as specified in the request dated February 27, 2017. MOTION ADOPTED.

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

LRCP 17-004 Department of Transportation – On a motion by Senator Giuda, seconded by Representative McConkey, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.11 +/- acre parcel of State owned land located near the westerly side of Harris Road in the Town of Windham by a sealed bid process to the abutters with a minimum bid price of \$16,100.00, which includes a \$1,100.00 Administrative Fee, subject to the conditions as specified in the request dated February 22, 2017. MOTION ADOPTED.

LRCP 17-005 Department of Transportation – On a motion by Representative Graham, seconded by Senator Birdsell, 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 Berkshire Hathaway Home Services Verani Realty for the sale of a 2.8 +/- acre portion of State owned Controlled Access Right of Way located on the northerly side of NH Route 102 in the Town of Londonderry for \$400,000.00, assess an Administrative Fee of \$1,100.00, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated February 22, 2017. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 17-001 Department of Employment Security – On a motion by Senator Feltes, seconded by Representative McConkey, that the Committee approve the request of the New Hampshire Employment Security, to enter into a listing agreement with NAI Norwood Group, 116 South River Road, Bedford, N.H., for a term of up to one (1) year, to sell 0.15 +/- of an acre

parcel of land with one building comprising approximately 9,559 square feet located at 298 Hanover Street, Manchester, N.H. for \$415,000.00, assess an Administrative Fee of \$1,100.00, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated January 27, 2017. MOTION ADOPTED.

This request (LRCP 12-042) was originally approved by the Long Range Capital Planning and Utilization Committee on September 18, 2012, and subsequently amended (LRCP 12-059) on November 14, 2012 and (LRCP 16-005) February 16, 2016.

LRCP 17-006 Department of Administrative Services – Michael Connor, Deputy Commissioner, Department of Administrative Services, presented the request and responded to questions of the Committee. Andrew Davis, Director of Real Estate, New Hampshire Liquor Commission, was also present to respond to questions of the Committee.

On a motion by Representative Graham, seconded by Senator Feltes, that the Committee approve the request of the Department of Administrative Services, acting on behalf of the New Hampshire Liquor Commission, allowing negotiations within the Committee's current policy guidelines, to reduce the previously approved sale price of the former Ashland Liquor Store property located at 13 West Street in the Town of Ashland, including a single-story concrete block commercial retail building with approximately 3,600 square feet of space and approximately 0.41 acres of land, from \$650,000.00 to \$500,000.00, plus an Administrative Fee of \$1,100.00, subject to the conditions as specified in the request dated March 6, 2017. MOTION ADOPTED.

This request (LRCP 16-021) was originally approved by the Long Range Capital Planning and Utilization Committee on June 14, 2016 and subsequently amended (LRCP 16-026) on October 26, 2016.

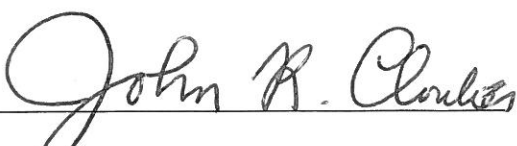
INFORMATIONAL:

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 will be at the Call of The Chair.

On a motion by Representative Graham, seconded by Representative Cloutier, that the meeting adjourn. (Where upon the meeting adjourned at 4:02 p.m.)


Representative John R. Cloutier, Clerk