

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

November 14, 2017

The Long Range Capital Planning and Utilization Committee met on Tuesday, November 14, 2017 at 10:30 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative Gene Chandler
Representative John Cloutier
Representative Mark McConkey
Representative Frank Byron (Alternate)
Representative David Danielson (Alternate)
Senator William Gannon

Stephen Lorentzen, Department of Administrative Services

Representative Chandler called the meeting to order at 10:30 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative McConkey, seconded by Representative Byron, that the minutes of the September 19, 2017 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 17-028 Department of Corrections – Jason Smith, Assistant Director of Probation-Parole, Department of Corrections, responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Representative Cloutier, that the Committee approve the request of the Department of Corrections, Division of Administration, of a ten-year renewal lease agreement with Riverside Properties of Nashua, Inc., 22 Kehoe Avenue, Nashua, N.H. 03060 for approximately 3,252 square feet of space located at 3 Pine Street Extension, 1st Floor Suite, Nashua, N.H. for the period of December 1, 2017 to November 30, 2027, for an amount not to exceed \$714,342, for the schedule of annual rent and subject to the conditions as specified in the request dated October 17, 2017. MOTION ADOPTED.

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

LRCP 17-033 Department of Transportation – On a motion by Representative Danielson, seconded by Representative Byron, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 3.0 +/- acre parcel of State owned land located on the southeasterly corner of NH Route 101 Exit 5 Westbound off Ramp and NH Route 27 in the Town of Raymond to Rye Harbor Realty Investment LLC for \$161,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 26, 2017. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 17-026 Department of Transportation – Lou Barker, Railroad Planner, Division of Aeronautics, Rail and Transit, Department of Transportation, responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Senator Gannon, that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 868 square feet of the State-owned Concord-Lincoln Railroad corridor in the City of Laconia to Bay Reach Realty Group for \$1,500 per year for five years totaling \$7,500, with a five-year renewal provision and a one-time Administrative Fee of \$1,100, subject to the conditions as specified in the request dated July 17, 2017. MOTION ADOPTED.

LRCP 17-029 The Adjutant General's Department – Colonel Warren Perry, Deputy Adjutant General, and Stephanie Milender, Administrator, Department of Adjutant General, responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Representative Cloutier, that the Committee approve the request of the Office of the Adjutant General to dispose of the former State Armory at 110 Hastings Avenue, including buildings and 6.5 acres located in Keene, N.H. and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 21, 2017. MOTION ADOPTED.

LRCP 17-030 Department of Natural and Cultural Resources – Chris Gamache, Chief of the Trails Bureau, Department of Natural and Cultural Resources, responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Representative Cloutier, that the Committee approve the request of the Department of Natural and Cultural Resources to sell an approximately .25 mile (3.5 acres) section of the Fremont Branch Recreation Trail, to John Grammas, an abutting developer, for \$120,000, while preserving a permanent easement for public recreational use and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated October 10, 2017. MOTION ADOPTED.

LRCP 17-031 Department of Administrative Services – Stephen Lorentzen, Administrator, Bureau of Plant and Property Management, Department of Administrative Services, responded to question of the Committee.

On a motion by Representative Byron, seconded by Representative McConkey, that the Committee approve the request of the Department of Administrative Services, to enter into a four (4) year Use of Premises Agreement with the County of Hillsborough, 329 Mast Road, Goffstown, N.H. 03045 for leasing of state owned property consisting of 9,433 square feet of office space located in the Hillsborough County Superior Court, 300 Chestnut Street, Manchester, N.H., for the term of January 1, 2018 to December 31, 2021, at a total lease cost of \$495,747.24 to be paid to the State of New Hampshire, for the schedule of annual rent and subject to the conditions as specified in the request dated October 12, 2017. MOTION ADOPTED.

LRCP 17-032 New Hampshire Fish and Game Department – On a motion by Representative Danielson, seconded by Representative McConkey, that the Committee approve the request of the New Hampshire Fish and Game Department to enter into a lease agreement, at no cost, with the Town of Sugar Hill for the purpose of maintaining a public cartop access site at Coffin Pond and pedestrian trails, and further authorization to waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 12, 2017. MOTION ADOPTED.

LRCP 17-034 Department of Administrative Services – Stephen Lorentzen, Administrator, Bureau of Plant and Property Management, and Jared Nylund, Real Property Asset Manager, Department of Administrative Services, responded to question of the Committee.

On a motion by Representative Danielson, seconded by Representative Byron, that the Committee approve, **contingent upon clarification of the ownership of the named utility**, the request of the Department of Administrative Services, to grant a perpetual water line easement on State land, at no cost, to Aquarion Water Company of New Hampshire, Inc. for the construction, installation, operation, maintenance, repair, and replacement of a water supply main and any related fixtures or equipment as may be necessary to provide water service to the Hampton Circuit Court Facility to be constructed in the Town of Hampton along the eastern side of Timber Swamp Road between the Hampton Park & Ride, the Interstate 95 right-of-way, and a Department of Transportation Highway Maintenance Facility, subject to the conditions as specified in the request dated October 27, 2017. MOTION ADOPTED.

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

LRCP 17-025 Department of Transportation – Lou Barker, Railroad Planner, Division of Aeronautics, Rail and Transit, Department of Transportation, responded to questions of the Committee. Linda Perry of Andover, N.H. was also present.

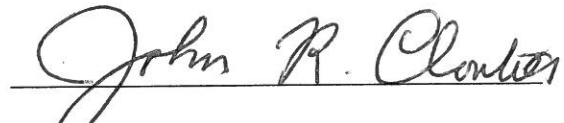
On a motion by Senator Gannon, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to sell approximately 43,650 square feet (1 acre +/-) of the State-owned Northern Railroad corridor in the Town of Andover to John and Linda Perry for \$8,000, and a one-time Administrative Fee of \$1,100, subject to the conditions as specified in the request dated July 17, 2017. MOTIO ADOPTED. (4-Yes, 2-No)

INFORMATIONAL ITEMS:

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. (Where upon the meeting adjourned at 10:48 a.m.)


Representative John R. Cloutier, Clerk