

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

February 21, 2018

The Long Range Capital Planning and Utilization Committee met on Wednesday, February 21, 2018 at 3:30 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 William Gannon  
Senator Bob Giuda

Stephen Lorentzen, Department of Administrative Services

Representative Chandler called the meeting to order at 3:30 p.m.

ORGANIZATION OF COMMITTEE:

On a motion by Representative Chandler, seconded by Representative McConkey, that Representative Graham 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 Graham for Chairman.

ACCEPTANCE OF MINUTES:

On a motion by Representative Danielson, seconded by Senator Gannon, that the minutes of the November 14, 2017 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

LRCP 17-034 Additional Information Department of Administrative Services – letter, dated December 7, 2017, submitted in satisfaction of foregoing condition of Committee approval granted November 14, 2017 (LRCP 17-034) "contingent upon clarification of the ownership of the named utility" granting 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. No Action Required.

NEW BUSINESS:

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

LRCP 18-001 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request and 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 Transportation, Bureau of Right-of-Way, to sell a 3.3 +/- acre parcel of State owned land located on the easterly side of NH Route 25 in the Town of Wentworth by a sealed bid process to the abutters with a minimum bid price of \$4,900, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated December 29, 2017. MOTION ADOTPED.

This request was originally approved by the Long Range Capital Planning and Utilization Committee on June 24, 2014 (LRCP 14-019) and subsequently on September 19, 2017 (LRCP 17-024).

LRCP 18-002 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation responded to questions of the Committee.

On a motion by Senator Giuda, seconded by Representative McConkey, that the Committee **conditionally** approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an 18,000 +/- square foot parcel of State owned land located on the northerly side of NH Route 28A in the Town of Alton directly to Thomas Stevenson and Virginia Stevenson for \$5,600, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated January 16, 2018. MOTION ADOPTED.

**The Committee approved the request with the condition that the Department correct the errors found pertaining to the property location in paragraph one under “Explanation”, specifically the route number and town name.**

LRCP 18-003 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation responded to questions of the Committee.

On a motion by Senator Birdsell, seconded by Representative McConkey, 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 Locke Associates Inc. for the sale of a 0.73 +/- acre parcel of State owned land located on the northerly side of N.H. Route 140 in the Town of Alton for \$25,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee’s current policy guidelines, subject to the conditions as specified in the request dated January 16, 2018. MOTION ADOPTED.

LRCP 18-004 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation responded to questions of the Committee.

On a motion by Senator Birdsell, seconded by Senator Giuda, 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 Locke Associates Inc. for the sale of a 3.8 +/- acre portion of the State owned N.H. Route 11 Limited Access Right of Way located on the westerly side of N.H. Route 11 in the Town of Alton for \$50,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated January 16, 2018. MOTION ADOPTED.

LRCP 18-005 Department of Transportation – On a motion by Senator Giuda, seconded by Representative Cloutier, 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 HG Johnson Real Estate for the sale of a 0.83 +/- acre parcel of State owned land improved with a single family residence located at 65 Bigelow Hill Road in the Town of Troy for \$85,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated January 16, 2018. MOTION ADOPTED.

LRCP 18-006 Department of Transportation – On a motion by Senator Birdsell, seconded by Representative Cloutier, 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 HG Johnson Real Estate for the sale of a 15 +/- acre parcel of State owned land improved with a single family residence located at 51 Bigelow Hill Road in the Town of Troy for \$125,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated January 16, 2018. MOTION ADOPTED.

LRCP 18-007 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 Right-of-Way, to sell a 3,250 +/- square foot parcel of State owned land located on the easterly side of N.H. Route 125 in the Town of Barrington directly to Wayne and Jennifer Brulotte for \$6,000, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated January 22, 2018. MOTION ADOPTED.

LRCP 18-008 Department of Transportation – On a motion by Representative McConkey, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell four tracts of land totaling 49,460 +/- square feet (1.14 +/- Acres) to the following entities, as a group, for the total amount of \$250,000; 1) a 6,500 +/- square foot parcel of State owned land to Corner of New Horizons, LLC, 2) a 41,000 +/- square foot parcel of State owned land to Regent Street Properties, 3) an 1,150 +/- square foot parcel of State owned land to Karen L. Heller 1997 Trust, and 4) an 810 +/- square foot parcel of State owned land to Route 111A Sign Association, LLC; all parcels are

located on the easterly side of NH Route 111A in the Town of Windham, and further waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated January 22, 2018. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 17-035 Department of Administrative Services – Sarah Lineberry, Administrator, Bureau of Court Facilities, Department of Administrative Services, responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Senator Giuda, that the Committee approve the request of the Department of Administrative Services, to enter into a three (3) year Use of Premises Agreement with the County of Coos, PO Box 10, West Stewartstown, N.H. 03597 for leasing of 6,023 square feet of office space located in the Coos County Superior Court, 55 School Street, Lancaster, N.H. for the period of June 1, 2018 through May 31, 2021 for an amount not to exceed \$188,016, subject to the schedule of annual rent and conditions as specified in the request dated November 29, 2017. MOTION ADOPTED.

LRCP 18-009 Department of Administrative Services – Jared Nylund, Real Property Asset Manager, Bureau of Plant and Property Management, Department of Administrative Services, presented the request and responded to questions of the Committee.

On a motion by Senator Birdsell, seconded by Senator Giuda, 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 \$395,000 to \$305,000, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated January 26, 2018. 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 approved (LRCP 16-026) October 26, 2016, (LRCP 17-006) March 15, 2017, and (LRCP 17-021) September 19, 2017.

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

LRCP 17-036 Department of Transportation – Louis Barker, Railroad Planner, Bureau of Aeronautics, Rail and Transit, Department of Transportation, presented the request and responded to questions of the Committee. Wesley Anderson, Director of Public Works, City of Laconia, was also present to address the Committee.

On a motion by Senator Birdsell, seconded by Senator Giuda, that the Committee **amend** the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 330 square feet on the State-owned Concord – Lincoln Railroad Corridor in the City of Laconia to the City of Laconia, for \$78 per year for five (5) years, totaling \$390, with a five-year renewal provision and assess a one-time \$1,100 Administrative Fee, of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated December 14, 2017, **waiving the \$600 Administrative Fee balance due.** MOTION ADOPTED. (6-Yes, 1-No)

On a motion by Senator Giuda, seconded by Senator Gannon, that the Committee **approve as amended** the request of the Department of Transportation, Bureau of Rail and Transit, to lease approximately 330 square feet on the State-owned Concord – Lincoln Railroad Corridor in the City of Laconia to the City of Laconia, for \$78 per year for five (5) years, totaling \$390, with a five-year renewal provision and assess a one-time \$1,100 Administrative Fee, of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated December 14, 2017, **waiving the \$600 Administrative Fee balance due.** MOTION ADOPTED.

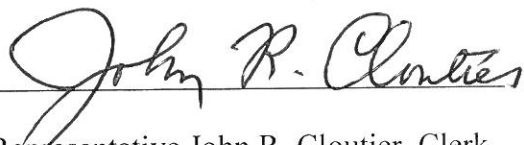
INFORMATIONAL ITEMS:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The Chair scheduled the next regular meetings of the Long Range Capital Planning and Utilization Committee at 10:00 a.m. for; Wednesday, June 6, 2018 and September 5, 2018, and Thursday, November 29, 2018.

On a motion by Senator Birdsell, seconded by Senator Giuda, that the meeting adjourn. (Where upon the meeting adjourned at 3:54 p.m.)

  
Representative John R. Cloutier, Clerk