

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

November 29, 2018

The Long Range Capital Planning and Utilization Committee met on Thursday, November 29, 2018 at 10:00 a.m. in Room 104 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Graham, Chairman  
Representative John Cloutier  
Representative Mark McConkey  
Representative David Danielson (Alternate)  
Representative Katherine Rogers (Alternate)  
Senator Regina Birdsell  
Senator James Gray (Alternate)  
Michael Zellem, Governor's Office

Representative Graham called the meeting to order at 10:00 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Danielson, seconded by Michael Zellem, that the minutes of the September 5, 2018 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

RSA 4:39-b Approval of State Agency Leases Exceeding 5 Years:

LRCP 18-042 Department of Transportation – 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 Danielson, seconded by Senator Birdsell, that the Committee **conditionally** approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a fifteen (15) year renewable lease agreement with B&C Management-New Hampshire, Inc. for the amount of \$21,600 per year for the leasing of a portion of their property consisting of 0.55 +/- of an acre, located on the northwesterly side of the Henri A. Burque Highway in the City of Nashua, and the sole option for the Department to review the lease for an additional term of fifteen years (15) at the then determined fair market value, **on the condition that the lease agreement reflect that should parking overflow in this lot Park and Ride users would be allowed to park in other lots of the hotel**, subject to the conditions during the lifetime of the lease, at the Department's expense, including but not limited to; snow/ice removal, paving, striping, signage and drainage work, as specified in the request dated November 13, 2018. MOTION ADOPTED.

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

LRCP 18-041 Department of Transportation – 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 Senator Birdsell, seconded by Representative Danielson, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.965 of an acre portion of the State owned Limited Access Right of Way located on the northeasterly side of Amherst Street and the northwesterly side of the Henri A. Burque Highway at the F.E. Everett Turnpike, Exit 7 Interchange in the City of Nashua to B&C Management-New Hampshire, Inc. for \$521,100 which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 13, 2018. MOTION ADOPTED.

LRCP 18-043 Department of Transportation – 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 Senator Birdsell, seconded by Representative Danielson, that the Committee approve the request of Department of Transportation, Bureau of Right-of-Way, to lease a parcel of State owned land consisting of 9,782 square feet, at the southeast quadrant of the Interstate 93, Exit 12 Interchange in the City of Concord by amending Item LRCP 18-012, originally approved June 6, 2018, from entering into a lease with South Main Realty, LLC to Capital Hotel Company VI with the rest of the terms for five (5) years at \$7,500 per year plus a one-time Administrative Fee of \$1,100, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated November 14, 2018. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 18-039 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 Representative Danielson, that the Committee **conditionally** approve the request of the Department of Administrative Services, to grant a perpetual utility easement on State land to Unitil Energy Systems, Inc. and Northern New England Telephone Operations LLC (d/b/a Consolidated Communications-NNE), as tenants in common, for the construction, installation, operation, maintenance, and replacement of transmission and distribution lines and associated service poles and other supporting facilities and apparatus as needed to provide electrical and telecommunications utility service to 33 Green Street in Concord, subject to the conditions as specified in the request dated November 8, 2018, **contingent upon approval being granted by the New Hampshire Council on Resources and Development (CORD)**. MOTION ADOPTED.

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

LRCP 18-038 Department of Transportation – Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation, responded to questions of the Committee.

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 3,230 square foot parcel on the State-owned Northern Railroad Corridor in the Town of Enfield to James Kelleher for a total of \$30,000 and a one-time Administrative Fee of \$1,100, of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated August 27, 2018. MOTION ADOPTED.

LATE ITEM:

LRCP 18-044 Department of Transportation – 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 Senator Birdsell, seconded by Representative Danielson, that the Committee, pursuant to the provisions of RSA 4:39-c, **amend** and approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend a listing agreement **only** with Berkshire Hathaway Verani Realty for a term of six (6) months for the sale of a 2 +/- acre parcel of State owned land located at the northeasterly corner of NH Route 111 and NH Route 28 in the Town of Windham, **with the listing price to remain as originally approved at \$450,000** allowing negotiations within the Committee's current policy guidelines, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 26, 2018. MOTION ADOPTED.

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

MISCELLANEOUS:

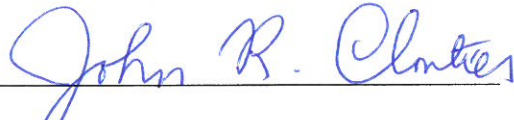
Office of Legislative Budget Assistant – On a motion by Representative Danielson, seconded by Senator Birdsell, that the Committee approve the rough draft of the 2017-2018 Long Range Capital Planning and Utilization Committee Biennial Report. MOTION ADOPTED.

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 10:37 a.m.)

  
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Representative John R. Cloutier, Clerk