

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
AGENDA

Wednesday, June 6, 2018 at 10:00 a.m. in Room 201 of the Legislative Office Building

- (1) [Acceptance of Minutes](#) of the February 21, 2018 meeting
- (2) **Old Business:**
- (3) **New Business:**

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

[LRCP 18-018 Department of Business and Economic Affairs](#) – request approval of a ten-year lease agreement with Maple Valley Manchester Partners, LLC dba Brady Sullivan Properties, 670 Commercial Street, Suite 303, Manchester, NH 03101, for approximately 17,897 square feet of space located at One Eagle Square, Suite 100 and 200, Concord, NH 03301, for the period of August 1, 2018 to July 31, 2028, for an amount not to exceed \$3,919,443.60, subject to the schedule of annual rent and certain limited improvements as specified in the request dated May 3, 2018

[LRCP 18-019 Department of Health and Human Services](#) – request approval of a ten-year renewal lease agreement with C&C Thibodeau Properties, LLC, PO Box 1700, Conway, NH 03818, for approximately 14,500 square feet of space located at 71 Hobbs Street, Conway, NH 03818, retroactive to June 1, 2018 to May 31, 2028, for an amount not to exceed \$3,490,298.40, subject to the schedule of annual rent and conditions as specified in the request dated May 8, 2018

RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate:

[LRCP 18-011 Department of Transportation](#) – request authorization to sell a 5.63 +/- acre parcel of State owned land located on the easterly side of NH Route 125 in the Town of Kingston by a sealed bid process to the general public with a minimum bid price of \$35,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 8, 2018 (Originally approved April 21, 2009 (LRCP 09-010), with subsequent action taken on January 26, 2010 (LRCP 10-004), March 22, 2011 (LRCP 11-008) and January 31, 2012 (LRCP 12-002))

[LRCP 18-012 Department of Transportation](#) – request authorization to lease a 9,782 +/- square foot parcel of State owned land located on the southeast quadrant of the Interstate 93, Exit 12 Interchange in the City of Concord to South Main Realty, LLC for five (5) years at \$7,500 per year plus a one-time \$1,100 Administrative Fee, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated March 15, 2018

[LRCP 18-023 Department of Transportation](#) – request authorization to sell an access point through the Limited Access Right-of-Way (LAROW) on NH Route 125 in the Town of Kingston directly to Kingston Crossing, LLC for \$192,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 15, 2018

RSA 4:40 Disposal of Real Estate:

[LRCP 18-024 New Hampshire Fish and Game Department](#) – authorization of the sale of a 2.23 acre parcel of land located near Peppercorn Road in the Town of Ashland to Courtney Craig Smith, Jr. of 238 Monroe Street, Philadelphia, PA 19147 for the fair market value of \$4,000, plus an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 16, 2018

[LRCP 18-025 New Hampshire Fish and Game Department](#) – authorization to; 1) lease an approximately three (3) acre lot containing an existing privately owned camp on Greenough Pond in Wentworth's Location to the North Country Outing Club of Milan, NH for a period of ten years ending June 30, 2028, at a cost starting at \$4,409.89 and waive the \$1,100 Administrative Fee, and 2) lease an approximately one (1) acre lot containing an existing privately owned camp on Greenough Pond in Wentworth's Location to Donald Couture of Berlin for a period of ten years ending June 30, 2028 at a cost starting at \$4,409.89 and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 15, 2018

[LRCP 18-026 Department of Natural and Cultural Resources](#) – authorization to sell approximately 0.18 acres of land located along the edge of the Presidential Rail Trail in Gorham to Jeanne Anne Lariviere, an abutting land owner, for a value of \$1,000 plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated May 22, 2018

RSA 4:40 Disposal of Real Estate and RSA 228:57-a Leasing Certain Portions of Railroad Properties:

[LRCP 18-013 Department of Transportation](#) – request authorization to enter into a lease, retroactive to January 1, 2018, for approximately 450 +/- square feet on the State-owned Portsmouth Branch Railroad corridor in the City of Manchester, located on the East side of Route 28B near the Massabesic Circle, under a Participating Lease to Outfront Media at a rate of 30% of the annual advertising income, with a minimum base rent of \$1,100 per year for a period of five (5) years through December 31, 2022, with a five-year renewal provision, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 3, 2018 (Originally approved (LRCP 16-033) November 30, 2016)

[LRCP 18-014 Department of Transportation](#) – request authorization to enter into a lease, retroactive to January 1, 2018, for approximately 450 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester, located on the North side of Queen City Avenue, under a Participating Lease to Outfront Media at a rate of 30% of the annual advertising income, with a minimum base rent of \$1,400 per year for a period of five (5) years through December 31, 2022, with a five-year renewal provision, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 4, 2018 (Originally approved (LRCP 16-036) November 30, 2016)

[LRCP 18-015 Department of Transportation](#) – request authorization to enter into a lease, retroactive to January 1, 2018, for approximately 450 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester, located on the South side of Queen City Avenue, under a Participating Lease to Outfront Media at a rate of 30% of the annual advertising income, with a minimum base rent of \$1,500 per year for a period of five (5) years through December 31, 2022, with a five-year renewal provision, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 4, 2018 (Originally approved (LRCP 16-037) November 30, 2016)

[LRCP 18-016 Department of Transportation](#) – request authorization to enter into a lease, retroactive to January 1, 2018, for approximately 300 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the Town of Salem, located on the West side of Route 28 (across from Dyer Ave), under a Participating Lease to Outfront Media at a rate of 30% of the annual advertising income, with a minimum base rent of \$1,400 per year for a period of five (5) years through December 31, 2022, with a five-year renewal provision, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 4, 2018 (Originally approved (LRCP 16-034) November 30, 2016)

[LRCP 18-017 Department of Transportation](#) – request authorization to enter into a lease, retroactive to January 1, 2018, for approximately 1,000 +/- square feet on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester, located on the South side of Route 101 at the Frontage Street Underpass, under a Participating Lease to Outfront Media at a rate of 30% of the annual advertising income, with a minimum base rent of \$23,400 per year for a period of five (5) years through December 31, 2022, with a five-year renewal provision, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 19, 2018 (Originally approved (LRCP 16-035) November 30, 2016)

[LRCP 18-020 Department of Transportation](#) – request authorization to lease an approximately 3,900 square foot (.09 acres) parcel on the State-owned Manchester and Lawrence Railroad corridor in the City of Manchester to Redimix Companies, for \$1,000 per year for five (5) years, with a five-year renewal provision, and a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 16, 2018

RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate, RSA 228:67 Disposition of Acquired or Abandoned Rail Properties, and RSA 4:40 Disposal of Real Estate:

[LRCP 18-027 Department of Transportation](#) – authorization to sell a 2.6 +/- acre parcel of State owned land located on the easterly side of Main Street, adjacent to Lake Mascoma in the Town of Enfield directly to the Town of Enfield for \$128,600, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 23, 2018

(4) **Miscellaneous:**

(5) **Informational:**

[LRCP 18-021 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved minutes from the January 11, 2018 meeting of the Council on Resources and Development (CORD)

[LRCP 18-022 New Hampshire Council on Resources and Development](#) – Four (4) Memorandums regarding Surplus Land Review for; Ashland SLR 18-001, Wentworth's Location-Couture SLR 18-002, Wentworth's Location-North Country Outing Club SLR 18-003, and Gorham SLR 18-004

(6) **Date of Next Meeting and Adjournment**

The next regular meetings are scheduled for 10:00 a.m. Wednesday, September 5, 2018 and Thursday, November 29, 2018