

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

Legislative Office Building, Room 201

Concord, NH

Tuesday, May 16, 2017

**MEMBERS PRESENT:**

Rep. Gene Chandler, Chair

Rep. John Cloutier

Rep John Graham

Rep. Mark McConkey

Rep. David Danielson

Sen. Regina Birdsell

Sen. Bill Gannon

(Convened at 10:30 a.m.)

**(1) Acceptance of Minutes of the March 15, 2017 meeting.**

GENE CHANDLER, State Representative, Carroll County,  
District #01: Okay. The time being 10:30, we'll open the meeting  
of the Long Range Capital Planning and Utilization Committee.  
First order of business, acceptance of the minutes of  
March 15<sup>th</sup> --

**\*\*** JOHN GRAHAM, State Representative, Hillsborough County,  
District #07: So move.

CHAIRMAN CHANDLER: -- 2017 meeting.

**\*\*** REP. GRAHAM: So move.

CHAIRMAN CHANDLER: Representative Graham moves that we  
accept the minutes; seconded by --

MARK MCCONKEY, State Representative, Carroll County,  
District #03: Second.

CHAIRMAN CHANDLER: -- Representative McConkey. Questions or  
discussion? If not, all those in favor say aye? Opposed no?  
The motion carries.

\*\*\* {MOTION ADOPTED}

(2) Old Business:

CHAIRMAN CHANDLER: Have nothing I see under Old Business.

(3) New Business:

CHAIRMAN CHANDLER: Under New Business, item LRCP 17-008, Department of Transportation --

\*\* REP. GRAHAM: Move acceptance.

CHAIRMAN CHANDLER: Request authorization to sell .52 acre parcel of State-owned land on the southerly side of Pelham Road in the Town of Salem. Representative Graham moves we accept item 17-008. Is there a second?

REP. MCCONKEY: Seconded.

CHAIRMAN CHANDLER: By Representative McConkey. Any questions? Members of the Committee have any questions? Seeing none, all those in favor of the motion say aye? Any opposed? Motion carries.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CHANDLER: I'm sorry, I neglected to introduce the new Mike Connor here. So Steve.

STEPHEN LORENTZEN, Administrator, Bureau of Plant and Property, Department of Administrative Services: Lorentzen.

CHAIRMAN CHANDLER: Lorentzen.

MR. LORENTZEN: Yes.

CHAIRMAN CHANDLER: Steve Lorentzen taken Mike Connor's place. I don't know you can take his place, but he's sitting there.

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**

MR. LORENTZEN: I worked for Mike for ten years.

CHAIRMAN CHANDLER: Item LRCP 17-009, Department of Transportation, request authorization to sell nine-acre parcel of State-owned land located on the westerly side of Interstate 89, et cetera, et cetera, in the Town of Warner. I'll take a motion, then I have questions. So does someone want to move it?

\*\* REP. GRAHAM: I'll move it.

CHAIRMAN CHANDLER: Representative Graham moves to approve the item, seconded by Representative McConkey. Who's answering? I have a question.

CHUCK SCHMIDT, Department of Transportation: Depends on the question. One of us. I'll take a shot. Phil knows the history.

CHAIRMAN CHANDLER: I realize that it says there's no access and I get that; but it just -- that's an awful lot of river frontage on nine acres of land for not very much money. It looks like there might be access through a parcel at the -- hold on, let me find it -- the privately-owned land at the end; is that right? I looked in the map. If you look on the map, if I can find it again. I'm sorry.

REP. MCCONKEY: Map on 34.

CHAIRMAN CHANDLER: Okay. The map on -- there isn't a page number. It's -- so is there, looks like it's private property actually on both ends of the subject parcel; is that correct?

PHIL MILES, Department of Transportation: Just on the one end. That's owned by the town.

CHAIRMAN CHANDLER: Owned by who?

MR. SCHMIDT: The town. That little piece, the piece of land between the Warner River and the Interstate.

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**

CHAIRMAN CHANDLER: That's owned by the town?

MR. SCHMIDT: That little triangular type piece on the southern tip.

CHAIRMAN CHANDLER: Shows an owner, a person's name there, but I realize that's old probably. Shows something S. L. Ingalls.

MR. MILES: Oh, that's the highway -- that's the highway plan.

MR. SCHMIDT: Yeah, that's who we acquired -- that's who we acquired the piece from originally.

CHAIRMAN CHANDLER: Okay. This piece doesn't include that little triangle, does it?

MR. SCHMIDT: Correct.

CHAIRMAN CHANDLER: Then at the other end, the three more lots down there or not?

MR. MILES: That's the river.

MR. SCHMIDT: The river is between those three lots and the piece we're selling.

CHAIRMAN CHANDLER: Okay. Which map are you looking at?

MR. MILES: The tax map.

CHAIRMAN CHANDLER: Okay. So I'll ask this question more succinctly then. Is all of the land along the Interstate being -- as part of this parcel?

MR. SCHMIDT: Except for the southern tip, yes. The southern tip is owned by or southeasterly tip.

CHAIRMAN CHANDLER: There's a number seven by that? Right there.

MR. MILES: Number two, actually.

CHAIRMAN CHANDLER: Number two.

MR. MILES: Yes.

CHAIRMAN CHANDLER: Okay. So that land is owned by who?

MR. MILES: I believe by the Town of Warner.

CHAIRMAN CHANDLER: Those three parcels?

MR. MILES: I'm confused.

MR. SCHMIDT: Yeah, I'm not sure.

CHAIRMAN CHANDLER: Well, perhaps you could come up here. Be helpful we were looking at the same map.

MR. SCHMIDT: Sure.

CHAIRMAN CHANDLER: I'm looking at this map.

MR. MILES: Okay.

MR. SCHMIDT: Looking at the tax map and the hatched area is what they hope to acquire. The little non-hatched area just on the southern tip we believe is owned by the Town.

CHAIRMAN CHANDLER: Okay. Does everyone have that map? You're looking at the tax map. So the item -- parcel two is already owned by the Town. All -- everything else is what is being proposed to be sold.

MR. SCHMIDT: Yep, from northerly tip of the hatched area --

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**

CHAIRMAN CHANDLER: Right.

MR. SCHMIDT: -- down.

CHAIRMAN CHANDLER: If I may? On the other map --

MR. SCHMIDT: Hm-hum.

CHAIRMAN CHANDLER: -- that include all of this land?

MR. MILES: Yes.

CHAIRMAN CHANDLER: Is included? Okay. So there's no other access.

MR. MILES: Correct. Yes.

CHAIRMAN CHANDLER: Other than what the Town has.

MR. MILES: It's in-between the river and the Interstate.

CHAIRMAN CHANDLER: Okay. Thank you. So as you go back -- that's okay, I'll wait till you get back there. So there was no right-of-way retained over the Town-owned parcel when the State acquired it?

MR. MILES: Correct.

MR. SCHMIDT: Right.

CHAIRMAN CHANDLER: And there was no right-of-way kept when you purchased it from the people? They must have had a way to get to it somehow.

MR. MILES: Correct. That's one of the reasons we purchased it. We bought the right-of-way and then we bought that piece after.

CHAIRMAN CHANDLER: Okay. So there's no way that anyone can get there?

MR. MILES: Correct, except for the Town of Warner.

MR. SCHMIDT: Yeah, except for that little tip piece.

CHAIRMAN CHANDLER: Yeah, they can. Okay. Anyone else have any other questions? Yes, Representative Graham.

REP. GRAHAM: Thank you, Mr. Chairman. Where it says require the existing right-of-way fence located be repaired or replaced. Is the Department paying for that or the Town?

MR. MILES: The Town of Warner is.

REP. GRAHAM: Okay.

CHAIRMAN CHANDLER: Any other questions? If not, the -- we have a motion to approve the item. Are there any more questions or discussion? If not, all those in favor say aye? Any opposed? The motion carries.

\*\*\* {MOTION ADOPTED}

(4) Miscellaneous:

(5) Informational:

CHAIRMAN CHANDLER: We have a late item. What I do with it? I had it right here.

REP. GRAHAM: Give him mine.

CHAIRMAN CHANDLER: We have a late item which everyone has regarding the signs, billboards. And I think -- who's going to represent this, Mr. Schmidt or --

LOUIS BARKER, Bureau of Rail and Transit, Department of Transportation: No, Lou Barker, Bureau of Rail and Transit.

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**

CHAIRMAN CHANDLER: Okay. Come on up. Fill us in.

MR. BARKER: Lou Barker, New Hampshire DOT, Bureau of Rail and Transit. Last November we presented proposed leases for billboards owned by Outfront Media which were determined to be on State property. We negotiated a price per year and the Committee approved it with one condition that we review the availability of an escrow account that was maintained, we believed, by Outfront Media, during the time the City of Manchester had acquired the railroad corridor.

I reviewed our property records to determine when the State acquired the property and consulted with Outfront Media as to their escrow account, and the time frame that the State owned compared to the price our right-of-way appraisers had given me, and we came up with an agreed figure. And it's -- and they -- both entities agreed and we are waiting for the check.

CHAIRMAN CHANDLER: And that figure is?

MR. BARKER: \$325,000.

CHAIRMAN CHANDLER: I just wanted to -- thank you.

MR. BARKER: Yes, sir.

CHAIRMAN CHANDLER: Okay. Any questions or discussion from the Committee? I just have one. Where is -- when you get that, which is coming shortly, I believe, where is that money going?

MR. BARKER: Special Railroad Fund.

CHAIRMAN CHANDLER: Special Railroad Fund. Okay. Any other questions? If not, I request -- well, this is just informational at the moment. We already approved it. The money is coming.

MR. BARKER: Yes, sir.

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**



CHAIRMAN CHANDLER: By next two weeks? We have the principals here? Or week? Two weeks?

MICHAEL CAWLEY, Outfront Media: Michael Cawley, Outfront Media. And the last communication I have from the Senior Vice-President of the Real Estate Division of the eastern part of our corporation dated last Friday is it is in process and waiting for a reply from financing on timing. So I would say three weeks.

CHAIRMAN CHANDLER: Three weeks.

MR. CAWLEY: I would hope sooner.

CHAIRMAN CHANDLER: Okay. That's okay. We have waited this long. Another three weeks. Okay. Thank you. Very good. Thanks for the info.

MR. BARKER: Thank you.

CHAIRMAN CHANDLER: Anything changes, let us know. We look forward to a successful completion.

MR. CAWLEY: Thank you.

REP. CLOUTIER: So there's no vote?

CHAIRMAN CHANDLER: We already did that before. I don't have anything else. Anyone else have anything?

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

**\*\*** REP. GRAHAM: Move to adjourn.

SEN. BIRDSSELL: Second.

CHAIRMAN CHANDLER: We'll recess till the call of the Chair. Thank you very much.

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**

(Recessed to the call of the Chair at 10:42 a.m.)

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

**May 16, 2017**

## CERTIFICATION

I, Cecelia A. Trask, a Licensed Court Reporter-Shorthand, do hereby certify that the foregoing transcript is a true and accurate transcript from my shorthand notes taken on said date to the best of my ability, skill, knowledge and judgment.

Cecelia A. Trask  
Cecelia A. Trask, LSR, RMR, CRR  
State of New Hampshire  
License No. 47

