

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**  
**REVISED AGENDA**

Tuesday, May 14, 2013 at 2:00 p.m. in Room 201 of the Legislative Office Building

- (1) **Acceptance of Minutes** of the March 5, 2013 meeting and April 16, 2013 special meeting

- (2) **Old Business:**

LRCP 13-002 Department of Health and Human Services – request authorization for approval of a ten-year lease agreement with Levere-Horne Ossipee, LLC, 11 Court Street, Exeter, NH for approximately 10,732 square feet of office space located at 9 Route 28 in Ossipee, NH, and occupancy of the premises and commencement of rental payment to begin September 1, 2013, following completion of all construction as specified, with an end date of August 31, 2023, for a total lease cost of \$2,573,748.24, for the schedule of annual rent as specified in the request dated January 17, 2013 (LRCP 12-061, tabled November 27, 2012 - Died on the table.) **Tabled 03/05/13**

LRCP 13-005 Department of Administrative Services – request authorization to enter into a listing agreement with NAI Norwood Group, allowing negotiations within the Committee's current policy guidelines, for a term of up to one year to sell the former Nashua District Court property located at 25 Walnut Street (including one building of approximately 19,459 square feet and approximately 1.11 acres of land) in the City of Nashua for \$1,153,778, plus an \$1,100 Administrative Fee, as specified in the request dated January 17, 2013. **Tabled 03/05/13**

- (3) **New Business:**

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

LRCP 13-022 Department of Transportation – request authorization to enter into a listing agreement for a term of one (1) year with Parade Properties for the sale of a 0.34 +/- acre parcel of State owned land located on the southerly side of NH Route 155 and the northerly side of Kelley Road (Old Pudding Hill Road) in the Town of Madbury for \$60,000, assess an \$1,100 Administrative Fee, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated April 25, 2013

LRCP 13-023 Department of Transportation – request authorization to enter into a 35-year ground lease contract, with two 5-year options at the sole discretion of the State, in order to re-develop the northbound and southbound Rest Areas in the Town of Hooksett to full service welcome centers with concession sales, fuel sales, visitor centers, and new liquor stores, for a minimum guaranteed rent of \$23,236,301 over the 35-year term with tiered rent payments based on the sale of gasoline and tiered percentage rent based on gross concession sales to be paid by the Developer/Operator, subject to the terms and conditions as specified in the request dated May 7, 2013

**RSA 4:40 Disposal of Real Estate:**

LRCP 13-015 Department of Administrative Services – request approval of a twenty (20) year Driveway Use Agreement with Bindery Redevelopment, LLC to utilize for public vehicular access to the rear corner of its parcel at 43-45 South Main Street in Concord the abutting State-owned driveway, which provides rear access from South Main Street to the State land and buildings at 12 Hills Avenue in Concord, at no cost, subject to the conditions as specified in the request dated March 6, 2013

LRCP 13-016 Department of Administrative Services – request approval to enter into a listing agreement with Gallo Realty Group NH, LLC, allowing negotiations within the Committee's current policy guidelines, for a term of up to one (1) year for the sale of 0.34 acres of State-owned land, including a three-story wood frame house of approximately 3,330 square feet, located at 85 Pleasant Street in the City of Concord for \$89,900 plus an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 13, 2013

LRCP 13-017 Department of Administrative Services – request approval to enter into a listing agreement with Gallo Realty Group NH, LLC, allowing negotiations within the Committee's current policy guidelines, for a term of up to one (1) year for the sale of 0.14 acres of State-owned land, including a two-story wood frame house of approximately 2,428 square feet and a detached one-car wood frame garage, located at 79 Pleasant Street in the City of Concord for \$89,900 plus an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 13, 2013

LRCP 13-018 Department of Administrative Services – request approval of a two (2) year Field License Agreement with the City of Laconia to utilize the State-owned Hank Risley Field in Laconia, at no cost, for youth and adult sport practices and as a car parking lot for sporting events at the adjacent Robbie Mills Park, with the term of the agreement to begin on May 11, 2013 and end on May 10, 2015, subject to the conditions as specified in the request dated April 1, 2013

LRCP 13-021 Department of Administrative Services – request approval to enter into a Purchase and Sale Agreement with Dartmouth-Hitchcock Clinic to sell the property located at 247-249 Pleasant Street (including two buildings totaling approximately 5,356 square feet and approximately 0.989 acres of land) in the City of Concord for \$900,000 plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated April 24, 2013

(4) **Miscellaneous:**

(5) **Informational:**

LRCP 13-014 New Hampshire Council on Resources and Development – Four (4) Memorandums regarding Surplus Land Review for; Wentworth's Location SLR 13-001, Laconia SLR 13-002, Laconia SLR 13-003, and Laconia SLR 13-004

LRCP 13-024 New Hampshire Council on Resources and Development – Three (3) Memorandums regarding Surplus Land Review for; Wentworth's Location SLR 13-005, Wentworth's Location SLR 13-006, and City of Laconia SLR 13-007

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