

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

January 27, 2009

The Long Range Capital Planning and Utilization Committee met on Tuesday, January 27, 2009 at 3:00 p.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Cloutier, Chairman
Representative David Campbell, Clerk
Representative Gene Chandler
Representative James Rausch
Senator Lou D'Allesandro, Vice Chairman
Senator John Gallus
Senator Harold Janeway
Senator Molly Kelly

Katherine Peters, Governor's Office
George Campbell, Commissioner, Department of Transportation
Michael Connor, Department of Administrative Services

Acting Chairman Cloutier called the meeting to order at 3:05 p.m.

ORGANIZATION OF COMMITTEE:

On a motion by Representative Campbell, seconded by Senator D'Allesandro, that Representative Cloutier be nominated as Chairman of the Long Range Capital Planning and Utilization Committee. No other nominations were forthcoming.

On a motion by Senator D'Allesandro, seconded by Representative Campbell, that the nominations be closed. MOTION ADOPTED.

On a motion by Senator Gallus, seconded by Representative Rausch, that the Clerk cast one ballot for Representative Cloutier as Chairman of the Long Range Capital Planning and Utilization Committee. MOTION ADOPTED.

On a motion by Representative Campbell, seconded by Senator Kelly, that Senator D'Allesandro be nominated as Vice Chairman of the Long Range Capital Planning and Utilization Committee.

On a motion by Senator Gallus, seconded by Representative Rausch, that the nominations be closed as no other nominations were received. MOTION ADOPTED.

On a motion by Senator Janeway, seconded by Representative Rausch, that the Clerk cast one ballot for Senator D'Allesandro as Vice Chairman of the Long Range Capital Planning and Utilization Committee. MOTION ADOPTED.

On a motion by Senator D'Allesandro, seconded by Senator Gallus, that Representative Campbell be nominated as Clerk of the Long Range Capital Planning and Utilization Committee.

On a motion by Senator D'Allesandro, seconded by Representative Rausch, that the nominations be closed as no other nominations were received. MOTION ADOPTED.

On a motion by Senator Janeway, seconded by Senator D'Allesandro, that the Clerk cast one ballot for Representative Campbell as Clerk of the Long Range Capital Planning and Utilization Committee. MOTION ADOPTED.

ACCEPTANCE OF MINUTES:

On a motion by Senator D'Allesandro, seconded by Representative Rausch, that the minutes of the November 17, 2008 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

CHAPTER 24:2, LAWS OF 2008, OPERATION OF SKYHAVEN AIRPORT BY THE PEASE DEVELOPMENT AUTHORITY; CONTINGENCY:

LRCP 09-002 Department of Transportation – Jack Ferns, Director, Bureau of Aeronautics, Rail and Transit, Department of Transportation presented the request and responded to questions of the Committee. George Campbell, Commissioner, Department of Transportation also was present to address the Committee.

On a motion by Senator D'Allesandro, seconded by Senator Kelly, that the Committee approve the request of the Department of Transportation, to amend the lease agreement with the Pease Development Authority to operate and maintain the Skyhaven Airport in Rochester, New Hampshire by extending the end date from February 15, 2009 to June 30, 2009, as specified in their letter dated January 7, 2009. This item (LRCP 08-058) was originally approved by the Long Range Capital Planning and Utilization Committee on October 21, 2008. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 09-001 Department of Administrative Services – Michael Connor, Director, Plant and Property Management, Department of Administrative Services presented the request and responded to questions of the Committee.

On a motion by Senator D'Allesandro, seconded by Representative Campbell, that the Committee approve the request of the Department of Administrative Services to retroactively enter into a two-year lease agreement with the County of Hillsborough for State owned property located in the Hillsborough County Courthouse (north), 300 Chestnut Street in Manchester, from July 1, 2007 through June 30, 2009 for the amount of \$109,595.76, broken down annually, as specified in their letter dated December 19, 2008. MOTION ADOPTED.

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

LRCP 09-003 Department of Transportation – William Oldenburg, Administrator for the Bureau of Right-of-Way and Phillip Miles, Chief of Property Management, presented the request and responded to questions of the Committee.

On a motion by Senator Kelly, seconded by Senator Janeway, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$230,000 to \$175,000, continue to negotiate with prospective buyers within a 10% range of the revised listing price, assess an Administrative Fee of \$1,100, and renew the listing agreement, for a term of 6 months, with The Masiello Group who is marketing this property which consists of a 0.21 acre parcel of State owned land improved with a historic two-story, wood framed, New England style house located at 431 Main Street in the City of Keene, as specified in their dated January 14, 2009. This item amends LRCP 08-032 which was originally approved by the Long Range Capital Planning and Utilization Committee on June 18, 2008. MOTION ADOPTED.

It was discussed that the Committee set time aside at the next meeting, as a means of giving DOT guidance, to discuss how to handle certain properties in order to obtain the best value due to the effect of the economy on the real estate market at this time.

LRCP 09-004 Department of Transportation – William Oldenburg, Administrator for the Bureau of Right-of-Way and Phillip Miles, Chief of Property Management, presented the request and responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Representative Rausch, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an 8.6 acre parcel of State owned land located on the northerly side of N.H. Route 101 in the Town of Brentwood by a sealed bid process with a minimum bid price of \$126,100, which includes an Administrative Fee of \$1,100, to the two (2) abutters, as specified in their letter dated January 14, 2009. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:57-a LEASING CERTAIN PORTIONS OF RAILROAD PROPERTIES:

LRCP 09-005 Department of Transportation – Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation, presented the request and responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to sell one-tenth (0.1) of an acre of state-owned portion of the Wolfeboro Railroad corridor in Wolfeboro to the Estate of Melony A. Osgood for \$1,500 and accept \$4,500 in-kind contribution for work completed and assess a \$500 Administrative Fee, as specified in their letter dated January 15, 2009. This request supersedes LRCP 03-004 which was originally approved by the Long Range Capital Planning and Utilization Committee on February 4, 2003. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 09-006 Department of Transportation – Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation, presented the request and responded to questions of the Committee.

On a motion by Representative Campbell, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to sell directly to the Town of Andover 32,750 square feet (0.75 acre parcel) of State owned land located on the Northern Railroad corridor in Andover for \$6,800 and assess an \$1,100 Administrative Fee, as specified in their letter dated January 12, 2009. MOTION ADOPTED.

INFORMATIONAL:

The informational materials were accepted and placed on file.

MISCELLANEOUS:

On a motion by Representative Campbell, seconded by Senator D'Allesandro, that the Chair appoint a three-member subcommittee to make recommendations for standardizing real estate commissions. MOTION ADOPTED.

The subcommittee will be made up of Senator Gallus and Representatives Campbell and Chandler and will report back to the Committee at the next meeting.

Senator D'Allesandro wished to go on record in his recognition of the quality work that Michael Connor has done with the Hillsborough North Courthouse project.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next meeting of the Long Range Capital Planning and Utilization Committee will be Tuesday, March 24, 2009 at 3:00 p.m. in Room 201 of the Legislative Office Building.

On a motion by Senator Gallus, seconded by Representative Chandler, that the meeting adjourn. MOTION ADOPTED.

Representative David Campbell, Clerk