

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

November 15, 2010

The Long Range Capital Planning and Utilization Committee met on Monday, November 15, 2010 at 10:00 a.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
John Beardmore, Governors Office

Linda Hodgdon, Department of Administrative Services

Chairman Cloutier called the meeting to order at 10:01 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator D'Allesandro, seconded by Senator Kelly, that the minutes of the September 22, 2010 meeting be accepted as written. MOTION ADOPTED.

LATE ITEM:

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 4:39-b APPROVAL OF STATE AGENCY LEASES EXCEEDING 5 YEARS:

LRCP 10-070 Department of Administrative Services – Stephen Lorentzen, Administrator, Bureau of Court Facilities, and Mary Belec, Administrator, Bureau of Planning and Management, Department of Administrative Services and Jack Dugan, President, Monadnock Economic Development Corporation presented the request and responded to questions of the Committee. Michael Connor, Director, Plant and Property, Department of Administrative Services was also present to respond to questions of the Committee.

On a motion by Senator Kelly, seconded by Senator D'Allesandro, that the Committee **amend** and approve the request from the Department of Administrative Services, Bureau of Court Facilities, to enter into a fifteen (15) year lease agreement with Monadnock Development Corporation, of Keene, New Hampshire, in an amount not to exceed \$8,369,510, for space to be provided on the first, second and third floors, totaling approximately 49,620 square feet, of a new building to be constructed on a subdivided lot located at 12 Court Street, Keene, effective December 8, 2010 with occupancy and rental commencing eighteen months thereafter on July 1, 2012, expiring June 30, 2027, with options for two (2) five-year lease extensions, as specified by the Department in the request dated November 4, 2010, **approved with the reassurance that the Keene City Council minutes pertaining to this property, including the roll call vote reflecting full unanimous community and county delegation positive agreement and support, be attached to the lease agreement.** MOTION ADOPTED. (7-Yes, 1-No)

NEW BUSINESS:

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

LRCP 10-067 Department of Transportation – William Oldenburg, Administrator, and 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 D'Allesandro, seconded by Senator Kelly, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to grant a permanent utility easement consisting of 15,750 square feet over a parcel of State owned land located between the easterly side of the FE Everett Turnpike and the westerly side of US Route 3 in the Town of Merrimack to the Merrimack Village District for \$12,400, which includes an Administrative Fee of \$1,100 and in addition, an 8-inch water stub will be installed for future benefit to the State at the purchaser's expense, subject to the conditions as specified by the Department in the request dated November 2, 2010. MOTION ADOPTED.

LRCP 10-059 Department of Transportation – William Oldenburg, Administrator, and 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 Gallus, seconded by Representative Campbell, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with Shea Commercial Properties, Inc., for a term of one (1) year, with a set real estate commission of 6%, to sell a 0.58 +/- acre parcel of State owned land located at the southeasterly corner of NH Route 28 and Harris Road in the Town of Windham for \$189,000, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated October 20, 2010. MOTION ADOPTED.

LRCP 10-060 Department of Transportation – William Oldenburg, Administrator, and 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 Campbell, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to revise the listing price from \$70,000 to \$30,000, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, and extend the listing agreement with Tinkham Realty, Inc., for a term of one (1) year, to sell a 2.67 +/- acre parcel of State owned land located on the easterly side of NH Route 13 in the Town of Milford, subject to the conditions as specified by the Department in the request dated October 19, 2010. MOTION ADOPTED. This item (LRCP 10-047) was originally approved by the Long Range Capital Planning and Utilization Committee on June 15, 2010.

LRCP 10-061 Department of Transportation – William Oldenburg, Administrator, and 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 Rausch, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with Gold Eagle Realty, LLC, for a term of six (6) months, to sell a 3.6 acre parcel of State owned land located on the southerly side of US Route 4 in the Town of Chichester for \$120,000, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified in the Department's request dated October 12, 2010. MOTION ADOPTED. This item (LRCP 09-040) was originally approved by the Long Range Capital Planning and Utilization Committee on September 15, 2009.

LRCP 10-062 Department of Transportation – William Oldenburg, Administrator, and 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 Kelly, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with Keller Williams Realty, for a term of one (1) year, to sell a 5 +/- acre parcel of State owned land located on the westerly side of US Route 3 in Allenstown for \$200,000, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated October 20, 2010. MOTION ADOPTED.

LRCP 10-063 Department of Transportation – William Oldenburg, Administrator, and 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 D'Allesandro, seconded by Representative Campbell, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with H.G. Johnson Real Estate, for a term of six (6) months, to sell a 4.5 +/- acre parcel of State owned land located on the easterly side of NH Route 106 and the northerly side of Staniels Road, as now travelled, in the Town of Loudon for the listing price of \$225,000, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated November 1, 2010. MOTION ADOPTED. This item (LRCP 09-046) was originally approved by the Long Range Capital Planning and Utilization Committee on October 20, 2009.

LRCP 10-064 Department of Transportation – William Oldenburg, Administrator, and 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 Rausch, seconded by Senator D'Allesandro, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with H.G. Johnson Real Estate for a term of six (6) months, to sell a 1.4 acre parcel of State owned land located on the easterly side of Bible Hill Road in the Town of Hillsborough, for a listing price of \$70,000, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated November 1, 2010. MOTION ADOPTED. This

item (LRCP 09-042) was originally approved by the Long Range Capital Planning and Utilization Committee on September 15, 2009.

LRCP 10-065 Department of Transportation – William Oldenburg, Administrator, and 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 D’Allesandro, seconded by Senator Kelly, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to extend the listing agreement with H.G. Johnson Real Estate for a term of six (6) months, to sell a 0.7 of an acre parcel of State owned land located at the northeasterly corner of Bible Hill Road and Harvey Way in the Town of Hillsborough, for a listing price of \$42,500, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated November 1, 2010. MOTION ADOPTED. This item (LRCP 09-043) was originally approved by the Long Range Capital Planning and Utilization Committee on September 15, 2009.

LRCP 10-066 Department of Transportation – William Oldenburg, Administrator, and 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 D’Allesandro, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement with Great North Woods Realty, for a term of one (1) year, to sell a 0.22 acre parcel of State owned land improved with a historic 1 1/2 story wood framed house located at 19 Prospect Street (US Route 3) in the Town of Lancaster for \$34,900, allow negotiations within the Committee's current policy guidelines and assess an additional Administrative Fee of \$1,100, subject to the conditions as specified by the Department in the request dated November 1, 2010. MOTION ADOPTED.

INFORMATIONAL:

Long Range Capital Planning and Utilization Committee – Draft of the Biennial Report as prepared by the Office of Legislative Budget Assistant is to be sent to Committee Members for their response and then submitted by the Chair by December 1, 2010.

Community College System of New Hampshire – Richard Gustafson, Chancellor, Community College System of New Hampshire reported to the Committee on the status of the pending Purchase and Sale Agreement of the Stratham property to Webster Continuing Care. Shannon Reid, Community College System of New Hampshire was also present.

On a motion by Representative Campbell, seconded by Senator Gallus, that the Committee advise the Community College System of New Hampshire, as the pending Purchase and Sale Agreement of the Stratham property to Webster Continuing Care is in breach, put the property back on the market and use their discretion if they are serious about renegotiating. MOTION ADOPTED.

The information materials were accepted and placed on file.

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DATE OF NEXT MEETING AND ADJOURNMENT

The next meeting of the Long Range Capital Planning and Utilization Committee will be at the Call of the Chair. (Where upon the meeting adjourned.)

Representative David Campbell, Clerk