

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

August 23, 2011

The Long Range Capital Planning and Utilization Committee met on Tuesday, August 23, 2011 at 10:00 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Graham, Chairman  
Representative David Campbell, Clerk  
Representative Gene Chandler  
Representative John Cloutier (Alternate)  
Senator Jack Barnes  
Senator John Gallus  
Senator Sylvia Larsen  
Senator James Rausch  
Jamie Richardson, Governors Office

Michael Connor, Department of Administrative Services

Chairman Graham called the meeting to order at 10:03 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Gallus, seconded by Representative Cloutier, that the minutes of the June 21, 2011 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:67 DISPOSITION OF ACQUIRED OR ABANDONED RAIL PROPERTIES:

LRCP 11-016 Department of Transportation – **Letter of intent, dated August 10, 2011, submitted to withdraw the request** to grant a permanent utility easement over 105,750 square feet (7,050' x 15') on the State-owned Ashuelot Branch railroad corridor in Winchester to the Clean Power Development LLC for \$23,800 and assess an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 15, 2011 and Additional Information dated June 16, 2011. Tabled 05/10/11 and 06/21/11.

Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation presented the request to withdraw the item and responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Senator Barnes, that the Committee accept the request to withdraw LRCP 11-016, seeking authority to grant a permanent utility easement over 105,750 square feet (7,050' x 15') on the State-owned Ashuelot Branch railroad corridor in Winchester to the Clean Power Development LLC for \$23,800 and assess an \$1,100 Administrative Fee. However, due to the Department's time spent preparing the permanent utility easement the Committee **suggested that the Department attempt to collect the \$1,100 Administrative Fee from the Clean Power Development LLC.** MOTION ADOPTED.

The Committee requested that the Department come back with suggestions on how to deal with the Administrative Fee when a request is withdrawn and the possibility of the fee being collected upfront or being written into the contract. The Committee also questioned if a clause should be included within a contract that revokes an easement if it is not used.

**NEW BUSINESS:**

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

**LRCP 11-028 Department of Transportation** – Charles Schmidt, PE, 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 Representative Chandler, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a parcel of State owned land containing approximately two (2) acres located along the northerly side of NH Route 10 in the Town of Piermont by a sealed bid process with a minimum bid requirement of \$25,100, which includes an \$1,100 Administrative Fee, as specified in the Department's request dated July 29, 2011. MOTION ADOPTED.

**LRCP 11-030 Department of Transportation** – Charles Schmidt, PE, 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 Cloutier, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell approximately a 2.5 acre parcel of State owned land located near the northeast side of Boynton Road in the Town of Meredith to the abutters by a sealed bid process with a minimum bid price of \$14,300, which includes the Administrative Fee of \$1,100, as specified in the Department's request dated August 10, 2011. MOTION ADOPTED.

**LRCP 11-031 Department of Transportation** – Charles Schmidt, PE, 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. Representative Shawn Jasper, Hillsborough County, District 27, was present to address the Committee.

On a motion by Senator Gallus, seconded by Senator Rausch, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to remove the Town Conservation Deed restriction over a 2.1 +/- acre parcel of land owned by the Town of Hudson located near the southwesterly corner of Central Street (NH Route 111) and Kimball Hill Road in the Town of Hudson for \$76,000 and assess an additional \$1,100 Administrative Fee, as specified in the Department's request dated August 15, 2011. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:67 DISPOSITION OF ACQUIRED OR ABANDONED RAIL PROPERTIES:

LRCP 11-027 Department of Administrative Services – Michael Connor, Director, Plant and Property Management, and Kevin Connor, Administrator, Bureau of Fixed and Mobile Assets, Department of Administrative Services presented the request and responded to questions of the Committee.

On a motion by Senator Rausch, seconded by Senator Gallus, that the Committee approve the request of the Department of Administrative Services to enter into a listing agreement for a term of one (1) year with Gallo Realty Group NH for the sale of two (2) properties located in the City of Manchester at; 1164 River Road with a single family Colonial home on 0.43 acres at the proposed listing price of \$130,000, and 1188 River Road with a New Englander style single family home on 0.35 acres at the proposed listing price of \$100,000; and assess an Administrative Fee of \$1,100 for each sale, and negotiate within the Committee's current policy guidelines, subject to the conditions as specified in the Department's request dated August 5, 2011. MOTION ADOPTED.

LRCP 11-029 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 Representative Cloutier, seconded by Senator Larsen, that the Committee approve the request of the Department of Administrative Services to enter into a three (3) year Use of Premises Agreement with the County of Hillsborough, for which the County shall pay in total \$345,248 for use of 9,433 square feet of office space located on state owned property located in the Hillsborough County Superior Courthouse (North), Manchester from October 1, 2011 to September 31, 2014, for the schedule of annual rent as specified in the request dated August 5, 2011. MOTION ADOPTED.

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 at 10:25 a.m.)