

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES
April 3, 2012

The Long Range Capital Planning and Utilization Committee met on Tuesday, April 3, 2012 at 3:30 p.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

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

Linda Hodgdon, Department of Administrative Services

Chairman Graham called the meeting to order at 3:30 p.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Seidel, seconded by Senator Rausch, that the minutes of the January 31, 2012 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

NEW BUSINESS:

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

LRCP 12-007 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 Senator Gallus, seconded by Representative Chandler, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell to the Town of Milan a 2.35 +/- acre parcel of State owned land located on the westerly side of West Village Road in the Town of Milan, for \$3,900, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated January 26, 2012. MOTION ADOPTED.

LRCP 12-008 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Senator Gallus, 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, who is currently marketing this property, 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, at the current listing price of \$99,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, as specified in the Department's request dated March 5, 2012. (LRCP 09-040 was originally approved on September 15, 2009, with subsequent approved action taken on; (LRCP 10-061) November 15, 2010, and (LRCP 11-024) June 21, 2011.) MOTION ADOPTED.

LRCP 12-010 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 Chandler, seconded by Representative Seidel, that the Committee deny the request of the Department of Transportation, Bureau of Right-of-Way, to sell an approximately 8 acre landlocked parcel of State owned land located near the easterly side of West Road in the Town of Londonderry by a sealed bid process to the abutters, with a minimum bid requirement of \$43,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 6, 2012. MOTION ADOPTED.

LRCP 12-011 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 Chandler, seconded by Senator Gallus, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an approximately 0.82 acre parcel of State owned land located on the easterly side of US Route 3 in the Town of Bedford by a sealed bid process to the abutters, with a minimum bid requirement of \$181,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 6, 2012. MOTION ADOPTED. (8-Yes, 1-Abstain)

LRCP 12-012 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation, clarified that the size of the parcel was 2.8 acres, not 14,500 square feet as listed on the agenda, presented the request, and responded to questions of the Committee.

On a motion by Senator Gallus, seconded by Representative Chandler, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an approximately 2.8 +/- acre parcel of the Limited Access Right-of-Way (LAROW) of Interstate 93 located on the easterly side of US Route 3 in the Town of Plymouth directly to Alex Ray, LLC, the sole abutter, for \$31,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 9, 2012. MOTION ADOPTED.

LRCP 12-013 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 Chandler, seconded by Senator Rausch, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an approximately 0.7 acre parcel of State owned land with improvements located on the southerly side of Short Falls Road in the Town of Epsom by a sealed bid process to the general public, with a minimum bid requirement of \$13,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 12, 2012. MOTION ADOPTED.

LRCP 12-015 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 Senator Gallus, seconded by Senator Larsen, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell an approximately 13 +/- acre landlocked parcel of State owned land located near the northerly side of Interstate 93 in the Town of Franconia by a sealed bid process to the abutters, with a minimum bid requirement of \$18,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated March 14, 2012. MOTION ADOPTED.

LRCP 12-019 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 Chandler, 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 for a term of one (1) year with NAI Norwood Group, with the real estate commission calculated on a descending scale, for the sale of a 11.7 acre parcel of State owned land with buildings located at 41 Range Road (easterly side of NH Route 111), just south of Searles Road in the Town of Windham for \$1,250,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the Department's request dated March 12, 2012. MOTION ADOPTED.

RSA 228:31-b DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 12-009 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 Chandler, seconded by Representative Campbell, that the Committee table the request of the Department of Transportation, Bureau of Right-of-Way, to transfer 6 +/- acre parcel of State owned land with improvements, owned by the Department of Transportation, located on the easterly side of Bear Notch Road in the Town of Bartlett, to the Department of Resources and Economic Development at no cost, subject to the conditions as specified in the Department's request dated March 6, 2012. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 12-014 Department of Administrative Services – Michael Connor, Director, Plant and Property, Department of Administrative Services presented a replacement request and responded to questions of the Committee. Linda Hodgdon, Commissioner, Department of Administrative Services was also present to respond to questions of the Committee.

On a motion from Senator Larsen, seconded by Senator Barnes, that the Committee approve the request of the Department of Administrative Services to enter into a thirteen (13) month Field License Agreement with the City of Laconia to utilize the State owned Hank Risley Field in Laconia for youth and adult sport practices, and as a car parking lot for sporting events at the adjacent Robbie Mills Park, at no cost, with the term of the agreement to begin on April 11, 2012 and end on May 10, 2013, subject to the conditions as specified in the Department's request dated March 13, 2012. MOTION ADOPTED. (8-Yes, 1-No)

The Committee requested the Department of Administrative Services provide an update on the Laconia property for the next meeting.

MISCELLANEOUS:

Michael Connor, Director, Plant and Property, Department of Administrative Services, responded to questions of the Committee regarding the status of the Keene Courthouse.

INFORMATIONAL:

LRCP 12-020 Department of Transportation – memo, dated March 13, 2012, relating to establishing a policy concerning the extension of listing agreements with real estate professionals marketing property for the Department of Transportation.

The Committee requested item LRCP 12-020 Department of Transportation be an action item for the next meeting.

The informational materials were accepted and placed on file.

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. On a motion by Senator Barnes, seconded by Representative Campbell, that the meeting adjourn. MOTION ADOPTED. (Where upon the meeting adjourned at 4:17 p.m.)

Representative David Campbell, Clerk