

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

September 24, 2013

The Long Range Capital Planning and Utilization Committee met on Tuesday, September 24, 2013 at 11:15 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative David Campbell, Chairman
Representative Gene Chandler
Representative John Cloutier, Clerk
Representative Alfred Lerandean
Representative John Graham (Alternate)
Representative Katherine Rogers (Alternate)
Senator David Boutin, Vice Chairman
Senator Sylvia Larsen
Senator Nancy Stiles
Gerard Murphy, Governor's Office

Michael Connor, Department of Administrative Services

Representative Campbell called the meeting to order at 11:42 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Stiles, seconded by Senator Boutin, that the minutes of the June 25, 2013 and August 6, 2013 meetings be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 13-036 Department of Health and Human Services – Nicholas Toumpas, Commissioner, Department of Health and Human Services, presented the request and responded to questions of the Committee. Michael Connor, Deputy Commissioner, and David Clapp, Bureau Chief, Bureau of Facilities and Assets Management, Department of Administrative Services, were also present to respond to questions of the Committee.

On a motion by Representative Lerandean, seconded by Representative Cloutier, that the Committee approve the request of the Department of Health and Human Services, Office of Business Operations, Bureau of Facilities and Assets Management, for approval of a ten-year lease agreement, effective November 1, 2013, with Key Road Associates, 106 Washington Street, Keene, NH 03431, for approximately 15,871 square feet of office space located at 109 Key Road-Ground Floor, Keene, NH, with occupancy of the premises and commencement of rental payment to begin April 1, 2014, following completion of all construction as specified, with an end date of March 31, 2024, for a total lease cost of \$3,348,000, for the schedule of annual rent as specified in the request dated August 27, 2013. MOTION ADOPTED. (7-Yes, 1-No)

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

LRCP 13-039 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 Boutin, seconded by Representative Lerandeau, 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 Prudential Verani Realty for the sale of a 0.22 +/- acre parcel of State owned land improved with a single family residence located at 4104 Brown Avenue, in the City of Manchester for \$130,000, 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 request dated September 5, 2013. MOTION ADOPTED.

LRCP 13-040 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 Boutin, seconded by Representative Lerandeau, 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 Shea Commercial Properties, Inc. for the sale of a 0.75 +/- acre parcel of State owned land located on the southwest corner of Lamson Road and Roulston Road in the Town of Windham for \$90,000, 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 request dated September 13, 2013. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 13-037 Department of Resources and Economic Development – William Carpenter, Administrator, Land Management Bureau, Division of Forests and Lands, Department of Resources and Economic Development presented the request and responded to questions of the Committee.

On a motion by Senator Boutin, seconded by Senator Larsen, that the Committee approve the request of the Department of Resources and Economic Development, Division of Forests and Lands, to convey a Conservation Easement protecting the state-owned 284-acre Big Island State Forest in Wentworth Location, NH to the United States Fish and Wildlife Service (USFWS) in exchange for a 233-acre portion of the Lake Umbagog National Wildlife Refuge, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 28, 2013. MOTION ADOPTED.

LRCP 13-041 New Hampshire Fish and Game Department – Elizabeth McNaughten, Land Agent, Division of Facilities and Land, N.H. Fish and Game Department, presented the request and responded to questions of the Committee. Patty Weathersby, President, Friends of Pulpit Rock Tower, was also present.

On a motion by Senator Stiles, seconded by Senator Boutin, that the Committee approve the request of the New Hampshire Fish and Game Department to enter into a Lease Agreement, at no cost, with the Friends of Pulpit Rock Tower, Inc., for 0.438 acres of property in the Town of Rye, which includes Pulpit Rock Tower, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 13, 2013. MOTION ADOPTED.

LRCP 13-042 Department of Administrative Services – Michael Connor, Deputy Commissioner, Department of Administrative Services, presented the request and responded to questions of the Committee.

On a motion by Representative Lerandeau, seconded by Senator Larsen, that the Committee approve the request of the Department of Administrative Services to reduce the previously approved sale price of 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 from \$1,153,778 to \$1,000,000, plus an Administrative Fee of \$1,100, allowing negotiations within the Committee's current policy guidelines, as specified in the request dated September 16, 2013. MOTION ADOPTED. This item (LRCP 13-005) was originally approved by the Long Range Capital Planning and Utilization Committee on May 14, 2013.

RSA 228:31-b DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE AND
RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 13-038 Department of Resources and Economic Development – Christopher Gamache, Chief, Trails Bureau, Department of Resources and Economic Development presented the request and responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Senator Boutin, that the Committee approve the request of the Department of Resources and Economic Development authorizing the Department of Transportation to permanently transfer control and management responsibility of a 6 +/- acre parcel of State owned land and buildings 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, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated September 13, 2013. MOTION ADOPTED. This item (LRCP 12-009) was originally approved as amended by the Long Range Capital Planning and Utilization Committee on June 26, 2012.

INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING:

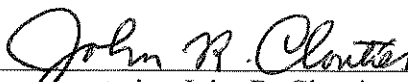
The next regular meeting of the Long Range Capital Planning and Utilization Committee was set for Tuesday, October 22, 2013 at 11:00 a.m.

MISCELLANEOUS:

Representative Chandler distributed to the Committee members a copy of the Welcome Information Center Sponsorship draft RFP provided by the Department of Transportation, with the request that any questions be directed to the Chair and then passed on to the Department.

ADJOURNMENT:

On a motion by Senator Boutin, seconded by Representative Cloutier, that the meeting adjourn. (Where upon the meeting adjourned at 11:40 a.m.)


Representative John R. Cloutier, Clerk