

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

April 21, 2014

The Long Range Capital Planning and Utilization Committee met on Monday, April 21, 2014 at 11:00 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

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

Michael Connor, Department of Administrative Services

Representative Campbell called the meeting to order at 11:00 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Graham, seconded by Senator Boutin, that the minutes of the March 4, 2014 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

LRCP 14-005 Additional Information Community College System of New Hampshire – as required by the conditional Committee approval granted March 4, 2014 (LRCP 14-005) to amend the expiration date of the “Due Diligence Period” from December 31, 2013 to April 15, 2014, a signed Second Amendment to Purchase and Sale Agreement between the Community College System of New Hampshire and Juliet Marine Systems, Inc., dated March 10, 2014, was submitted for informational purposes.

LATE ITEM:

RSA 188-F:6, XIII-a, AUTHORITY OF THE BOARD OF TRUSTEES:

LRCP 14-012 Community College System of New Hampshire – Dr. Ross Gittel, Chancellor, Shannon Reid, Director of Communications, Community College System of New Hampshire, and Greg Sancoff, President/CEO of Juliet Marine Systems, Inc. presented the request and responded to questions of the Committee. Christopher Way, Deputy Director, Division of Economic Development, Department of Resources and Economic Development spoke in support for the sale of this property to Juliet Marine Systems.

On a motion by Senator Stiles, seconded by Senator Rausch, that the Committee approve the request of the Community College System of New Hampshire to amend LRCP 13-005, approved March 4, 2014, by amending the expiration date of the "Due Diligence Period" from April 15, 2014 to September 15, 2014, and to approve such other provisions that are contained in the 3rd Amendment to the Purchase and Sale Agreement for the sale of 89.9 +/- acres, consisting of a 100,035 +/- square foot building located at 275 Portsmouth Avenue, Stratham to Juliet Marine Systems, Inc., subject to the conditions as specified in the request dated April 18, 2014. This item (LRCP 13-019) was originally approved by the Long Range Capital Planning and Utilization Committee on April 16, 2013, and subsequently amended on August 6, 2013 (LRCP 13-033), and further amended on March 4, 2014 (LRCP 14-005). MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 14-010 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief Property Manager, 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 sell two (2) portions of the Limited Access Right-of-Way consisting of 4,320 +/- square feet and 23,315 +/- square feet located at the southwest corner of Interstate 293 and South Willow Street in the City of Manchester directly to AutoFair Realty, LP for \$351,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 1, 2014. MOTION ADOPTED.

LRCP 14-011 Department of Transportation – Charles Schmidt, PE, Administrator, Bureau of Right-of-Way, Department of Transportation and Stephen LaBonte, Assistant Attorney General, Department of Justice, presented the request and responded to questions of the Committee. Maureen Smith, Esquire, representing Granite State Gas Transmission from Orr and Reno, and Roger Barham, Senior Gas Engineer, Granite State Gas Transmission, were also present to address 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 Use and Occupancy Agreement for the use of a 2,230 +/- square foot portion of State owned land and Right-of-Way located on the easterly side of the Spaulding Turnpike, south of the Piscataqua River in Newington, and a 3,990 +/- square foot parcel of State owned land also located on the easterly side of the Spaulding Turnpike, northerly of the Piscataqua River in Dover, with Granite State Gas Transmission, Inc., for an initial 15-year period with the option to extend the agreement for an additional term of 5 years at no cost, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated April 2, 2014. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 14-007 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 Senator Boutin, seconded by Senator Stiles, 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 \$1,000,000 to \$800,000, plus an Administrative Fee of \$1,100, allowing negotiations within the Committee's current policy guidelines, and extend the listing agreement with NAI Norwood Group for an additional six (6) months beyond the current expiration date of June 24, 2014, as specified in the request dated March 21, 2014. This item (LRCP 13-005) was originally approved by the Long Range Capital Planning and Utilization Committee on May 14, 2013, and subsequently amended on September 24, 2013 (LRCP 13-042). MOTION ADOPTED. (8-Yes, 1-No)

RSA 4:40 DISPOSAL OF REAL ESTATE, AND RSA 228:57 SALE OR LEASE; PURPOSE:

LRCP 14-009 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 Graham, seconded by Senator Boutin that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to sell approximately .12 acres (5,232.5 square feet) on the State-owned Mountain Division Railroad corridor in the Town of Bartlett to Cabin Fever Property LLC for a total of \$13,500, and assess an \$1,100 Administrative Fee, which includes a required \$500 deposit already submitted by Cabin Fever Property LLC, subject to the conditions as specified in the request dated March 18, 2014. MOTION ADOPTED.

RSA 228:57 SALE OR LEASE; PURPOSE:

LRCP 14-008 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.

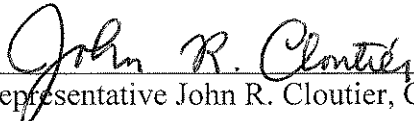
On a motion by Senator Stiles, seconded by Senator Boutin that the Committee approve the request of the Department of Transportation, Bureau of Rail and Transit, to lease Merrimack Valley Railroad sidings on approximately .87 acres (37,575 square feet) on the State-owned Concord to Lincoln Railroad corridor in the Town of Northfield at \$.10 per square foot for a cost of \$3,757.50 per year, plus \$100 per year for the private pedestrian at-grade and electric utility

crossings, for a total of \$3,857.50 per year for a period of five (5) years, with a five-year renewal provision, and assess a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 12, 2014. MOTION ADOPTED.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next regular meeting of the Long Range Capital Planning and Utilization Committee was set for Tuesday, May 13, 2014 at 2:30 p.m.

On a motion by Representative Lerandean, seconded by Senator Boutin, that the meeting adjourn. (Where upon the meeting adjourned at 11:31 a.m.)


Representative John R. Cloutier, Clerk