

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

September 16, 2014

The Long Range Capital Planning and Utilization Committee met on Tuesday, September 16, 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 Gene Chandler
Representative John Cloutier, Clerk
Representative Alfred Lerandean
Representative John Graham, Alternate
Senator David Boutin
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 11:12 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Boutin, seconded by Senator Stiles, that the minutes of the June 24, 2014 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

The Community College System of New Hampshire – Dr. Ross Gittel, Chancellor, Community College System of New Hampshire presented a status update regarding the sale of the 89.9 +/- acres, consisting of a 100,035 +/- square foot building located at 275 Portsmouth Avenue, Stratham to Juliet Marine Systems, Inc., as the Due Diligence Period ended September 15, 2014 (LRCP 14-012, approved April 21, 2014). Shannon Reid, Director of Communications, and Jeanne Herrick, Legal Counsel, Community College System of New Hampshire, were also present to respond to questions of the Committee.

NEW BUSINESS:

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 14-026 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 Boutin, that the Committee approve the request of the Department of Administrative Services, to amend the Use of Premises Agreement with the County of Hillsborough, 329 Mast Road, Goffstown, New Hampshire 03045 for leasing of state owned property located in the Hillsborough County Superior Court located at 300 Chestnut Street, Manchester, New Hampshire, to extend the expiration date from September 30, 2014 to December 31, 2017, for an amount not to exceed \$392,043.36, for the schedule of annual rent as specified in the request dated June 25, 2014. MOTION ADOPTED.

The Long Range Capital Planning and Utilization Committee approved the original request (LRCP 11-029) on August 23, 2011.

LRCP 14-029 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 Boutin, 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 Town of Jaffrey, 10 Goodnow Street, Jaffrey, New Hampshire for state owned property located in the 8th Circuit Court – District Division – Jaffrey, 84 Peterborough Street, Jaffrey, New Hampshire for the term of November 1, 2014 to October 31, 2017, for an amount not to exceed \$11,952, for the schedule of annual rent as specified in the request dated August 5, 2014. MOTION ADOPTED.

LRCP 14-030 Department of Administrative Services – Michael Connor, Deputy Commissioner, Department of Administrative Services presented the request and responded to questions of the Committee. Jared Nylund, Real Property Asset Manager, Department of Administrative Services was also present to respond 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 Administrative Services to enter into a listing agreement with Gallo Realty Group NH, LLC for a term of up to one (1) year to market and sell the property located at 84 Iron Works Road in the City of Concord, including a 2-story wood frame building with approximately 5,180 square feet above grade space, an attached 2-story timber frame barn of approximately 5,049 square feet, and approximately 3.20 acres of land for \$210,000, allowing negotiations within the Committee's current policy guidelines, plus an Administrative Fee of \$1,100, as specified in the request dated September 2, 2014. No Action Taken.

On a motion by Representative Chandler, seconded by Representative Graham, that the Committee **amend** and approve the request of the Department of Administrative Services to enter into a listing agreement with Gallo Realty Group NH, LLC for a term of up to one (1) year to market and sell the property located at 84 Iron Works Road in the City of Concord, including a 2-story wood frame building with approximately 5,180 square feet above grade space, an

attached 2-story timber frame barn of approximately 5,049 square feet, and approximately 3.20 acres of land for **fair market value without the historical easement as to be determined by the Department, not the listing of \$210,000 as requested**, allowing negotiations within the Committee's current policy guidelines, plus an Administrative Fee of \$1,100, as specified in the request dated September 2, 2014. No Action Taken.

On a motion by Representative Cloutier, seconded by Senator Boutin, that the Committee table the request of the Department of Administrative Services to enter into a listing agreement with Gallo Realty Group NH, LLC for a term of up to one (1) year to market and sell the property located at 84 Iron Works Road in the City of Concord, including a 2-story wood frame building with approximately 5,180 square feet above grade space, an attached 2-story timber frame barn of approximately 5,049 square feet, and approximately 3.20 acres of land for \$210,000, allowing negotiations within the Committee's current policy guidelines, plus an Administrative Fee of \$1,100, as specified in the request dated September 2, 2014. MOTION ADOPTED.

The Committee requested that the Department return to the next meeting with an appraisal if no historical restrictions were placed on the property.

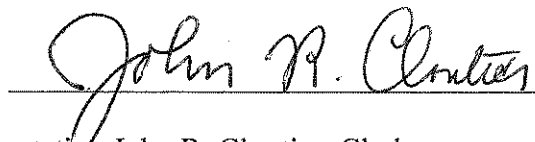
INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next regular meeting of the Long Range Capital Planning and Utilization Committee was previously set for Tuesday, November 18, 2014 at 11:00 a.m.

On a motion by Senator Boutin, seconded by Representative Chandler, that the meeting adjourn. (Where upon the meeting adjourned at 11:41 a.m.)

A handwritten signature in black ink, reading "John R. Cloutier", written over a horizontal line.

Representative John R. Cloutier, Clerk