

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

February 16, 2016

The Long Range Capital Planning and Utilization Committee met on Tuesday, February 16, 2016 at 1:30 p.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative Gene Chandler, Chairman  
Representative John Cloutier, Clerk  
Representative David Danielson  
Representative Mark McConkey  
Representative Edmond Gionet, Alternate  
Senator David Boutin, Vice Chairman  
Meredith Telus, Governor's Office

Michael Connor, Department of Administrative Services

Representative Chandler called the meeting to order at 1:33 p.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Boutin, seconded by Representative McConkey, that the minutes of the December 9, 2015 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 16-002 Department of Transportation – On a motion by Senator Boutin, seconded by Representative McConkey, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a parcel of State owned land consisting of 1.12 +/- acres, located on the southerly side of NH Route 286 (aka Black Water Road) in the Town of Seabrook by a sealed bid process with a minimum bid of \$7,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated January 11, 2016. MOTION ADOPTED.

LRCP 16-003 Department of Transportation – On a motion by Senator Boutin, seconded by Representative Danielson, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to lease a 2,760 square foot parcel of State owned land located at the corner of Indian Brook Drive and Central Avenue in the City of Dover to Prime Circle, LLC for five (5) years at \$2,100 per year plus a one-time Administrative Fee of \$1,100, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated January 26, 2016. MOTION ADOPTED.

LRCP 16-004 Department of Transportation – Charles Schmidt, Administrator, Bureau of Right-of-Way, Department of Transportation, responded to questions of the Committee.

On a motion by Senator Boutin, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the request to transfer a 0.30 +/- of an acre permanent waterline easement over a parcel of State owned property located on the westerly side of NH Route 16 in Errol to Dixville Capital, LLC, and in exchange Dixville Capital, LLC will decrease the original area to be transferred to the Department from a 4.28 +/- acre parcel along with a 50 foot wide Right-of-Way access over additional property owned by them, to a 3.53 +/- acre parcel along with a Right-of-Way Access over additional property owned by them totaling one (1) +/- acre, located on the northerly side of NH Route 26 in the Unincorporated Place of Dixville and the Town of Colebrook, at no cost, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated January 27, 2016. MOTION ADOPTED.

This request (LRCP 15-033) was originally approved by the Long Range Capital Planning and Utilization Committee on November 17, 2015.

#### **RSA 4:40 Disposal of Real Estate:**

LRCP 16-001 Department of Administrative Services – On a motion by Senator Boutin, seconded by Representative Danielson, that the Committee approve the request of the Department of Administrative Services, Bureau of Court Facilities, to enter into a three (3) year Use of Premises Agreement with the County of Rockingham, with a mailing address of 119 North Road, Brentwood, N.H. 03833 for state owned property consisting of approximately 18,053 square feet of office space located in the Rockingham County Courthouse, #10 Route 25, Brentwood, N.H., for the period of May 1, 2016 to April 30, 2019, for an amount not to exceed \$549,204, subject to the schedule of annual rent as specified in the request dated January 19, 2016. MOTION ADOPTED.

LRCP 16-005 New Hampshire Employment Security – On a motion by Senator Boutin, seconded by Representative Danielson, that the Committee approve the request of the New Hampshire Employment Security, to amend prior Committee approval, granted November 14, 2012, and allow NHES to enter into a listing agreement with NAI Norwood Group, 116 South River Road, Bedford, N.H., for a term of up to fifteen (15) months, to sell: • 436 Maple Street, Manchester, NH, an unimproved parcel of 0.16 +/- acres currently utilized as a parking lot, for a price at or above \$95,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines and that the right of first refusal be treated in the customary manner; and • 300 Hanover Street, Manchester, NH, containing four (4) parcels of land totaling 1.18 +/- acres improved with one building comprising approximately 20,360 square feet, and including a mix of offices, conference rooms, and utility spaces and parking, for a price at or above \$1,425,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines and that the right of first refusal be treated in the

customary manner, as specified in the request dated January 29, 2016. MOTION ADOPTED.

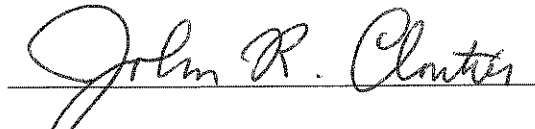
This request (LRCP 12-042) was originally approved by the Long Range Capital Planning and Utilization Committee September 18, 2012, and subsequently amended (LRCP 12-059) on November 14, 2012.

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 will be at the Call of The Chair. (Whereupon the meeting adjourned at 1:41 p.m.)

  
Representative John R. Cloutier, Clerk