

CORRECTED

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

June 14, 2016

The Long Range Capital Planning and Utilization Committee met on Tuesday, June 14, 2016 at 10:00 a.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 Edmond Gionet, Alternate  
Representative Katherine Rogers, Alternate  
Senator Nancy Stiles  
Meredith Telus, Governor's Office

Representative Chandler called the meeting to order at 10:02 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Danielson, seconded by Senator Stiles, that the minutes of the May 10, 2016 meeting be accepted as written. MOTION ADOPTED.

OLD BUSINESS:

NEW BUSINESS:

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

LRCP 16-017 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief Property Manager, Bureau of Right-of-Way, Department of Transportation, responded to questions of the Committee.

On a motion by Senator Stiles, seconded by Representative Danielson, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.32 +/- acre parcel of State owned land located on the northwesterly corner of the Spaulding Turnpike and Silver Street in the Town of Milton to Glenn Hyslop, the abutter, for \$3,000, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 9, 2016. MOTION ADOPTED.

LRCP 16-018 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 Representative Danielson, seconded by Meredith Telus, that the Committee table the request of the Department of Transportation, Bureau of Right-of-Way, to request authorization to lease a 1.33 +/- acre parcel of State owned land located on the northerly side of NH Route 175 A in Holderness to Plymouth State University for a term of five (5) years at \$500 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 May 17, 2016. MOTION ADOPTED.

The Committee requested the Department provide copies of the proposed plan for Plymouth State University and also contact the Town of Holderness and obtain a letter of opinion on the proposed project.

LRCP 16-019 Department of Transportation – On a motion by Senator Stiles, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the listing price from \$35,000 to \$30,000 (LRCP 14-038, approved November 18, 2014), allowing negotiations within the Committee's current policy guidelines, assess an Administrative Fee of \$1,100, and further extend the listing agreement with H.G. Johnson Real Estate for a term of six (6) months, to sell a 4.3 +/- acre parcel located on the southeast corner of NH Route 123 and Cobb Hill Road in the Town of Alstead, subject to the conditions as specified in the request dated May 24, 2016. MOTION ADOPTED.

This request (LRCP 09-032) was originally approved as amended by the Long Range Capital Planning and Utilization Committee on June 23, 2009, with subsequent approved action on; (LRCP 10-053) September 22, 2010, (LRCP 11-022) May 10, 2011, and (LRCP 14-038) November 18, 2014.

LRCP 16-020 Department of Transportation – On a motion by Representative Danielson, seconded by Senator Stiles, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to amend the real estate commission from 5% to a sliding fee commission of 6% for the first \$500,000.00 of sales price and 5% for \$500,000.01 and above of sales price, based on the approved sales price of \$725,000, allowing negotiations within the Committee's current policy guidelines, and assess an Administrative Fee of \$1,100, for a previously approved listing agreement for a term of one (1) year with NAI Norwood Group for the sale of a 3.6 +/- acre parcel of State owned land improved with a single family residence located at 72 Range Road in the Town of Windham, subject to the conditions as specified in the request dated May 26, 2016. MOTION ADOPTED.

This request (LRCP 16-012) was originally approved by the Long Range Capital Planning and Utilization Committee on May 10, 2016.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 16-021 Department of Administrative Services – Michael Connor, Deputy Commissioner, Department of Administrative Services, responded to questions of the Committee. Chris Norwood, NAI Norwood Group, was also present to respond to questions of the Committee.

On a motion by Meredith Telus, seconded by Representative Danielson, that the Committee approve the request of the Department of Administrative Services, acting on behalf of the New Hampshire Liquor Commission, to enter into a listing agreement with The Norwood Group, Inc. (DBA “NAI Norwood Group”), allowing negotiations within the Committee’s current policy guidelines, for a term of up to one (1) year to sell approximately 0.41 acres of land, including a single-story concrete block commercial retail building with approximately 3,600 square feet of space, located at 13 West Street in the Town of Ashland for \$1,100,000, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated June 1, 2016, and **amend the commission fee from the requested rate of 6% to a scalable commission fee rate of 6% for the first \$500,000.00 of the sale price and 5% for the remaining sale price above \$500,000.00.** No Action Taken.

The Committee postponed discussion until the end of the meeting in order to allow the Department to meet with Chris Norwood, from the NAI Norwood Group, regarding the Committee’s intent.

LCRP 16-022 New Hampshire Employment Security – On a motion by Senator Stiles, seconded by Representative Danielson, that the Committee approve the request of the New Hampshire Employment Security, to amend the listing price from \$1,520,000 to \$1,250,000, and further amend the Administrative Fee of \$1,100, to be assessed only once and not for each property as previously approved (LRCP 16-005, approved February 16, 2016), for the sale of New Hampshire Employment Security owned properties located at 300 Hanover Street and 436 Maple Street in Manchester, N.H., and to sell the properties to George R. Attar, subject to the conditions as specified in the request dated June 3, 2016. MOTION ADOPTED.

This request (LRCP 12-042) was originally approved by the Long Range Capital Planning and Utilization Committee on September 18, 2012, and subsequently amended (LRCP 12-059) on November 14, 2012 and (LRCP 16-005) February 16, 2016.

MISCELLANEOUS:

**Corrected to read;** Representative Cloutier voiced his concern with the relocation of the Claremont Department of Motor Vehicle office to Newport, in light that no notification was received by the ~~Town~~ City of Claremont, nor the four House members of the ~~Sullivan County~~ Claremont delegation prior to the approval granted by the Governor and Executive Council.

NEW BUSINESS:

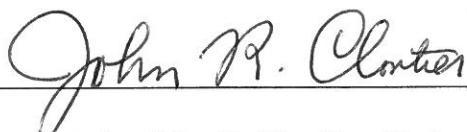
RSA 4:40 DISPOSAL OF REAL ESTATE (continued):

LRCP 16-021 Department of Administrative Services – Michael Connor, Deputy Commissioner, Department of Administrative Services, addressed the Committee.

On a motion by Meredith Telus, seconded by Representative Danielson, that the Committee approve the request of the Department of Administrative Services, acting on behalf of the New Hampshire Liquor Commission, to enter into a listing agreement with The Norwood Group, Inc. (DBA “NAI Norwood Group”), allowing negotiations within the Committee’s current policy guidelines, for a term of up to one (1) year to sell approximately 0.41 acres of land, including a single-story concrete block commercial retail building with approximately 3,600 square feet of space, located at 13 West Street in the Town of Ashland for \$1,100,000, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated June 1, 2016, and **amend the commission fee from the requested rate of 6% to a scalable commission fee rate of 6% for the first \$500,000.00 of the sale price and 5% for the remaining sale price above \$500,000.00.** MOTION ADOPTED.

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 10:26 a.m.)

  
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Representative John R. Cloutier, Clerk