

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

September 19, 2017

The Long Range Capital Planning and Utilization Committee met on Tuesday, September 19, 2017 at 10:00 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative Gene Chandler
Representative John Cloutier
Representative John Graham
Representative David Danielson (Alternate)
Senator Regina Birdsell
Senator Dan Feltes
Senator Bob Giuda

Stephen Lorentzen, Department of Administrative Services

Representative Chandler called the meeting to order at 10:00 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Graham, seconded by Senator Giuda, that the minutes of the June 21, 2017 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

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

LRCP 17-019 Department of Transportation – On a motion by Senator Giuda, seconded by Senator Birdsell, 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 Berkshire Hathaway Verani Realty for the sale of a 2+/- acre portion of State owned land located at the northeasterly corner of N.H. Route 111 and N.H. Route 28 in the Town of Windham for \$450,000, 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 August 3, 2017. MOTION ADOPTED.

LRCP 17-020 Department of Transportation – Charles Schmidt, PE, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative Cloutier, seconded by Representative Graham, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to release and amend deed restrictions from a deed that was placed on a 6.95 acre parcel of land, formerly owned by the Department of Transportation and now owned by the Town of Kingston located in the Town of Kingston, directly to the Town of Kingston for \$46,600, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 10, 2017. MOTION ADOPTED.

LRCP 17-023 Department of Transportation – On a motion by Representative Cloutier, seconded by Representative Graham, that the Committee approve the request of Department of Transportation, Bureau of Right-of-Way, to transfer at no cost, a well and portion of the N.H. Route 10 Limited Access Right of Way consisting of one hundred (100) square feet located on the westerly side of N.H. Route 10 in the Town of Grantham to Northwind Security Products, LLC, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 7, 2017. MOTION ADOPTED.

LRCP 17-024 Department of Transportation – Charles Schmidt, PE, Administrator, Bureau of Right-of-Way, Department of Transportation responded to questions of the Committee.

On a motion by Senator Giuda, seconded by Representative Cloutier, that the Committee table the request of Department of Transportation, Bureau of Right-of-Way, to sell a 3.3 +/- acre parcel of State owned land located on the easterly side of N.H. Route 25 in the Town of Wentworth by a sealed bid process to the abutters with a minimum bid price of \$12,600 which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 8, 2017. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 17-015 Department of Administrative Services – On a motion by Representative Cloutier, seconded by Senator Birdsell, 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, N.H. 03452 for state owned property consisting of 268 square feet of office space located in the 8th Circuit Court – District Division – Jaffrey, at 84 Peterborough Street, Jaffrey, N.H., for the term of November 1, 2017 to October 31, 2020, at a total lease cost not to exceed \$12,132, for the schedule of annual rent and subject to the conditions as specified in the request dated June 29, 2017. MOTION ADOPTED.

LRCP 17-021 Department of Administrative Services – Jared Nylund, Real Property Asset Manager, Bureau of Plant and Property Management, Department of Administrative Services, and Andrew Davis, Director of Real Estate and Leasing, N.H. Liquor Commission, responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Representative Graham, that the Committee **amend** the request of the Department of Administrative Services, acting on behalf of the New Hampshire Liquor Commission, allowing negotiations within the Committee's current policy guidelines, to reduce the previously approved sale price of the former Ashland Liquor Store property located at 13 West Street in the Town of Ashland, including a single-story concrete block commercial retail building with approximately 3,600 square feet of space and approximately 0.41 acres of land, from \$500,000 to **\$395,000 not \$400,000 as requested**, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 11, 2017. MOTION ADOPTED.

On a motion by Senator Birdsell, seconded by Senator Giuda, that the Committee approve the request as amended of the Department of Administrative Services, acting on behalf of the New Hampshire Liquor Commission, allowing negotiations within the Committee's current policy guidelines, to reduce the previously approved sale price of the former Ashland Liquor Store property located at 13 West Street in the Town of Ashland, including a single-story concrete block commercial retail building with approximately 3,600 square feet of space and approximately 0.41 acres of land, from \$500,000 to \$395,000 not \$400,000 as requested, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 11, 2017. MOTION ADOPTED.

This request (LRCP 16-021) was originally approved by the Long Range Capital Planning and Utilization Committee on June 14, 2016, and subsequently approved (LRCP 16-026) October 26, 2016 and (LRCP 17-006) March 15, 2017.

LRCP 17-022 Department of Administrative Services – On a motion by Representative Graham, seconded by Senator Feltes, that the Committee approve the request Department of Administrative Services, allowing negotiations within the Committee's current policy guidelines, to reduce the previously approved sale price of the property located at 85 Pleasant Street in the City of Concord, including a three-story wood frame house of approximately 3,330 square feet and approximately 0.34 acres of land, from \$89,900 to \$50,000, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 6, 2017. MOTION ADOPTED.

This request (LRCP 13-016) was originally approved by the Long Range Capital Planning and Utilization Committee on May 14, 2013.

The Committee recessed at 10:13 a.m., and reconvened at 10:19 a.m.

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

LRCP 17-024 Department of Transportation – On a motion by Senator Giuda, seconded by Representative Cloutier, that the Committee remove the request from the table. MOTION ADOPTED.

On a motion by Senator Giuda, seconded by Senator Birdsell, that the Committee approve the request of Department of Transportation, Bureau of Right-of-Way, to sell a 3.3 +/- acre parcel of State owned land located on the easterly side of N.H. Route 25 in the Town of Wentworth by a sealed bid process to the abutters with a minimum bid price of \$12,600 which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 8, 2017. MOTION ADOPTED.

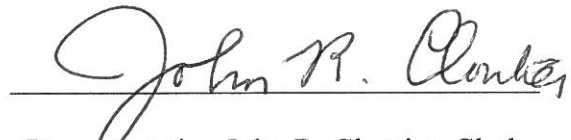
This request (LRCP 14-019) was originally approved by the Long Range Capital Planning and Utilization Committee on June 24, 2014.

INFORMATIONAL ITEMS:

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. (Where upon the meeting adjourned at 10:20 a.m.)



Representative John R. Cloutier, Clerk