

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

September 19, 2022

The Long Range Capital Planning and Utilization Committee met on Monday, September 19, 2022 at 9:30 a.m. in Room 201-203 of the Legislative Office Building

Members in attendance were as follows:

Representative John Graham  
Representative John Cloutier  
Representative Mark McConkey  
Representative David Milz  
Representative Michael Edgar (Alternate)  
Senator Regina Birdsell  
Senator John Reagan (Alternate)  
James Gerry, Governor's Office

Karen Rantamaki, Department of Administrative Services

The Chair called the meeting to order at 9:30 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative McConkey, seconded by Senator Birdsell, that the minutes of the May 23, 2022 and July 13, 2022 meetings be accepted as written. MOTION ADOTPED. (7-Yes; 0-No)

OLD BUSINESS:

None

NEW BUSINESS:

RSA 4:39-b APPROVAL OF STATE AGENCY LEASES EXCEEDING 5 YEARS:

LRCP 22-027 Department of Natural and Cultural Resources – Christopher Marino, Chief of Administration, Department of Natural and Cultural Resources responded to question of the Committee.

On a motion by Senator Birdsell, seconded by Representative Cloutier, that the Committee approve the request of the Department of Natural and Cultural Resources to enter into a 10-year Lease Agreement in the amount of \$3,830,371.68 payable in equal monthly installments with McCarthy Properties of West Wareham, Massachusetts for 25,217 square feet of total office space for the Department's use located at 172 Pembroke Road in Concord, NH, effective from October 1, 2022 through September 30, 2032, subject to the conditions as specified in the request dated September 1, 2022. MOTION ADOPTED. (7-Yes; 0-No)

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

LRCP 22-020 Department of Transportation – Stephen LaBonte, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative Milz, seconded by Senator Birdsell, that the Committee approve the request of the Department of Transportation to amend LRCP 21-034, approved November 9, 2021, to dispose of two parcels of state-owned land located on the westerly side of NH Route 16 (Spaulding Turnpike) in the Town of Newington by reducing the acreage size of the two parcels from 5.20 +/- acres to 4.02 +/- acres, and decrease the sale price from \$1,111,200 to \$952,200, which includes an \$1,100 Administrative Fee for each parcel, subject to the conditions as specified in the request dated July 25, 2022. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 22-021 Department of Transportation – Stephen LaBonte, 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 Milz, that the Committee approve the request of the Department of Transportation to sell 0.85 +/- of an acre of state-owned land located at the intersection of Elm Street and NH Route 9 in the City of Keene directly to Paul Dubriske, the abutter, for \$11,000, plus an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated July 21, 2022. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 22-022 Department of Transportation – Stephen LaBonte, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative Milz, seconded by Senator Birdsell, that the Committee approve the request of the Department of Transportation to dispose of 0.46 +/- acres of state-owned land, with improvements, located at 490 Tasker Hill Road in the Town of Madison, by entering into a listing agreement for a term of one year with Pinkham Real Estate, for the sale price of \$259,000, allowing negotiations within the Committee's current policy guidelines, and pursuant to RSA 4:40, III-A, assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated July 28, 2022. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 22-023 Department of Transportation – Stephen LaBonte, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation to dispose of 2.75 +/- acres of state-owned land, with improvements, located at 592 Eaton Road (NH Route 153) in the Town of Conway, by entering into a listing agreement for a term of one year with Badger, Peabody & Smith Realty, for the sale price of \$200,000, allowing negotiations within the

Committee's current policy guidelines, and pursuant to RSA 4:40, III-A, assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 18, 2022. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 22-024 Department of Transportation – Stephen LaBonte, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to dispose of a 0.15 +/- of an acre parcel of state-owned land, with improvements, located at 439 Valley Road in the Town of Sullivan, by entering into a listing agreement for a term of one year with H.G. Johnson Real Estate, for the listing price of \$185,000, allowing negotiations within the Committee's current policy guidelines, and pursuant to RSA 4:40, III-A, assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 29, 2022. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 22-025 Department of Transportation – Stephen LaBonte, Administrator, Bureau of Right-of-Way, Department of Transportation withdrew the request of the Department of Transportation for approval to dispose of an additional 0.28 +/- acres of state-owned vacant land, located at 1 Cronin Road in the Town of Exeter, by entering into a listing agreement for a term of one year with NAI Norwood Group, for the listing price of \$500,000, allowing negotiations within the Committee's current policy guidelines, and pursuant to RSA 4:40, III-A, assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 31, 2022. WITHDRAWN BY AGENCY.

#### RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 22-026 Department of Administrative Services – Jared Nylund, Real Property Asset Manager, Department of Administrative Services, and Michael Summerlin, Project Manager Sylvester Superfund Site, Waste Management Division, Department of Environmental Services responded to questions of the Committee.

Senator Birdsell asked if any of the electricity generated will come to New Hampshire or will it go to the grid to be spread out with other New England states?

On a motion by Senator Birdsell, seconded by Representative Milz, that the Committee table the request of the Department of Administrative Services, acting on behalf of the Department of Environmental Services, for approval to grant an exclusive option to Gilson Road Solar, LLC, a New Hampshire limited liability company to be formed by solar farm developer Andrew Kellar d/b/a NH Solar Garden, to lease approximately 25.78 acres of land at the Sylvester Superfund Site located near Gilson Road in Nashua, NH, consisting primarily of the "cap" of a capped landfill and the abutting/surrounding State land, for a total term of up to 45 years, following an option term of up to 2 years, for the purpose of constructing, installing, operating, and maintaining a 1-5 megawatt capacity commercial solar power generation facility.

Proposed exclusive option fees to obtain the right to lease the subject property are \$1,000 for the first 12 months and \$1,000 each for two successive option period extensions of 6 months, and after the option is exercised and construction is complete, proposed annual rent of the initial 25-year lease term is the product of the nameplate generation capacity of the facility (in megawatts of alternating current) and \$10,000, subject to the conditions as specified in the request dated August 30, 2022. MOTION ADOPTED. (7-Yes; 0-No)

MISCELLANEOUS:

None

INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next meeting was previously scheduled to be held in the LOB, Rm 201-203 at 9:30 a.m. for Monday, November 28, 2022.

On a motion by Representative Milz, seconded by Senator Birdsell, that the Committee adjourn. MOTION ADOPTED. Whereupon the meeting adjourned at 10:04 a.m.



Representative David Milz, Clerk