

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

September 15, 2023

The Long Range Capital Planning and Utilization Committee met on Friday, September 15, 2023 at 9:00 a.m. in Room 201-203 of the Legislative Office Building

Members in attendance were as follows:

Representative Mark McConkey, Chairman  
Representative David Milz  
Representative John Cloutier  
Representative Michael Edgar  
Senator Timothy Lang

Chairman McConkey called the meeting to order at 9:02 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Cloutier, seconded by Representative Milz, that the minutes of the May 26, 2023 meeting be accepted as written. MOTION ADOTPED. (5-Yes; 0-No)

On a motion by Representative Cloutier, seconded by Representative Milz, that the minutes of the September 1, 2023 meeting be accepted as written. MOTION ADOTPED. (4-Yes; 0-No; 1-Abstain)

OLD BUSINESS:

None

NEW BUSINESS:

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

LRCP 23-022 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 Senator Lang, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation to convey a permanent access easement across state-owned land to a parcel located at 36 Horse Point Road in the Town of Belmont, to be granted to JCB, LLC at zero cost, and further request to waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated July 31, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-025 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 Senator Lang, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation to dispose of two (2) parcels of state-owned land, located at 105 South Main Street and Sexton Avenue in the City of Concord by entering into a listing agreement for a term of one year with NAI Norwood Group for a listing price of \$1,100,000 for the parcels, with an Administrative Fee of \$1,100 per parcel, allowing negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated August 21, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-026 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to convey a permanent right and easement over state-owned land located in Dover at no cost to the City of Dover, and further request to waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 30, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-027 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell 6.83 +/- acres of state-owned land located on the westerly side of North-South Local Road in the Town of Conway for \$501,100, which includes the \$1,100 Administrative Fee, directly to the Town or NH Housing Finance Authority (NHHFA), subject to the conditions as specified in the request dated August 29, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-028 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell 5.93 +/- acres of state-owned land with improvements located at 95 Common Court in the Town of Conway for \$1,046,100, which includes the \$1,100 Administrative Fee, directly to the Town or NH Housing Finance Authority (NHHFA), subject to the conditions as specified in the request dated August 29, 2023. MOTION ADOPTED. (5-Yes; 0-No)

The Committee requested an update on the obligations to the Feds for the Conway Bypass.

LRCP 23-029 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to convey a permanent right and easement over state-owned land located in Dover at no cost to the City of Dover, and further request to waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 30, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-030 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to dispose of a parcel of unimproved state-owned land consisting of 5.2 +/- acres located on the southwesterly side of NH Route 106 (Rocky Pond Road) and easterly of Loudon Ridge Road in the Town of Loudon by entering into a listing agreement for a term of one (1) year with Locke Associates for a listing price of \$99,000 and assess an Administrative Fee of \$1,100, allowing negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated August 30, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-032 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell a 0.06 +/- of an acre parcel of state-owned land within the right of way located on the westerly side of Shadow Lake Road in the Town of Salem directly to Eddy Sfeir for \$37,100.00, which includes the \$1,100.00 Administrative Fee, subject to the conditions as specified in the request dated August 25, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-033 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 Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell 15.6 +/- acres of state-owned land located on the easterly side of F. E. Everett Turnpike in the Town of Hooksett directly to The Richmond Company, Inc. for \$145,000.00, which includes the \$1,100.00 Administrative

Fee, subject to the conditions as specified in the request dated August 25, 2023. MOTION ADOPTED. (5-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 23-031 Department of Natural and Cultural Resources – Benjamin Eosue, Communications Program Coordinator, Department of Natural and Cultural Resources presented the request and responded to questions of the Committee.

On a motion by Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Natural and Cultural Resources to; 1) enter into a long-term lease with US Cellular on a proposed 120-foot monopole for a cellular antenna array and ground space within a proposed fenced enclosure for supporting telecommunications equipment at Federal Hill in Goffstown, NH for reduced rent for the first 10 years up to \$120,000 or half of the construction costs, whichever is less. The proposed lease rate of \$44,020.32 with a 3% increase each year over ten years, less \$12,000 per year, for a total of \$384,643.28 in revenue, with the lease expected to take effect July 1, 2024 for ten years, with the option of two (2) additional 5-year lease agreements, at which point the State would then own the cell tower, and 2) further request to waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 29, 2023. MOTION ADOPTED. (5-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:57-a LEASING CERTAIN PORTIONS OF RAILROAD PROPERTIES:

LRCP 23-023 Department of Transportation – Louis Barker, Railroad Planner, Bureau of Rail and Transit, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to; 1) grant an easement for electric transmission wires over a parcel of land, average 10 feet in length and 99 feet in width (approximately 1,000 square feet/0.02 acres), of the state-owned Mountain Division Railroad Corridor in the Town of Lunenburg, VT to Green Street Power Partners for \$500, and assess a one-time Administrative Fee of \$1,100, of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated August 7, 2023. MOTION ADOPTED. (5-Yes; 0-No)

RSA 188-F:6, XIII-a. AUTHORITY OF THE BOARD OF TRUSTEES:

LRCP 23-034 Community College System of New Hampshire – Dr. Charles Lloyd, Vice Chancellor, and Matthew Moore, Director Capital Planning and Development, Community College System of New Hampshire presented the request and responded to questions of the Committee.

On a motion by Senator Lang, seconded by Representative Cloutier, that the Committee approve the request of the Community College System of New Hampshire to sell two (2) parcels of surplus land in Berlin, New Hampshire consisting of; approximately 1.53 acres of land and a single-story ranch-style residential building with approximately 2,831 square feet of gross building area, excluding the attached garage located at 15 Twitchell Lane, and approximately 1.99 acres of land and a two-story cape style residential building with approximately 921 square feet of gross building area located at 2025 Riverside Drive, acquired prior to the effective date of the cited statutory provision, subject to the right of first refusal held by the State of New Hampshire and the approval of the Governor and Executive Council, subject to the conditions as specified in the request dated September 5, 2023. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 23-035 Community College System of New Hampshire – Mathew Moore, Director Capital Planning and Development, Community College System of New Hampshire and Brian Bicknell, President, Manchester Community College presented the request and responded to questions of the Committee.

On a motion by Senator Lang, seconded by Representative Milz, that the Committee approve the request of the Community College System of New Hampshire to sell surplus land in Bennington, New Hampshire consisting of one unimproved parcel approximately 1.4 acres located along Gillis Hill Road, acquired prior to the effective date of the cited statutory provision, subject to the right of first refusal held by the State of New Hampshire and the approval of the Governor and Executive Council, subject to the conditions as specified in the request dated September 5, 2023. MOTION ADOPTED. (5-Yes; 0-No)

MISCELLANEOUS:

None

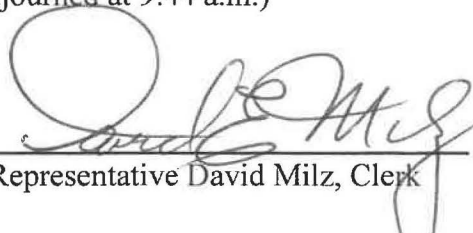
INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next meeting of the Long Range Capital Planning and Utilization Committee was scheduled for Friday, December 15, 2023 to be held at 9:30 a.m. in Room 201-203 of the Legislative Office Building.

On a motion by Representative Milz, seconded by Representative Cloutier, that the meeting adjourn. (Whereupon the meeting adjourned at 9:44 a.m.)

  
Representative David Milz, Clerk