

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
AGENDA

**Monday, February 24, 2025 at 9:30 a.m. in Room 201 of the Legislative Office Building**

(1) **Organization of Committee:**

(2) **Committee Orientation:**

[LRCP 25-001](#) – Revised Statutes Annotated for the Long Range Capital Planning and Utilization Committee, February 2025

(3) **Acceptance of Minutes of the November 12, 2024 meeting**

(4) **Old Business:**

None

(5) **New Business:**

**RSA 4:39-b Approval of State Agency Leases Exceeding 5 Years:**

[LRCP 25-003 Department of Administrative Services](#) – requests approval on behalf of the Department of Military Affairs and Veterans Services to lease from the Berlin Airport Authority, for a term of up to fifty-five (55) years and fixed annual rent of One Dollar (\$1.00), approximately 5.66 acres of Berlin Regional Airport land located along the easterly side of East Side River Road in the Town of Milan, New Hampshire, together with any site improvements thereon and all rights-of-way, accretions, easements, tenements, hereditaments, appurtenances, rights, privileges and immunities thereto or associated therewith, for the purpose of constructing and operating thereon an Army Aviation Operations Building to be primarily occupied and used by the New Hampshire Army National Guard, subject to the conditions as specified in the request dated January 16, 2025

[LRCP 25-004 Department of Justice](#) – requests approval of a 30-year lease with Concord Hospital, Inc. for a 10,500+ square foot space at 279 Pleasant Street in Concord, NH as premises for the Chief Medical Examiner's offices, morgue, and autopsy suite, which would also include the services of two full time Medical Examiner Assistants (Diener) and .25 manned security, with the lease effective date planned for March 1, 2026, with an end date of February 28, 2056, and a total estimated cost of \$37,259,882 over the lease term, subject to the conditions as specified in the request dated January 28, 2025

[LRCP 25-012 Department of Safety](#) – requests authorization to enter into a lease agreement with the City of Concord, Concord, NH for the premises at 91 Airport Rd, Concord for a period of ten (10) years, with the option to renew for two (2) one (1) year periods, with an effective lease date of January 1, 2026, subject to the annual payment for each year and conditions as specified in the request dated February 7, 2025

**RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate:**

[LRCP 25-005 Department of Transportation](#) – requests approval to continue efforts 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 retroactively extending the listing agreement for a term of one (1) year with NAI Norwood Group for the period of November 20, 2024 to November 20, 2025, and reducing the listing price from \$1,100,000 to \$875,000, assess the \$1,100 Administrative Fee per parcel, and allow negotiations within the Committee’s current policy guidelines, subject to the conditions as specified in the request dated January 28, 2025 (Originally approved (LRCP 23-025) September 15, 2023)

[LRCP 25-006 Department of Transportation](#) – request authorization to sell six (6) parcels consisting of 9.49 +/- acres of State-owned land located on NH Route 16 and US Route 302 (North of the Memorial Hospital) in the Town of Conway, by entering into a listing agreement for a term of one year (1) with Pinkham Real Estate for a listing price of \$1,800,000, which includes all six (6) parcels, 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 January 27, 2025 (Originally approved (LRCP 24-015) April 12, 2024)

[LRCP 25-007 Department of Transportation](#) – requests approval to dispose of seven (7) parcels of State-owned land, with four (4) parcels located on the easterly side of Hodge Hill Road and the remaining three (3) located on the westerly side of Hodge Hill Road in the Town of Lisbon, totaling an acreage of 3.83 +/- for unimproved vacant land, by entering into a listing agreement for a term of one-year with Badger, Peabody, and Smith Realty, for a listing prices of \$88,500 (3 parcels) and \$110,000 (4 parcels) for combined parcels, but also market the lots individually and simultaneously in conjunction with the 2 combined cluster listings. An Administrative Fee of \$1,100 will be assessed per sale and negotiations will be allowed within the Committee’s current policy guidelines, subject to the conditions as specified in the request dated January 31, 2025

[LRCP 25-008 Department of Transportation](#) – requests authorization to sell approximately 1.5 +/- acres of State-owned land located on the northerly side of NH Route 25 and west of NH Route 153 in the Town of Effingham, directly to James Own for \$22,000, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated February 7, 2025

[LRCP 25-009 Department of Transportation](#) – request authorization to sell 0.15 +/- acres of State-owned land located on the northwesterly side of NH Route 13 (North Main Street) in the Town of Mont Vernon, directly to the abutter Frank Oudheusden for \$9,800, with an additional Administrative Fee assessment of \$1,100, of which \$500 was previously received, subject to the conditions as specified in the request dated February 7, 2025

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

[LRCP 25-010 Department of Administrative Services](#) – request approval on behalf of the Department of Military Affairs and Veterans Services, 1) to sell on behalf of the State of New Hampshire to the Town of Hillsborough for \$2,694.60 a temporary construction easement over an approximately 1,094 square foot strip of NH Army National Guard Hillsborough Readiness Center land abutting the south side of West Main Street in Hillsborough and a perpetual roadway drainage infrastructure easement over a separate 467 square foot area in the northeasterly corner of the Hillsborough Readiness Center parcel adjacent to West Main Street, and 2) request to waive the Administrative Fee, subject to the conditions as specified in the request dated January 16, 2025

[LRCP 25-011 Department of Administrative Services](#) – request authorization to enter in a Use of Premises Agreement with the County of Rockingham, 119 North Road, Brentwood, NH 03833 for leasing of State-owned property, comprised of 18,053 square feet of office space on the lower level of the Rockingham County Courthouse, located in the Rockingham County Superior Courthouse located at #10 Route 125, Brentwood, NH, from May 1, 2025 to December 31, 2025 for an amount not to exceed \$129,552.72, subject to the conditions as specified in the request dated January 22, 2025

(6) **Miscellaneous:**

None

(7) **Informational:**

[LRCP 25-002 Long Range Capital Planning and Utilization Committee](#) – Biennial Report, December 1, 2024

[LRCP 25-013 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved minutes from the October 10, 2024 meeting of the Council on Resources and Development (CORD)

[LRCP 25-014 New Hampshire Council on Resources and Development](#) – Two (2) Memorandums regarding Surplus Land Review for; Portsmouth, SLR 2024-005 and Hillsborough, SLR 2024-006

[LRCP 25-015 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved minutes from the December 12, 2024 meeting of the Council on Resources and Development (CORD)

(8) **Date of Next Meeting and Adjournment**