

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES
April 12, 2024

The Long Range Capital Planning and Utilization Committee met on Friday, April 12, 2024 at 10:00 a.m. in Room 201 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 Howard Pearl

Karen Rantamaki, Department of Administrative Services

Chairman McConkey called the meeting to order at 10:01 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Pearl, seconded by Representative Cloutier, that the minutes of January 26, 2024 meeting be accepted as written. MOTION ADOTPED. (3-Yes; 0-No; 2-Abstain)

OLD BUSINESS:

None

NEW BUSINESS:

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

LRCP 24-006 Department of Health and Human Services – Tammy Nelson, Director of Facilities and Maintenance, Department of Health and Human Services, presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Representative Milz, that the Committee approve the request of the Department of Health and Human Services for a ten-year lease with Northamptonboys3, LLC, 143A Main Street, North Hampton, Massachusetts 01060 for continued occupation of approximately 15,871 square feet of office space located at 109 Key Road, Keene, for the Department's Keene District Office, effective April 1, 2024 with an end date of March 31, 2034 for a total lease cost of \$3,564,000, subject to the conditions as specified in the request dated March 12, 2024. MOTION ADOPTED. (5-Yes;0-No)

The Chair requested the Department provide via email a picture of the building, the number of businesses in occupancy, and the total square footage.

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

LRCP 24-009 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 Pearl, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell 1.04 +/- acres of state-owned land located at the corner of Smyth Road and Radburn Street in the City of Manchester directly to Torrington Properties for \$83,1000, which includes the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 14, 2024. MOTION ADOPTED. (5-Yes;0-No)

LRCP 24-013 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 grant an access point through the Limited Access Right of Way (LAROW) on the southerly side of NH Route 111 at Frye Road (f/k/a Huntington Hill Road) in the Town of Danville to the Town of Danville for a sale price of \$53,500, which includes the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 20, 2024. MOTION ADOPTED. (5-Yes;0-No)

LRCP 24-014 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 Pearl, that the Committee approve the request of the Department of Transportation to sell 4.7 acres of state-owned land located on the southerly side of NH Route 302 (Eastman Road) in the Town of Conway directly to the abutter, Bayard Kennett for \$941,100, which includes the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 21, 2024. MOTION ADOPTED. (5-Yes;0-No)

LRCP 24-015 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 Edgar, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation to sell six (6) parcels comprising of approximately 7.2 acres of state-owned land located on NH Route 16 and US Route 302 (North of the Memorial Hospital) in the Town of Conway directly to the New

Hampshire Housing Finance Authority for \$1,511,100, which includes the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 21, 2024. MOTION ADOPTED. (5-Yes;0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 24-007 Department of Administrative Services – Sarah Lineberry, Superintendent, Bureau of Court Facilities, Department of Administrative Services presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Representative Milz, that the Committee approve the request of the Department of Administrative Services to enter into a Use of Premises Agreement with the County of Coos, PO Box 10, West Stewartstown, NH 03597 for leasing of state-owned property located in the Coos County Superior Courthouse located at 55 School Street, Lancaster, NH from June 1, 2024 to May 31, 2027 for an amount not to exceed \$205,392, subject to the conditions as specified in the request dated February 28, 2024. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 24-016 Department of Administrative Services – Sarah Lineberry, Superintendent, Bureau of Court Facilities, Department of Administrative Services presented the request and responded to questions of the Committee.

On a motion by Representative Cloutier, seconded by Senator Pearl, that the Committee approve the request of the Department of Administrative Services to retroactively enter into a Use of Premises Agreement with the Town of Jaffrey, 10 Goodnow Street, Jaffrey, NH for leasing of state-owned property located in the Jaffrey Circuit Courthouse, 84 Peterborough Street, Jaffrey, NH from November 1, 2023 to October 31, 2026 for an amount not to exceed \$12,852, subject to the conditions as specified in the request dated March 11, 2024. MOTION ADOPTED. (5-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:67 DISPOSITION OF ACQUIRED OR ABANDONED RAIL PROPERTIES:

LRCP 24-011 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 Representative Milz, seconded by Representative Edgar, that the Committee approve the request of the Department of Transportation to lease approximately 0.64 acres, consisting of portions of 3 contiguous parcels, of the state-owned Cheshire Branch Railroad Corridor in the Town of Swanzey to All Purpose Storage, Swanzey LLC for \$900 per year, with a one-time Administrative Fee of \$1,100, of which the Department is in receipt of \$500, for a period of five (5) years, with an option for an additional five (5) years at \$900 per

year, subject to the conditions as specified in the request dated March 11, 2024. MOTION ADOPTED. (5-Yes; 0-No)

LRCP 24-012 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 Pearl, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation to sell approximately 18,900 square feet (0.43 acres) on the state-owned Berlin Branch Railroad Corridor in the Town of Littleton to Rail Trail Properties, LLC, an abutter, for \$11,400 and a \$1,100 Administrative Fee, of which the Depart has received \$500, subject to the conditions as specified in the request dated March 18, 2024. MOTION ADOPTED. (5-Yes; 0-No)

RSA 228:57-a LEASING CERTAIN PORTIONS OF RAILROAD PROPERTIES:

LRCP 24-010 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 Representative Cloutier, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation for approval to enter into a one-year lease with Sun Lake Village Association for 375 linear feet of railroad frontage along Lake Winnisquam to allow a private, non-commercial dock, and including a pedestrian at-grade crossing, on the state-owned Concord to Lincoln Railroad Corridor in the Town of Belmont for the proposed lease fee of \$13,113.75 per year, plus a \$50 annual fee for the private pedestrian at-grade crossing, for a total of \$13,163.75, plus the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 6, 2024. 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 Monday, June 10, 2024 to be held at 10:00 a.m. in Room 201 of the Legislative Office Building.

On a motion by Representative Milz, seconded by Representative Cloutier, that the meeting adjourn. (Whereupon the meeting adjourned at 10:41 a.m.)



Representative David Milz, Clerk