

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

MINUTES

June 10, 2024

The Long Range Capital Planning and Utilization Committee met on Monday, June 10, 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 Michael Edgar

Representative Daniel Eaton (Alternate)

Senator Timothy Lang

Senator Howard Pearl

Karen Rantamaki, Department of Administrative Services

Chairman McConkey called the meeting to order at 10:00 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Milz, seconded by Senator Pearl, that the minutes of April 12, 2024 meeting be accepted as written. MOTION ADOTPED. (6-Yes; 0-No)

OLD BUSINESS:

None

NEW BUSINESS:

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

LRCP 24-017 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 Senator Pearl, that the Committee approve the request of the Department of Transportation to sell approximately 0.65 of an acre of State-owned land located on the northerly side of NH Route 101A (a/k/a Nashua Road) in the Town of Milford, with the proposed sale to be to the Town of Milford for \$169,400, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated April 18, 2024. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 24-020 and LRCP 24-021 Department of Transportation – Stephen LaBonte, Administrator, Bureau of Right-of-Way, Department of Transportation presented the requests and responded to questions of the Committee.

On a motion by Senator Lang, seconded by Representative Eaton, that the Committee approve jointly the two requests of the Department of Transportation for authorization (LRCP 24-020) for the renewal of a land lease, held by Capital Hotel Company VI, LLC, for a parcel of State-owned land consisting of 9,782 square feet, situated at the southeast quadrant of the Interstate 93, Exit 12 Interchange in the City of Concord for the proposed renewal term of five (5) years at the annual rate of \$9,200, plus an Administrative Fee of \$1,100, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated May 3, 2024. (Originally approved (LRCP 18-012) June 6, 2018 and further amended (LRCP 18-042) on November 29, 2018), and authorization (LRCP 24-021) for the renewal of a land lease, held by Capital Hotel Company VI, LLC, for a parcel of State-owned land consisting of 13,438 square feet, situated at the southeast quadrant of the Interstate 93, Exit 12 Interchange in the City of Concord for the proposed renewal term of five (5) years at the annual rate of \$12,800, plus an Administrative Fee of \$1,100, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated May 3, 2024. (Originally approved (LRCP 19-038) November 6, 2019). MOTION ADOPTED. (6-Yes; 0-No)

LRCP 24-025 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 sell approximately 0.25 acres of State-owned land located on the westerly side of NH Route 101 (a/k/a Horace Greeley Highway) in the Town of Milford, with the proposed sale to Charels Simpson and Lou-Ann Poor for \$20,500 and assess an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 21, 2024. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 24-026 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 Milz, that the Committee approve the request of the Department of Transportation to sell approximately 1.75 acres of state-owned land located at 55 North Road in the Town of Conway, with the proposed sale to the Town of Conway for \$175,000, and further request to waive the \$1,1000 Administrative Fee, subject to the conditions as specified in the request dated May 21, 2024. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 24-027 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 Eaton, that the Committee approve the request of the Department of Transportation for continued approval to dispose of approximately 2.75 acres of state-owned land, along with improvements, located at 592 Eaton Road (NH Route 153) in the Town of Conway, by entering a one-year listing agreement with Janet McMahon at 603 Redstone Realty, for the proposed sale price of \$150,000, 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 May 20, 2024 (Originally approved (LRCP 22-023) September 19, 2022). MOTION ADOPTED. (6-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 24-022 Department of Natural and Cultural Resources – Patrick Hackley, Director, Division of Forests and Lands, 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 Eaton, that the Committee approve the request of the Department of Natural and Cultural Resources for approval to sell approximately 30-acres of land located on the north side of Concord, known as Allen State Forest, to David F. Price, Sr. and David F. Price, Jr. for \$132,00, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 18, 2024. MOTION ADOPTED. (6-Yes; 0-No)

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

LRCP 24-018 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 Edgar, seconded by Senator Pearl, that the Committee approve the request of the Department of Transportation to grant an easement on approximately 52,500 square feet (1.20 acres) of railroad property located on the state-owned Concord-Lincoln Railroad Corridor in Laconia to the City of Laconia for \$0.00 based on services previously realized and anticipated, and assess an Administrative Fee of \$1,100 of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated May 6, 2024. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 24-019 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 Eaton, seconded by Representative Milz, that the Committee approve the request of the Department of Transportation to sell Brook Road Management, LLC approximately 9,625 square feet (0.22) acres on the state-owned Berlin Branch Railroad Corridor in the Town of Littleton for the recommended sale price of \$2,400, and assess an Administrative Fee of \$1,100 of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated May 6, 2024. MOTION ADOPTED. (6-Yes; 0-No)

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

LRCP 24-023 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 Senator Pearl, that the Committee approve the request of the Department of Transportation to enter into a one (1) year lease with East Bluff Highlands Association and Eastbluff Village Condominium Association for 58 feet of state-owned railroad frontage along Lake Winnepesaukee for a private, non-commercial dock, and a pedestrian at-grade crossing, on the state-owned Concord to Lincoln Railroad Corridor in the Town of Meredith for the annual fee of \$2,028.26 and an annual crossing fee for the private pedestrian crossing of \$50,00, for the total annual fee of \$2,078.26, effective upon Governor and Council approval through June 30, 2025, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated May 21, 2024. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 24-024 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 Milz, that the Committee approve the request of the Department of Transportation to enter into a one (1) year lease with Lake Ridge at Meredith Bay Association for 1,351 feet of state-owned railroad frontage along Paugus Bay for a private, non-commercial dock with a pedestrian at-grade crossing on the state-owned Concord to Lincoln Railroad Corridor in Meredith for the annual lease fee of \$47,244.47 and an annual crossing fee of \$100 (\$50 each for a private pedestrian at-grade crossing and an electric utility crossing), for the total annual fee of \$47,344.47, effective upon Governor and Council approval through June 30, 2025, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated May 21, 2024. MOTION ADOPTED. (6-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 will be at the Call of The Chair.

On a motion by Representative Eaton, seconded by Representative Milz, that the meeting adjourn. (Whereupon the meeting adjourned at 10:30 a.m.)

  
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Representative David Milz, Clerk