

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES  
June 30, 2025

The Long Range Capital Planning and Utilization Committee met on Monday, June 30, 2025 at 9:30 a.m. in Room 100 of the State House.

Members in attendance were as follows:

Representative David Milz  
Representative Charles Melvin  
Representative John Cloutier  
Representative Barry Faulkner  
Representative Sue Newman (Alternate)  
Senator Mark McConkey  
Senator Daniel Innis  
James Gerry, Governor's Office

Karen Rantamaki, Department of Administrative Services  
Eric Sargent, Department of Transportation

Representative Milz called the meeting to order at 9:30 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator McConkey, seconded by Representative Melvin, that the minutes of the April 14, 2025 meeting 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 25-024 Department of Business and Economic Affairs – Kathleen Fredrickson, Director of Finance, Department of Business and Economic Affairs presented the request and responded to questions of the Committee.

On a motion by Representative Cloutier, seconded by Senator Innis, that the Committee approve the request of the Department of Business and Economic Affairs to enter into a 37 month lease amendment with Granite Center, LLC, PO Box 1438, Concord, NH, by increasing the square footage 1,891 square feet from 19,131 to 21,022 for continued occupation of building

space located at One Eagle Square, Main Street, Suite 100, 200 and 301, Concord, NH 03301, for the term of July 1, 2025 to July 31, 2028, increasing the total lease payments by \$127,689 from \$4,008,377.30 to \$4,136,067.07 for the cumulative 10-year lease period, subject to the schedule of annual rent and conditions as specified in the request dated June 6, 2025. MOTION ADOPTED. (7-Yes; 0-No)

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

LRCP 25-020 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator McConkey, seconded by Senator Innis, that the Committee approve the request of the Department of Transportation to dispose of a parcel of State-owned land, located at 75 Route 27 in the Town of Raymond, consisting of 3.25 +/- acres, which includes a circa 1972 2,400 +/- square foot garage with a 3,000 gallon underground holding tank for floor drains within the garage, and a detached 702 +/- square foot open storage area with approximately 30,000 square feet of asphalt parking area, by entering into a listing agreement for a term of one (1) year with NAI Norwood Group for the listing price of \$499,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated May 14, 2025. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 25-021 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator McConkey, seconded by Senator Innis, that the Committee approve the request of the Department of Transportation to dispose of a parcel of State-owned vacant land, located on the southerly side of Indian Brook Drive in the City of Dover, consisting of approximately 3.11 +/- acres by entering into a listing agreement for a term of one-year with a licensed, pre-qualified Realtor in Region 4 (Rockingham and Strafford County) to be listed for no less than \$4,660,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated June 2, 2025. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 25-022 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator McConkey, seconded by Representative Melvin, that the Committee approve the request of the Department of Transportation to grant a permanent utility

easement across State-owned land in the Town of Conway, identified as Tax Map 235 Lot 55 encompassing approximately 1.21 +/- acres of the subject parcel, being 1,315 +/- feet in length and 40 feet in width, directly to the North Conway Water Precinct for \$36,000, assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated June 2, 2025. MOTION ADOPTED. (7-Yes; 0-No)

The Committee inquired, of the original 46 acres of land, how much is left of the Conway Bypass; to which the Department replied they would get that information back to the members.

LRCP 25-023 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee. James Jalbert of C&J Seabrook, LLC was also present to respond to questions.

On a motion by Senator McConkey, seconded by Representative Melvin, that the Committee approve the request of the Department of Transportation to sell a portion of the Limited Access Right-of-Way on the northwesterly side of Interstate 95, Exit 1 Southbound Ramp in the Town of Seabrook directly to C&J Seabrook, LLC for \$218,700 and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated June 6, 2025. MOTION ADOPTED. (7-Yes; 0-No)

LRCP 25-025 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator McConkey, seconded by Senator Innis, that the Committee approve the request of the Department of Transportation to sell 0.40 +/- acres of State-owned land on the northerly side of Northeastern Boulevard in the Town of Salem directly to Brooks Properties LLC for \$107,500 and assess an Administrative Fee of \$1,100 of which \$500 has been received, subject to the conditions as specified in the request dated June 16, 2025. MOTION ADOPTED. (7-Yes; 0-No)

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

LRCP 25-026 Department of Environmental Services – Corey Clark, Chief Engineer, Dam Bureau, Department of Environmental Services presented the request and responded to questions of the Committee.

On a motion by Senator Innis, seconded by Representative Cloutier, that the Committee approve the request of the Department of Environmental Services to; 1) transfer ownership of a small portion of its property, consisting of 0.37 acre area located on the north side of Binney Hill Road between the downstream side of Site #35 dam and the Town of New Ipswich owned Smithville Cemetery located at the state-owned dam known as Souhegan Flood Control Site #35

in New Ipswich for \$13,000 and receive from New Ipswich an additional \$25,000 for impacts to dam repairs for a total of \$38,000, and 2) request to waive the Administrative Fee, subject to the conditions as specified in the request dated June 16, 2025. MOTION ADOPTED. (7-Yes; 0-No)

MISCELLANEOUS:

NH Liquor Commission – Patricia Peters, Director of Administration, NH Liquor Commission presented the Update on the I-95 Welcome Center/Liquor Commission land sale.

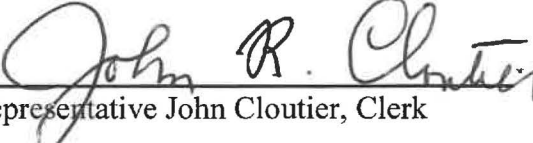
INFORMATIONAL:

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, September 29, 2025 to be held in Room 100 of the State House at 9:30 a.m.

On a motion by Senator Innis, seconded by Representative Melvin, that the meeting adjourn. (Whereupon the meeting adjourned at 9:58 a.m.)

  
Representative John Cloutier, Clerk