

New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

CORD Special Meeting
Friday, August 31, 2018
Johnson Hall, 3rd Floor Conference Room
107 Pleasant Street, Concord, NH
Time 9:30 A.M.

FINAL AGENDA

I. ROLL CALL AND INTRODUCTIONS

II. SURPLUS LAND REVIEW

- A. 2018 SLR 006 – Manchester.** Request from DHHS to lease excess capacity at the Sununu Youth Services Center to a non-governmental entity that will operate a Residential Adolescent Substance Use Disorder Treatment Facility through an agreement with the Department, pursuant to HB 517.

Reminder - 2018 Meeting Dates

~~January 11~~

May 10

August 31 — special meeting

September 21 (meeting to be held in NH Executive Council Chamber)

November 8

~~March 8 (cancelled due to inclement weather)~~

~~July 12 (meeting to be held in NHDRA's Training Room)~~

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MEMORANDUM

TO: CORD Members and Other Interested Parties <i>Via Email Distribution Lists</i>	Hillsborough County Board of Commissioners c/o Chad D. Monier, County Administrator 329 Mast Road, Suite 114 Goffstown, NH 03045 <i>Via Email (cmonier@hcnh.org)</i>
Mayor Joyce Craig Mayor's Office One City Hall Plaza Manchester, NH 03101 <i>Via Email</i> mayor@manchesternh.gov RMahoney@manchesternh.gov	Sylvia von Aulock, Executive Director Southern New Hampshire Planning Commission 438 Dubuque Street Manchester, NH 03102 <i>Via Email (svonaulock@snhpc.org)</i>

FROM: Michael A. Klass, NH Office of Strategic Initiatives

DATE: August 23, 2018

SUBJECT: *State Owned Land, Surplus Land Review, Manchester, NH 2018 SLR 006*

RESPONSE DEADLINE: August 30, 2018

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response deadline indicated above. Responses may be emailed to Michael.klass@osi.nh.gov. The Council on Resources and Development will consider the request at a special meeting scheduled for **August 31, 2018**. Information regarding CORD and its meetings may be obtained at: <https://www.nh.gov/osi/planning/programs/cord/index.htm>.

The Department of Natural and Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



STATE OF NEW HAMPSHIRE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
OFFICE OF BUSINESS OPERATIONS
BUREAU OF CONTRACTS & PROCUREMENT

Jeffrey A. Meyers
Commissioner

E. Maria Reinemann
Director

129 PLEASANT STREET, CONCORD, NH 03301-3857
603-271-9330 1-800-852-3345 Ext. 9246
Fax: 603-271-4232 TDD Access: 1-800-735-2964 www.dhhs.nh.gov

August 22, 2018

Jared Chicoine, Director
NH Office of Strategic Initiatives
Governor Hugh J. Gallen State Office Park
Johnson Hall, 3rd Floor
107 Pleasant Street
Concord, NH 03301

Dear Director Chicoine:

The Department of Health and Human Services respectfully requests that the Council on Resources and Development review the attached Request for Surplus Land Review Action to recommend lease approval for premises located at the Sununu Youth Services Center, as defined in the attached site plans.

As mandated by HB 517, a copy of which is included with this request, the Department renovated excess space at the Sununu Youth Services Center for the operation of a 36-bed residential adolescent substance use disorder treatment facility and now seeks to lease this space to a non-government entity.

Thank you for your assistance with this request. If you have any questions or need any additional information, please do not hesitate to contact me at (603) 271-9563.

Sincerely,

A handwritten signature in cursive script that reads "Christine A. Morin".

Christine A. Morin, Esq.
Legal Counsel
Bureau of Contracts and Procurement

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: NH Department of Health and Human Services

Agency Contact Person: David Clapp, Director of Facilities
Address: 129 Pleasant Street, Concord, NH 03301
Phone Number: (603) 271-9501
E-Mail: David.Clapp@dhhs.nh.gov

Applicant Contact Person: Christine Morin, Legal Counsel, DHHS Contracts Unit
Address: 129 Pleasant Street, Concord, NH 03301
Phone Number: (603) 271-9563
E-Mail: Christine.Morin@dhhs.nh.gov

Location of Property: Sununu Youth Services Center,
1056 North River Road, Manchester, NH 03104

Acreage: The lease provides for the use of 25,542 square feet of the total Sununu Youth Services building.

Requested Action: For the Council on Resources and Development to recommend lease approval for excess capacity at the Sununu Youth Services Center that has been renovated pursuant to HB 517. The Tenant will be a non-governmental entity that will operate a Residential Adolescent Substance Use Disorder Treatment Facility through an agreement with the Department.

Term of Lease or Easement: Four (4) years with a four (4) year renewal option.

.....
Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@osi.nh.gov.

1. What is the current use of this property?

The property is located within the Sununu Youth Services Center. Pursuant to HB 517, the Department of Health and Human Services renovated excess capacity of the building for the operation of a thirty-six (36)bed residential adolescent substance use disorder treatment facility by a non-government entity.

2. What is the proposed use of this property if surplusd? Please note if proposed use is intended to create a public benefit.

The newly renovated section of the Sununu Youth Services Center, which is located in an entirely separate wing of the building, will be used to operate a substance use disorder treatment facility for adolescents, as mandated by the NH Legislature under HB 517. This will create an important public benefit to address substance abuse and opioid addiction in New Hampshire.

- 3. Does the proposed use of this property entail new development?** Yes No
- a. If yes, is it consistent with adjacent and existing development? Yes No
- b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or surroundings.

4. Are there any structures located on this property? Yes No

a. If yes, please describe the structures including how many and what kind.

The leased space occupies a separate wing of the Sununu Youth Services Center. The Sununu Youth Services Center operates the secure Youth Detention Services Unit in the same building. There is an Administrative Building and other buildings identified as follows: Campus Edge, Horse Barn, Boiler House, Maintenance Garage, Riverview, Spaulding, Pinecrest, and Wilkins.

5. Are there historical architectural or archaeological resources identified on this site?

Yes No

a. If yes, describe the resource(s)?

Many of the buildings referenced in the answer to question 4 above were a part of the original Youth Detention Center campus.

b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites? Yes No

a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)

There are twenty (20) residential buildings adjacent to the site.

7. Does the site represent the entire state property in this location? Yes No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

The proposed lease property is a small section within the Sununu Youth Services Center as defined in the attached plans.

8. Is access to this property available? Yes No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

It is accessed by the driveways from River Road.

b. If yes, is there a potential for public access interruption? Yes No

9. Are there water resources related to this property such as:
Lakes/Ponds - Yes No Rivers - Yes No Wetlands - Yes No

a. If yes, please indicate the size or extent of such resources.

The Merrimack River runs behind the property and regarding wetlands, there is a water retention area for runoff.

b. If yes, is the property located within 250 feet of a lake/pond or river?

No.

c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483-B) provisions that apply to the development of the property.

d. If there are water resources, please describe current public or private access from the site to the water body. Public Private x No Access Available

e. How would the proposal affect the access opportunities described in d?

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	x	x	<input type="checkbox"/>
b. Wetlands (Prime and NWI)	x	<input type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	x	<input type="checkbox"/>	<input type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide a description for any "yes" responses to question #10.

There is a steep slope from the road to the Sununu Youth Services Center property and from the railroad track bed to the river. In regard to wetlands, there is a water retention area for runoff. For agricultural soils, there are public gardens located on the property.

11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features*
- c. Aerial Photograph*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities or topographic features are welcome but not required

* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

Please paste any maps and photographs submitted as part of this application here.

(b) Training and education of and dissemination of information to:

(1) Juvenile probation and parole officers and related law enforcement.

(2) Sununu youth services center and other division for children youth and families staff.

(c) Programming changes at the Sununu youth services center to facilitate the successful release of youth other than serious violent offenders according to the timetables in RSA 621:19, I-a, as amended by this act.

(d) Programming changes and enhancements to provider services necessary for the successful housing and treatment of youth other than serious violent offenders.

(e) Changes necessary for the successful diversion from secure detention of children other than serious violent offenders, including the development of additional alternatives to detention, modifications to detention screening instruments, and changes to programming at the Sununu youth services center and other facilities.

III. No later than November 1, 2017, the department shall establish an advisory group to assist with the implementation of the juvenile justice reform provisions of this act. The group shall consist, at a minimum, of department staff, providers of residential and other services, and juvenile justice reform advocates. The group shall meet no less than once per month, receive reports from the department, and advise and work with the department during the implementation process. The reports provided to the advisory group shall also be provided to the fiscal committee of the general court and include the following:

(a) The number, offense characteristics, and treatment needs of children at the Sununu youth services center in both detained and committed status.

(b) The number and results of proceedings before the juvenile parole board, separated by offense type and whether they are parole release hearings, parole revocation hearings, or reconsideration hearings as required by RSA 621:19, I-a, as amended by this act.

(c) The availability of services for the treatment of children not held at the Sununu youth services center and subject to proceedings under RSA 169-B, including:

(1) The number of residential treatment beds certified for placement, by category, as well as whether they are filled or available for placement of children.

(2) The number and category of children placed in facilities in other states.

(3) The number of residential treatment beds certified under RSA 169-B:19, VI, as amended by this act, as well as whether they are filled or available for placement of children.

(4) The availability of non-residential services for the treatment of children subject to proceedings under RSA 169-B, including projections of need and plans to meet that need.

156:166 Youth Drug Treatment Center. The commissioner of the department of health and human services, in consultation with the governor's commission on alcohol and drug abuse prevention, treatment, and recovery, established in RSA 12-J, shall redevelop the excess capacity at the Sununu youth services center, to be used for an inpatient and outpatient drug treatment facility for persons under the age of 18, including Medicaid-eligible youth under age 18. All contracts, plans, and specifications for the redevelopment required by this section shall be awarded in accordance with the provisions of RSA 21-I.

The drug treatment facility shall be operated by a non-governmental entity, and the commissioner shall issue an RFP for the purpose of operating the new inpatient and outpatient drug treatment facility for persons under the age of 18, including Medicaid-eligible youth under age 18, located in unused portions of the Sununu youth services center building now used for placement of minors pursuant to RSA 169-B.

156:167 Appropriation; Department of Health and Human Services. The sum of \$2,000,000 is hereby appropriated for the fiscal year ending June 30, 2018 to the department of health and human services for the purpose of implementing section 166 of this act. This sum shall be a charge against amounts appropriated to accounting unit 05-95-49-491510-2989, governor commission funds, in fiscal year 2017. Funds appropriated in this section and not spent during the fiscal year ending June 30, 2018 shall not lapse to the general fund and shall be deposited in the alcohol abuse prevention and treatment fund established by RSA 176-A:1.

156:168 Funding for Alcohol and Drug Abuse Treatment Services at the Sununu Youth Services Center; Funding for Operational Costs of the Sununu Youth Services Center.

I. For the biennium ending June 30, 2019, funds determined by the governor to be necessary for services provided at the alcohol and drug abuse treatment facility at the Sununu youth services center may be funded from the amounts appropriated to account 05-95-92-920510-3382, governor commission funds, and shall be used exclusively for payment for contracted services.

II. For the biennium ending June 30, 2019, in the event of an emergency funds determined by the governor to be necessary for the operational costs of the Sununu youth services center may be funded from the amounts appropriated to account 05-95-92-920510-3382, governor commission funds. Transfers from account 05-95-92-920510-3382 deemed by the governor to be necessary for this purpose shall require prior approval of the fiscal committee of the general court.

156:169 Transfer of Funds for Operation of the Sununu Youth Services Center. In the case of transfers affecting the funding for any of the functions of the Sununu Youth Services Center subject to RSA 621, the prior approval of the fiscal committee of the general court shall be required. Prior to acting on transfer requests to which this section applies, the fiscal committee of the general court shall solicit the advice of the advisory group established in section 165 of this act. The commissioner may only seek a transfer which is subject to the requirements of this section if there has been full compliance with the requirements of section 165 of this act and RSA 169-B:19, VI, as amended by this act.

156:170 New Paragraph; Delinquent Children; Dispositional Hearing; Alcohol or Drug Treatment Facility Placement. Amend RSA 169-B:19 by inserting after paragraph II-a the following new paragraph:

II-b. No minor may be placed in inpatient treatment at an alcohol or drug treatment facility unless a finding is made that the child requires substance use disorder services pursuant to an evaluation by any licensed health care professional making the decision based on American Society of Addiction Medicine criteria. In addition, no placement at such a facility may be made without the consent of the operator of such facility, and in the case of a serious violent offender as defined in RSA 621:19, IV, unless such consent is made in writing and transmitted to the court.

156:171 New Paragraph; Children in Need of Services; Dispositional Hearing; Alcohol or Drug Treatment Facility Placement. Amend RSA 169-D:17 by inserting after paragraph II-b the following new paragraph:

II-c. A dispositional order for inpatient treatment at an alcohol or drug treatment facility may only be issued following a finding that the child requires substance use disorder services pursuant to an evaluation by any licensed health care professional making the decision based on American Society of Addiction Medicine criteria.

156:172 Worker Displacement. To the extent permitted by existing law and collective bargaining agreements, employees affected by the provisions of sections 158-173 of this act shall be given the highest priority for transfer to vacant positions, job retraining, and recall rights. In addition, employees who are within 5 years of regular retirement eligibility with the New Hampshire retirement system may request and shall be granted early retirement. Any required retirement payments under this provision shall be funded by the state of New Hampshire. Employees receiving early retirement under this provision shall relinquish future recall rights.

156:173 Applicability.

I. RSA 169-B:19, I(j), as amended by section 161 of this act, shall apply to cases pending on or after March 1, 2018 in which a dispositional order has not yet been entered.

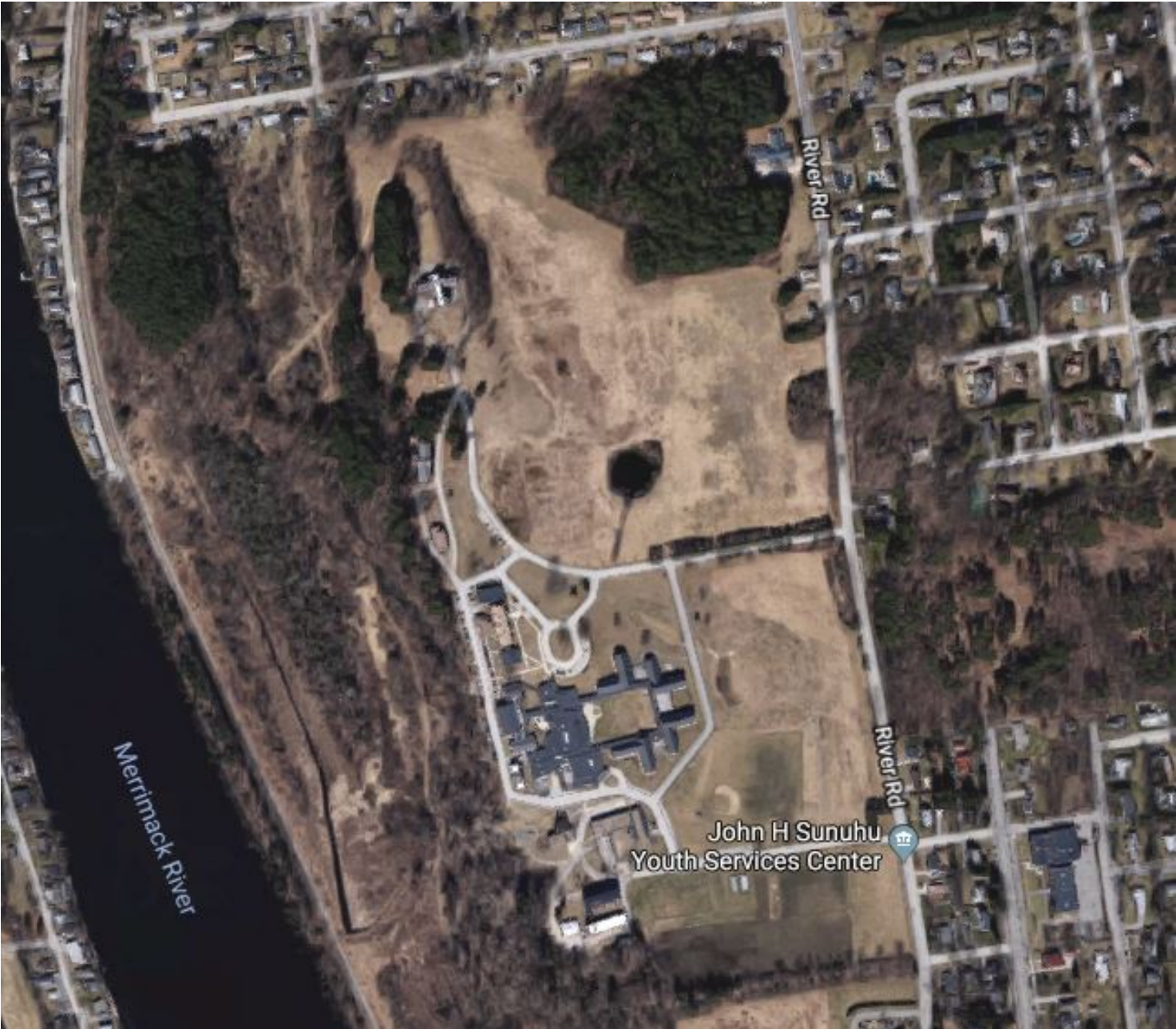
II. RSA 169-B:31-c, as inserted by section 162 of this act, shall apply to cases commenced after July 1, 2016.

III. RSA 621:19, I-a, as amended by section 163 of this act, shall apply to minors confined pursuant to a commitment order issued pursuant to RSA 169-B:19, I(j) after October 1, 2017.

IV. RSA 621:19, IV, as inserted by section 164 of this act, shall apply to cases in which a minor is committed to the Sununu youth services center or any successor facility after October 1, 2017.

156:174 Rate-Setting. To the extent possible within available appropriations, the department of health and human services shall engage in a rate-setting process which is based on providers' reasonable costs of providing those services needed to implement the provisions of sections 158 through 173 of this act.

156:175 Funding of Alternative Placement Capacity for Youth. Notwithstanding any other provision of law, no less than \$8,714,632 of the funds appropriated in account 05-95-42-421010-2958, class 535, shall be expended during the biennium ending June 30, 2019, to fund rate increases and additional capacity for out-of-home placements pursuant to the duties of the commissioner of health and human services in section 165 of this act. These funds may not be transferred or utilized for any other purpose, including to satisfy a lapse requirement or appropriation reduction.



John H Sunuhu Youth Services Center



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

August 24, 2018

Michael Klass
Principal Planner
Division of Planning
New Hampshire Office of Strategic Initiatives
3rd Floor, Johnson Hall
107 Pleasant Street
Concord, NH 03301

RE: CORD SURPLUS LAND REVIEW (SLR 18-006) – REQUEST TO LEASE RENOVATED PREMISES AT THE SUNUNU YOUTH SERVICES CENTER IN MANCHESTER TO ESTABLISH A SUBSTANCE USE DISORDER TREATMENT FACILITY

Dear Mr. Klass:

In response to your recent request, the New Hampshire Department of Environmental Services (NHDES) has completed its review of the subject proposal. Based on a review of pertinent files, Geographic Information System databases, and staff discussions, NHDES offers the following findings and recommendations.

The premises referenced in the subject lease request have already been renovated and no alterations or changes to the surrounding site or buildings have been expressed that would likely cause environmental impacts. Therefore, NHDES offers its support for this requested lease of the premises destined as a substance use disorder treatment facility to be operated by a non-governmental entity.

Thank you for the opportunity to comment.

Sincerely,

Timothy W. Drew
Administrator
Public Information and Permitting Unit
Office of the Commissioner

Enc.
cc: Robert R. Scott, Commissioner, NHDES
Tracie Sales, Rivers & Lakes Management, NHDES



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Natural and Cultural Resources 603-271-3483
19 Pillsbury Street, Concord, NH 03301-3570 603-271-3558
TDD Access Relay NH 1-800-735-2964 FAX 603-271-3433
www.nh.gov/nhdhr preservation@nh.gov

August 24, 2018

Michael A. Klass
NH Office of Strategic Initiatives
107 Pleasant Street
Johnson Hall
Concord, NH 03301

Re: State Owned Land, Surplus Land Review, Manchester, NH 2018 SLR 006

Dear Michael:

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the lease of space within the modern building of the Sununu Youth Center to a non-governmental entity. The Sununu Center complex (New Hampshire State Reform School) is a historic resource eligible for listing in the National Register of Historic Places.

The DHR does not object to the lease of the above-referenced property. Based upon the information currently available and materials submitted for review, the leased portion of the property will be located within the modern building and will not impact any of the historic resources on the property. If there are proposed changes in scope to include the lease of historic buildings, please contact the DHR for further consultation.

Should you have any questions regarding our comments, please feel free to contact me at 271-6628.

Sincerely,

Nadine Miller
Deputy State Historic Preservation Officer



From: Sales, Tracie
Sent: Tuesday, August 28, 2018 10:41 AM
To: Klass, Michael
Cc: 'Michele L Tremblay'; Larry Spencer; David W. Packard (appliedforce52@gmail.com); Michael Hodder (pbmike@mailbox.org); Black, Kathryn
Subject: RE: CORD SLR Application (2018 SLR 006 - Manchester)

Dear Mike,

On behalf of the Rivers Management Advisory Committee (RMAC), the Lakes Management Advisory Committee (LMAC) and the local river management advisory committees (LACs), thank you for the opportunity to review 2018 SLR 006, the proposed lease of state-owned building space at the Sununu Youth Services Center in Manchester to a non-government entity for a residential adolescent substance use disorder treatment facility. Based on the information provided, this SLR 18-006 is not subject to RMAC, LMAC or LAC review as the property is more than 250 feet from any river or lake, the lease will not impact public access to any river or lake, and the property is more than ¼ mile from any New Hampshire designated river.

Please let me know if you have any questions about this response.

Sincerely,
Tracie Sales

Tracie Sales
Rivers & Lakes Programs Manager
NH Department of Environmental Services
Phone: (603) 271-2959

From: Klass, Michael
Sent: Thursday, August 23, 2018 11:44 AM
To: Klass, Michael
Cc: 'cmonier@hcnh.com'; 'mayor@manchesternh.gov'; 'RMahoney@manchesternh.gov'; Sylvia Von Aulock
Subject: CORD SLR Application (2018 SLR 006 - Manchester)

Dear All,

Please find the attached Surplus Land Review application and memo for review.

This application will also be available shortly on our website [here](#).

Thanks, and please contact me with any questions.

Best,
Mike

Michael A. Klass
Principal Planner
New Hampshire Office of Strategic Initiatives – Division of Planning
107 Pleasant Street. Johnson Hall. 3rd Floor. Concord, NH 03301
Main - 603-271-2155 | Direct - 603-271-6651
Fax - 603-271-2615 | www.nh.gov/osi/planning/

From: Winters, Shelley
Sent: Thursday, August 30, 2018 4:25 PM
To: Klass, Michael
Subject: RE: CORD SLR Application (2018 SLR 006 - Manchester)

The NH Department of Transportation's Bureau of Rail & Transit appreciates the opportunity to review this. The Bureau of Rail & Transit does not need this property now or in the foreseeable future for railroad, bicycle & pedestrian, or transit purposes.

Thank you,

Shelley Winters
Administrator, Bureau of Rail & Transit
New Hampshire Department of Transportation
PO Box 483
Concord, NH 03302-0483
Tel: (603) 271-3497

From: Klass, Michael
Sent: Thursday, August 23, 2018 11:44 AM
To: Klass, Michael
Cc: 'cmonier@hcnh.com'; 'mayor@manchesternh.gov'; 'RMahoney@manchesternh.gov'; Sylvia Von Aulock
Subject: CORD SLR Application (2018 SLR 006 - Manchester)

Dear All,

Please find the attached Surplus Land Review application and memo for review.

This application will also be available shortly on our website [here](#).

Thanks, and please contact me with any questions.

Best,
Mike

Michael A. Klass
Principal Planner
New Hampshire Office of Strategic Initiatives – Division of Planning
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