

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

Final Minutes – May 9, 2019

MEMBERS PRESENT

Jared Chicoine, Chair, Director, NH Office of Strategic Initiatives
Stephen McLocklin, Designee, NH Department of Administrative Services
Tracy Boisvert, Designee, Department of Natural and Cultural Resources
Timothy Drew, Designee, NH Department of Environmental Services
Amy Clark, Designee, NH Department of Education
Christopher Way, Designee, NH Department of Business and Economic Affairs
Shawn Jasper, Commissioner, NH Department of Agriculture, Markets & Food
Glen Normandeau, Executive Director, NH Fish and Game Department
William Ray, Designee, NH Housing Finance Authority
Marta Modigliani, Designee, NH Department of Safety
Nadine Miller, non-voting member, NH DNCR, Division of Historical Resources

OTHERS PRESENT

Michael Klass, NH Office of Strategic Initiatives
Noah Hodgetts, NH Office of Strategic Initiatives
Richard Cook, NH Fish and Game Department
Amanda Hollenbeck, NH Office of Strategic Initiatives
Jared Nylund, NH Department of Administrative Services
Gordon Landigran, NH Department of Justice
Richard Cook, NH Fish and Game Department
Jason Weaver, NH Adjutant General's Department
Zachary Boyajian, NH Adjutant General's Department
Erin Zayac, NH Adjutant General's Department

I. ROLL CALL AND INTRODUCTIONS

The meeting was opened at 9:32 AM by Chairman Chicoine. CORD members and guests introduced themselves.

II. MINUTES - Approval of March 28, 2019 draft minutes

MOTION: On a motion by Ms. Boisvert, seconded by Mr. Way, the March 28, 2019 minutes were approved unanimously by the Council with Director Normandeau and Mr. Ray abstaining.

III. SURPLUS LAND REVIEW

- A. 2019 SLR 002 (Concord) - Request from the Department of Administrative Services to lease roof space on a State office building located at 29 Hazen Drive in Concord and adjacent ground space.**

Jared Nylund, Real Property Asset Manager at the Department of Administrative Services (DAS), gave an overview of 2019 SLR 002. AT&T has identified locations for a multi-antenna array on the high points of the east and west ends of the roof. AT&T also plans to construct a 10' x 15' shed for control and networking equipment and to provide power to the antennas, on the ground next to the building. AT&T is calling it a FirstNet antenna, which is partially funded under its federal FirstNet contract. The antenna bandwidth would be made exclusively available to public safety personal in case of a public safety emergency, but at all other times AT&T could utilize the antenna as a commercial broadband antenna as part of their local broadband network. As a result, the lease, which has consecutive five-year terms adding up to 30 years (which is typical for these types of leases), will be a significant revenue generator for the state. DAS has had conversations with John Stevens, the Statewide Interoperability Coordinator at the Department of Safety, who leads the Statewide Interoperability Executive Committee. That Executive Committee is in charge of coordinating FirstNet implementation in the state and is the liaison with AT&T and FirstNet federally for identifying areas that would need better, higher quality broadband service such as Downtown Concord and Concord Heights. Currently, DAS is in the process of negotiating the terms of the lease with AT&T and figuring out certain technical issues with building maintenance staff.

MOTION: Mr. Drew made a motion, seconded by Commissioner Shawn Jasper to recommend Approval of 2019 SLR 002 (Concord). The motion was approved unanimously by the Council with Mr. McLocklin abstaining.

- B. 2019 SLR 003 (Berlin) - Request from the Adjutant General's Department to convey armory in City of Berlin.**

Chairman Chicoine observed that several comments had been received about 2019 SLR 003 and asked if someone from the Adjutant General's office wanted to speak to the request. Mr. Klass circulated additional comments received on May 8, 2019 from the Division of Historical Resources (DHR). Ms. Miller expanded on these DHR comments stating that RSA 227-C:9 lays out the process for transfer of historic properties. Since the Berlin Armory was determined eligible for listing on the National Register of Historic Places for its Cold War associations and architectures, DHR's preference would be to work with the Adjutant General's office and

potential re-users to place a preservation easement on the property. If that cannot be negotiated, there are some other options that could be considered. Therefore, DHR expects to continue working with the Adjutant General's office and potential re-users to work through the RSA 227-C:9 process and come to a resolution on the adverse effect of the transfer.

Chairman Chicoine noted that any motion would be contingent on no objection received from the Rivers Management Advisory Committee (RMAC) on or before May 15, 2019, to accommodate their next meeting. Ms. Boisvert referred to the letter from the City of Berlin noting an interest in acquiring the property. Director Normandeau described Fish and Game's potential interest and role in potentially acquiring the building. Current expenses for electricity, heat, and plowing are around \$36,000 per year. The City of Berlin discussed the possibility of Fish and Game acquiring the building and dividing up space for various law enforcement agencies including the City of Berlin Police Department and a Coos County Sheriff's office. Director Normandeau also noted there is quality storage and classroom space at the property. Details are still being discussed.

Ms. Boisvert asked if a vote on 2019 SLR 003 should be postponed until discussion about Fish and Game retaining ownership is complete. Chairman Chicoine noted that the Council is simply authorizing the Adjutant General's office to move forward with the disposal process. Mr. Normandeau said that if Fish and Game kept ownership, nothing would happen. Mr. Chicoine responded that the Council is simply recommending approval to the Long Range Capital Planning and Utilization Committee. On a question from Mr. Way, Chairman Chicoine also noted that 2019 SLR 003 would not come back before the Council unless there is an objection from RMAC. On a question from Director Normandeau, Mr. Klass noted that the property is across from the river and by statute within RMAC's jurisdiction and therefore part of the process. Mr. Klass further noted that the applicant in their cover letter proposes to convey the property to another state agency or the City of Berlin and if no interest is expressed by another state agency or the city then to sell the property.

Ms. Boisvert asked about adding a condition or note that the Adjutant General's Office work with DHR under the RSA 227-C:9 process. Chairman Chicoine noted that Adjutant General's Office and DHR are already in communication on this matter and that it is up to the Council to decide if they want to add such a condition. Ms. Clark stated that RSA 227:C-9 already covers what is required and that she wouldn't want any more restrictions placed on the recommendation.

MOTION: Commissioner Jasper made a motion, seconded by Director Normandeau to recommend approval of 2019 SLR 3 (Berlin) on condition that no objection is received from the Rivers Management Advisory Committee on or before May 15, 2019. The motion was approved unanimously by the Council.

IV. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)

- A. Land Conservation Endowment Fund. Discussion regarding endowment disbursement and request for authorization to expend for FYs 2020 and 2021.

Mr. Klass noted that in the supplementary materials circulated on May 8, 2019 that the numbers were reduced by \$1,000 and that the draft motion reflects the revised numbers.

MOTION: Commissioner Jasper made a motion, seconded by Mr. McLocklin, to authorize disbursement of up to \$163,000 for Fiscal Year 2020 and up to \$168,000 for Fiscal Year 2021, from the Land Conservation Endowment, consistent with the Revised Memo from Stephen Walker to CORD dated May 9, 2019. The motion was approved unanimously by the Council.

- B. Request for authorization to delegate authority to the Fish and Game Department to refer encroachment issue to the Attorney General's Office for enforcement of easement conditions against Town of Swanzey.

Mr. Cook of Fish and Game introduced the matter and said the letter lays out the case. Fish and Game has been working to resolve this matter for over three years. Fish and Game and CLS have tried repeatedly to accommodate the abutting land owner and the Town of Swanzey, but they have not complied with the recommended steps for restoration. CLS is in complete support of this action. The next step is to involve the Attorney General's office.

MOTION: Director Normandeau made a motion, seconded by Ms. Boisvert, to delegate authority to the Fish and Game Department to refer the encroachment issue to the Attorney General's Office for enforcement of easement conditions against Town of Swanzey. The motion was approved unanimously by the Council.

V. OTHER BUSINESS

MOTION: With business completed, Commissioner Jasper moved to adjourn the meeting, which Mr. Ray seconded. The motion was approved unanimously by the Council.

Meeting adjourned at 9:52 AM

Reminder - 2019 Meeting Dates

~~January 10~~
~~May 9~~
September 12

~~March 28 (rescheduled from March 14)~~
July 11
November 14