

Laconia State School Property Advisory Committee

Meeting Notes

August 25, 2016 2:00 PM, Executive Council Chambers

Meeting began at 2:00 PM

Committee members present: Vicki Quiram - DAS, Senator Andrew Hosmer; Mike Connor - DAS, Dawn Touzin - DHHS, Tim Drew - DES, Chris Gamache - DRED, Rep. Gene Chandler, Matt Lahey - Former Mayor of Laconia, Justin Slattery - Belknap Economic Dev. Council, John Conforti - DOJ

Committee Purpose – Vicki Quiram

Executive Council Resolution, August 3, 2016 created the Laconia State School Property Advisory Committee. With the purpose of advising DAS on how the property should best be marketed for sale in accordance with the law, Chapter 276:113, Laws of 2015. The Committee consensus was that the previous report of the Commission to Evaluate Long-term Uses of Lakes Region Facility dated June 30, 2011 would not be revisited but had produced good information that can be utilized by the Committee.

Background/Overview

Mike Connor gave a presentation on the history of the property that included photographs of the property and a map. The property consists of approximately 245 Acres which are broken into 5 parcels. There are 24 facilities totaling approximately 324,000 sq. feet. There are also 8 to 10 other smaller buildings. There are three parcels that are on a 99 year lease with the City of Laconia; The Robbie Mills Baseball Park, a 7.5 acre plot to the east of the Robbie Mills park and small parcel to the southeast totaling 10.4 acres. The state parcel under consideration is approximately 200 acres.

The state has subdivided a 17 acre parcel that is used by the state and is not included in the sale.

Currently the state budgets \$386,000 annually to maintain this property.

5 major issues were outlined for Committee discussion:

1. Designated Receiving Facility
2. Three Parcels Encumbered with 99 Year Leases
3. Water, Sewer and Electrical Distribution Systems
4. Snowmobile or other Trails or Agreements on the Property

5. Potential Hazardous Materials in State Facilities

Additional input was given by Matt Lahey, representative of the City of Laconia. He discussed the value of the information contained in the Commission to Evaluate Long-Term Uses of Lakes Region Facility Report that was completed in 2011. Following the meeting Ruth Kimball will send the report and website link to all members. Select Chairperson –Committee Members.

Nomination of Chair: Tim Drew, DES nominated Vicki Quiram, DAS as the Chair and Senator Andrew Hosmer as the Vice Chair of this committee. The motion was seconded by Justin Slattery.

Roll Call vote: After discussion, the motion was unanimously approved.

John Conforti as ex officio abstained from vote.

Notes to be taken by Ruth Kimball, DAS and posted within 5 days.

Timeframe/Schedule (Report out by 12/31/16) – Chair Person

Vicki Quiram recommended that the Committee break out into subcommittees based on the 5 challenges. The Committee discussed the 5 issues (below) and determined that they would not divide into subcommittees but would continue to work as a full group at this time. The Committee will review the report from 2011 and extract findings that may answer some of the existing questions. The Committee had initial discussions on the 5 issues.

Discussion on the five challenges below will continue at the next meeting:

1. **Designated Receiving Facility** Dawn Touzin, DHHS – will explore options that may be feasible for relocating the Designated Receiving Facility from this location.
2. **Three parcels encumbered with 99 year leases** – Matt Lahey, representing the City of Laconia, stated that Robbie Mills Park should be kept separate from the sale, as it is used by the City. The Laconia City Council could discuss releasing the two other 99 year lease parcels.
3. **Water, Sewer and Electrical Distribution Systems** – Matt Lahey, representing the City of Laconia will bring information to the next meeting related to these systems and the easements.
4. **Snowmobile and other recreational trails or Agreements** - Chris Gamache, DRED, will look into trail maps. Do these trails need to remain where they are, or can they be relocated? Will we need easements for this area? Matt Lahey will look into the leases/permits that were discovered in the 2011 report. (Copies of leases on all

areas of property- what other agreements have been made) Are there already easements, land use agreements, recreation trails etc.? Do we need to make them permanent? Chris Gamache agreed to provide a list of any trails that should be preserved permanently.

5. **Potential hazardous materials in state facilities** - Tim Drew, DES, will look into environmental assessment costs- hazardous materials in buildings, mold, asbestos, gas leaks, tanks on property, etc. The Committee will need to provide advice to DAS on how to address this issue when selling the property. Tim Drew, DES will provide an estimate for a Phase II evaluation of the entire property and an estimate for clean-up costs, if available. Tim will also try to bring more information on EPA clean up funds and eligibility. Matt Lahey will also bring additional information on the cost of clean up to the next meeting.

New Item 6.

Vicki Quiram raised a new issue that the Committee should address. Brokers may be reticent to spend the time and money aggressively market the property knowing that after their work is completed the sale could go to the City, without a commission to the broker. The Committee agreed to add a discussion to the list on how to give the broker an incentive to aggressively market the property and also treat the broker fairly upon sale of the property, regardless of the property buyer.

Meeting adjourned at 3:00 PM

Next meeting – September 14, 2016 at 1:00 PM at the Laconia State School Facility, Dube Building, Laconia, NH