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*Victoria F. Sheehan
Commissioner*

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**



*William Cass, P.E.
Assistant Commissioner*

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
December 19, 2018

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the Department of Transportation to sell a 5.63 +/- acre parcel of State owned land located on the easterly side of NH Route 125 in the Town of Kingston to Joseph Wilson for \$58,900.00 plus an \$1,100.00 Administrative Fee, effective upon Governor and Executive Council approval.

It has been determined by the Division of Finance that this parcel was originally purchased with 80% Federal Funds and 20% Highway Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2019</u> \$1,100.00
04-096-096-960015-0000-UUU-409279 Sale of Parcel (20% of \$58,900.00 = \$11,780.00)	<u>FY 2019</u> \$11,780.00
04-096-096-963515-3054-401771 Consolidated Federal Aid (80% of \$58,900.00 = \$47,120.00)	<u>FY 2019</u> \$47,120.00

EXPLANATION

The Department would like to sell a parcel of State owned land located on the easterly side of NH Route 125 in the Town of Kingston.

This parcel is the combination of two (2) contiguous parcels acquired for use as a sand/gravel pit. Also a portion of this parcel is encumbered with a 170' wide Public Service of New Hampshire utility easement.

This parcel is accessed by a State owned Class VI highway purchased in the 1960's in connection with the construction of NH Route 125 through this area which is a Limited Access facility and also by Small Pox Road.

This request has been reviewed by this Department and it has been determined that the requested area is surplus to its operational needs and interest.

The Long Range Capital Planning and Utilization Committee at their June 6, 2018 meeting approved this request that the Department sell a 5.63 +/- acre parcel of State owned land located on the easterly side of NH Route 125 in the Town of Kingston by a sealed bid process to the general public with a minimum bid price of \$35,100.00 (\$34,000.00 plus an Administrative Fee of \$1,100.00).

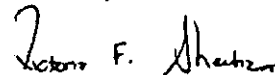
In accordance with RSA 4:39-c, the Town of Kingston has been offered this property at the approved purchase price and they did not express an interest in purchasing the property. The New Hampshire Housing Finance Authority was also offered the property at the approved price in accordance with RSA 204-D:2 and they did not express an interest in purchasing the property.

The Department notified the abutters of this property of the sale of this parcel by a sealed bid process. Also the Department advertised in local and statewide newspapers the sale of this property by a sealed bid process with a minimum bid of \$35,100.00 with bids to be opened November 29, 2018. Two (2) bids were received as listed below:

Bid #1	Joseph Wilson PO Box 1047 East Hampstead NH 03826	\$60,000.00
Bid #2	Dan Parks 7 Small Pox Road Kingston NH 03838	\$51,500.00

Authorization is requested to sell this parcel to Joseph Wilson as outlined above.

Sincerely,



Victoria F. Sheehan
Commissioner

VFS/PJM/pfc
Attachments



LRCP 18-011

MICHAEL W. KANE, MPA
Legislative Budget Assistant
(603) 271-8181

CHRISTOPHER M. SHEA, MPA
Deputy Legislative Budget Assistant
(603) 271-3181

State of New Hampshire

OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

STEPHEN C. SMITH, CPA
Director, Audit Division
(603) 271-2785

June 6, 2018

Charles R. Schmidt, P.E., Administrator
Department of Transportation
Bureau of Right-of-Way
John O. Morton Building
Concord, New Hampshire 03301

Dear Mr. Schmidt,

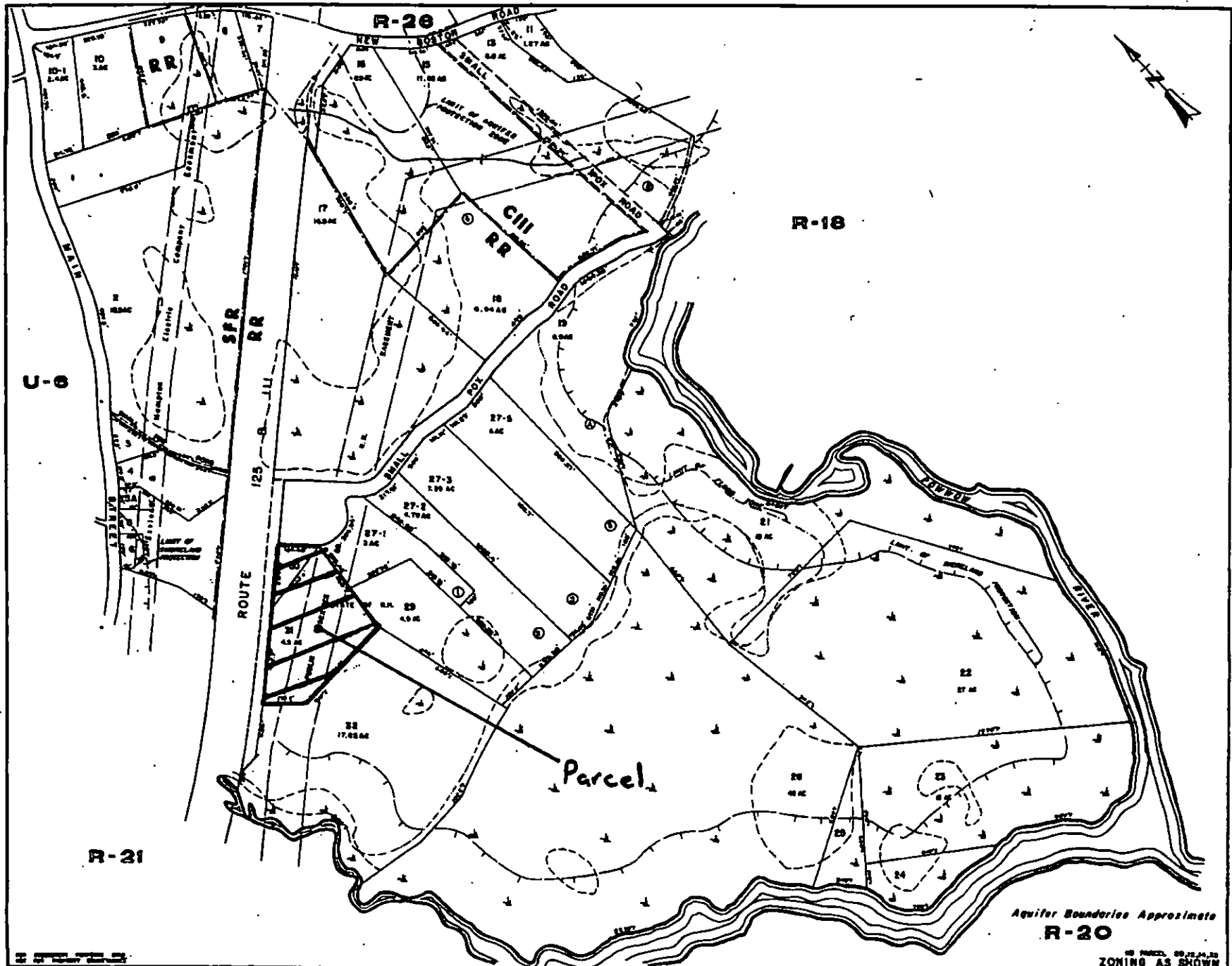
The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on June 6, 2018, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 5.63 +/- acre parcel of State owned land located on the easterly side of N.H. Route 125 in the Town of Kingston by a sealed bid process to the general public with a minimum bid price of \$35,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 8, 2018.

This request (LRCP 09-010) was originally approved by the Long Range Capital Planning and Utilization Committee on April 21, 2009, with subsequent action taken on January 26, 2010 (LRCP 10-004), March 22, 2011 (LRCP 11-008) and January 31, 2012 (LRCP 12-002).

Sincerely,

Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment



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PREPARED BY PHOTOGRAMMETRY METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 ALBANY, MAINE
 1979

LEGEND
 SHADDED BERRY PLS.
 COMMON OVERGROWTH
 DEVELOPMENT LAY OUT
 SCALED OVERGROWTH

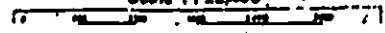
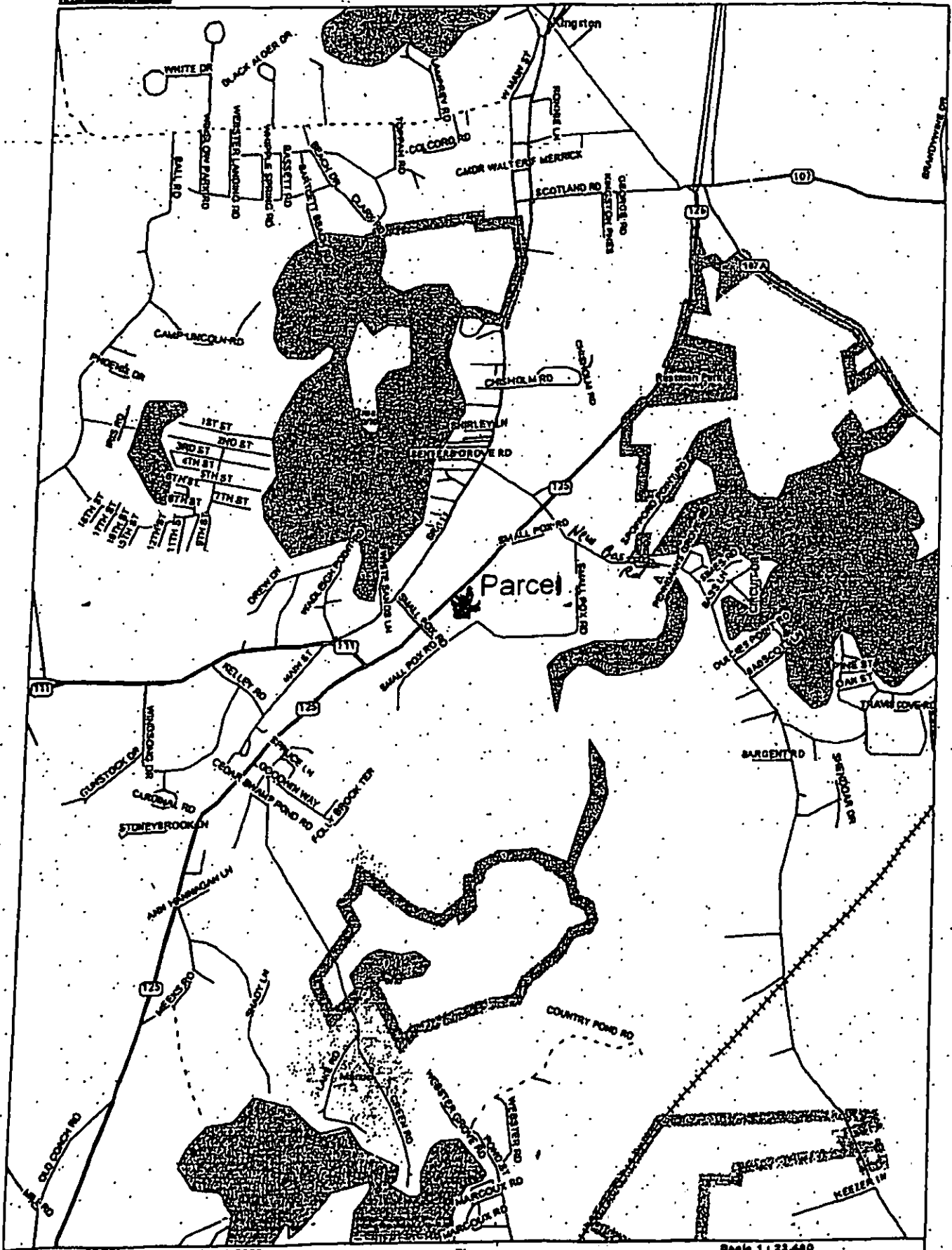
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 126
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 128
 129

PROPERTY MAP
KINGSTON
 NEW HAMPSHIRE

SCALE IN FEET
 0 200 400

Aquifer Boundaries Approximate
R-20
 20 PARCEL, 20, 21, 24, 25
 ZONING AS SHOWN

R-19



BID FORM AND AGREEMENT

I, Joseph Wilson
(Print Name)
of 34 Small Fox rd, Kingston N.H. 03848
(Fill in complete address and phone number)
mailing address P.O. Box 1047 East Harpstead N.H. 03826
hereby bids \$ ~~_____~~ ^{J.W.} \$60,000
(Fill in dollar amount)
for Item No. Bid Item #1 of the Kingston sale.

KINGSTON - BID ITEM NO. 1

I/We agree to indemnify, defend and save harmless the State of New Hampshire, its agents and employees from any and all claims or demands of any nature arising from the sale of the subject parcel.

The State reserves the right to waive any informalities and/or reject any and all bids for any reason whatsoever.

Upon receipt of the total bid and approval by the Governor and Executive Council, the Department will issue a Quitclaim Deed, subject to final review and approval by the Department of Transportation.

A certified check [Bid Security] in the amount of ten (10%) percent of my bid is attached hereto. I/We shall submit the balance within thirty (30) days upon Governor and Executive Council Approval, which takes approximately four (4) to six (6) weeks after the bid opening. I/We further understand that if the balance of the bid has not been received within thirty (30) days of Governor and Executive Council approval that the bid may be forfeited and the State shall have the right to re-advertise for sale or award the bid to the subsequent bidder.

I/We further understand and agree that if I/We are the successful bidder that the Bid Security as well as the balance of the bid are non-refundable if I/we am/are unable to meet the terms of this Agreement.

Cheryl Wilson Nov. 1, 2018
Witness Date

Joe Wilson Nov. 1, 18
Signature Date

BID FORM AND AGREEMENT

I, DAN PARKS
(Print Name)

of 7 SMALLPOX Rd KINGSTON NH 03848 603-234-2144
(Fill in complete address and phone number)

hereby bids \$ 51,500.00
(Fill in dollar amount)

for Item No. 1 (TAX MAP R-19 LOTS 301-321) of the ~~60~~ KINGSTON sale.

KINGSTON - BID ITEM NO. 1

I/We agree to indemnify, defend and save harmless the State of New Hampshire, its agents and employees from any and all claims or demands of any nature arising from the sale of the subject parcel.

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I/We further understand and agree that if I/We are the successful bidder that the Bid Security as well as the balance of the bid are non-refundable if I/we am/are unable to meet the terms of this Agreement.

Danny Parks 11-26-18
Witness Date

Dan Parks 11/26/18
Signature Date