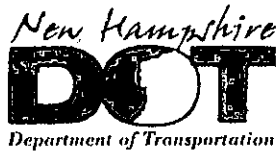


24A sam



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
June 10, 2019

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the Department of Transportation to sell a 0.11 +/- of an acre parcel of State owned land located on the westerly side of Harris Road in the Town of Windham to 10 Harris Road LLC for \$10,950.00 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 86.4% Federal Funds and 13.6% 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 (13.6% of \$10,950.00 = \$1,489.20)	<u>FY 2019</u> \$1,489.20
04-096-096-963515-3054-401771 Consolidated Federal Aid (86.4% of \$10,950.00 = \$9,460.80)	<u>FY 2019</u> \$9,460.80

EXPLANATION

The Department of Transportation has received a request from the abutter concerning the opportunity to purchase a parcel of State owned land located near the westerly side of Harris Road in the Town of Windham.

This parcel which consists of 0.11 +/- of an acre is the remainder of a larger parcel acquired by the Department in 2003 in conjunction with the construction of NH Route 111 and widening of NH Route 28 through the area for the Windham – Salem NHS-RS-RUR-M-STP-F-038-1(5), 10075 project.

This parcel is a landlocked parcel with access only from the abutting parcels.

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 March 15, 2017 meeting (Item # 17-004) approved the sale of this property to the abutters by a sealed bid process with a minimum bid price of \$16,100.00, which includes an Administrative Fee of \$1,100.00. The parcel was advertised for sale to the abutters by a sealed bid process, no bids were received.

An abutter contacted the Department expressing an interest in the parcel but had questions concerning the original appraisal. The Department reappraised the parcel and determined a revised contributory value for the subject as of December 3, 2018 is \$10,625.00.

The Long Range Capital Planning and Utilization Committee at their March 6, 2019 meeting (Item # 19-008) approved the sale of this property to the abutters by a sealed bid process with a minimum bid price of \$11,725.00 (\$10,625.00 plus an Administrative Fee of \$1,100.00).

The minimum bid price was established by an appraisal prepared by the Department.

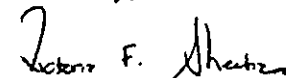
In accordance with RSA 4:39-c, the Town of Windham has been offered this property at the approved purchase price and they did not express an interest in purchasing the property.

The Department notified the abutters of this property of the sale of this parcel by a sealed bid process with a minimum bid of \$11,725.00 with bids to be opened May 30, 2019. One (1) bid was received as listed below:

Bid #1	10 Harris Road, LLC 7 Morgan Street Windham, NH 03087	\$12,050.00
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Authorization is requested to sell this parcel to 10 Harris Road LLC as outlined above.

Sincerely,



Victoria F. Sheehan
Commissioner

VFS/PJM/pfc
Attachments

BID FORM AND AGREEMENT

I, MARK HARVEY 10 HARRIS RD. LLC.
(Print Name)

of 7 MORGAN STREET WINDHAM N.H. 03087
(Fill in complete address and phone number)

hereby bids \$ TWELVE THOUSAND FIFTY DOLLARS⁰⁰/100
(Fill in dollar amount)

for Item No. Bid Item No. 1 of the WINDHAM sale.

WINDHAM - 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 OR cashier's 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.

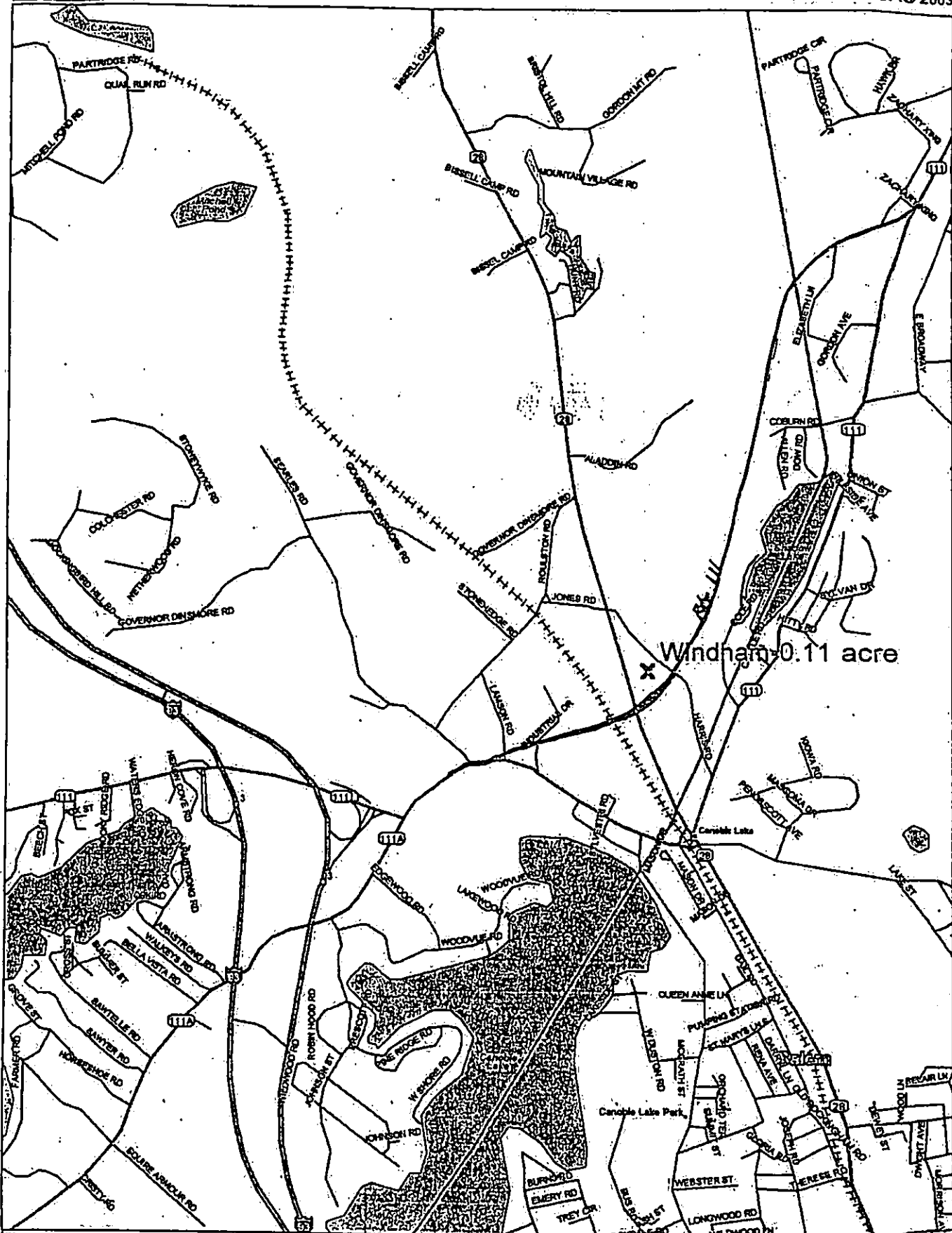
Witness

Date

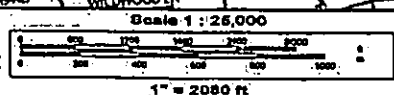
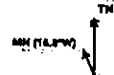
Signature

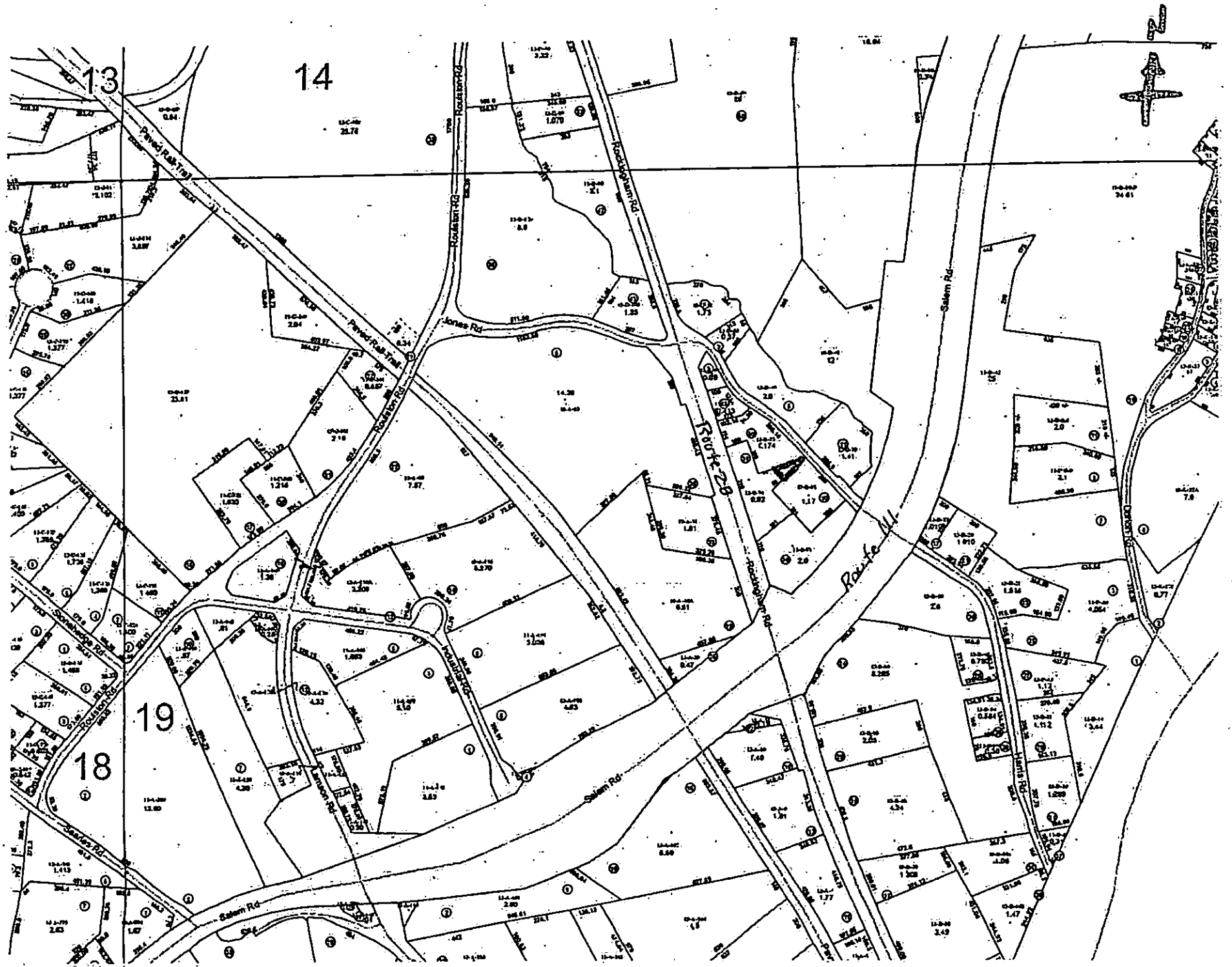
Date

Mark Harvey 5/7/19



Windham 0.11 acre

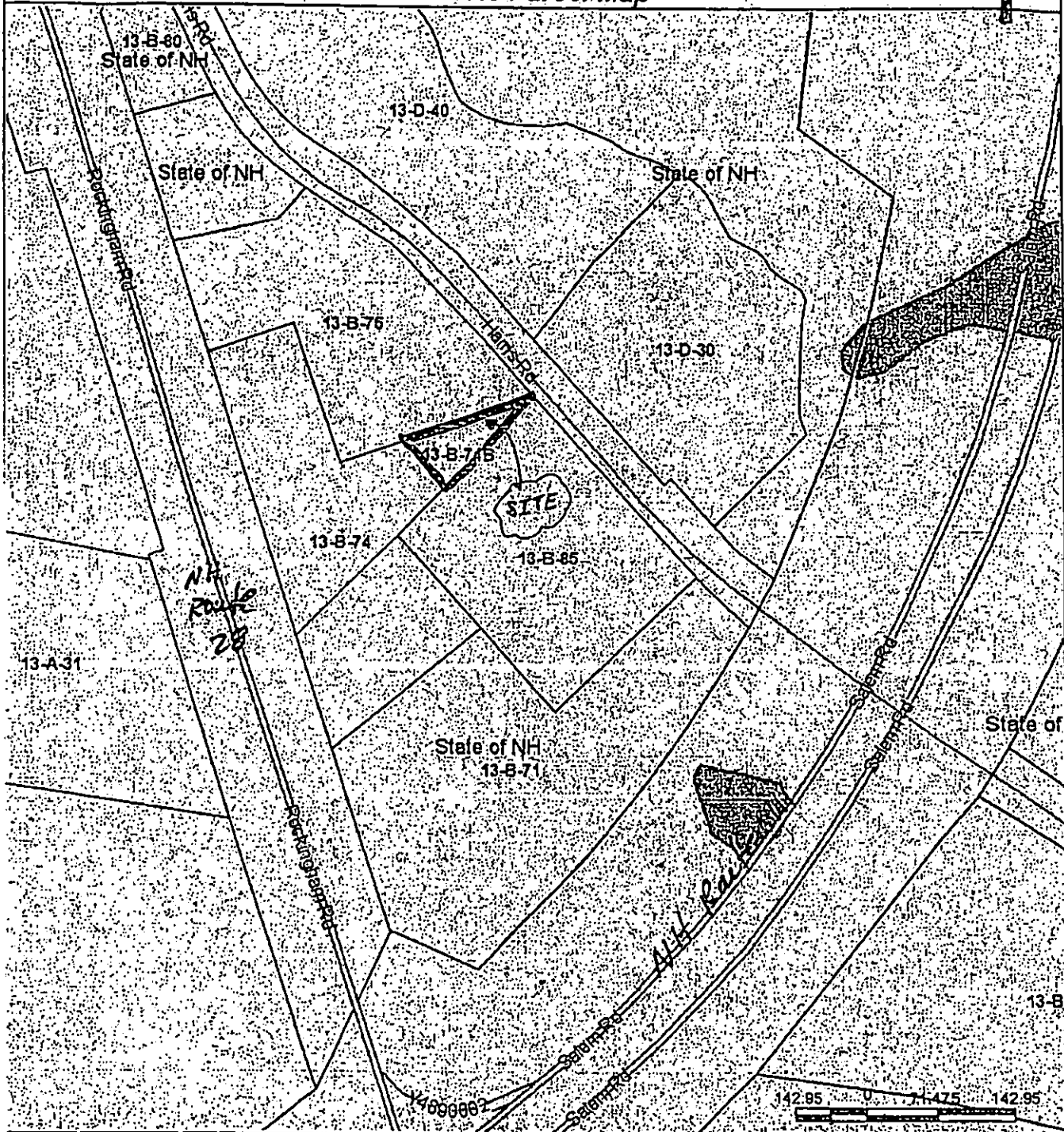




STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION



Mosaic Parcel Map



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.



LRCP 17-004

MICHAEL W. KANE, MPA
Legislative Budget Assistant
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CHRISTOPHER M. SHEA, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

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

March 16, 2017

DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

MAR 17 2017

RECEIVED

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 March 15, 2017, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.11 +/- acre parcel of State owned land located near the westerly side of Harris Road in the Town of Windham by a sealed bid process to the abutters with a minimum bid price of \$16,100.00, which includes a \$1,100.00 Administrative Fee, subject to the conditions as specified in the request dated February 22, 2017.

Sincerely,

Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment



LRCP 19-008

MICHAEL W. KANE, MPA
Legislative Budget Assistant
(603) 271-3181

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

March 6, 2019

Stephen G. LaBonte, Administrator
Department of Transportation
Bureau of Right-of-Way
John O. Morton Building
Concord, New Hampshire 03301

Dear Mr. LaBonte,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on March 6, 2019, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell a parcel of State owned land totaling 0.11 +/- of an acre located near the westerly side of Harris Road in the Town of Windham by a sealed bid process to the abutters with a minimum bid price of \$11,725 which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 25, 2019.

This request (LRCP 17-004) was originally approved by the Long Range Capital Planning and Utilization Committee on March 15, 2017.

Sincerely,

Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment