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State of New Hampshire  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
OFFICE OF THE COMMISSIONER  
25 Capitol Street – Room 120  
Concord, New Hampshire 03301

CHARLES M. ARLINGHAUS  
Commissioner  
(603)-271-3201

JOSEPH B. BOUCHARD  
Assistant Commissioner  
(603)-271-3204

October 23, 2017

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

**REQUESTED ACTION**

Authorize the Department of Safety to transfer to the Department of Administrative Services sole management responsibility for a State land parcel and the improvements situated thereon located at 4 Meadowbrook Drive in Milford, New Hampshire (the "Property"), said Property consisting of approximately 2.051 acres of land, a building formerly housing a State Police Barracks and Division of Motor Vehicles Substation, and other improvements, for the purpose of redeveloping the Property and constructing the new Milford Circuit Courthouse using the corresponding capital appropriation made by 2017 N.H. Laws 228:1, II.D.3.

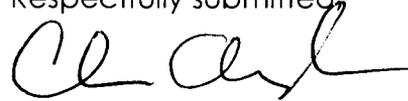
**EXPLANATION**

The proposed interagency transfer has been contemplated by the Department of Safety ("DOS") and the Department of Administrative Services ("DAS") since the spring of 2016, but the construction of the new Milford Circuit Courthouse on the Property has been in the works for longer. Because the Property was originally acquired and developed with highway funds, there has been a consistent intention that the highway fund should be reimbursed for the current market value of the Property if it was to be redeveloped by another State agency for a government use not directly related to highways or their safety. Such reimbursement would be analogous to that required by RSA 4:39-c upon the disposal of surplus real property acquired with highway funds, although because the Property is neither surplus to State needs nor being sold or transferred by the State to another party (i.e. "disposed") RSA 4:39-c does not apply. In order to reduce the immediate fiscal impact of a one-time reimbursement of the highway fund for the full value of the Property, it had originally been proposed to reimburse the highway fund over time in annual installments estimated to approximate current market ground lease payments. However, in the spring of 2016 it was determined that the overall total fiscal impact of such an arrangement would far exceed that of a single lump-sum reimbursement in the amount of the estimated current market value of the Property.

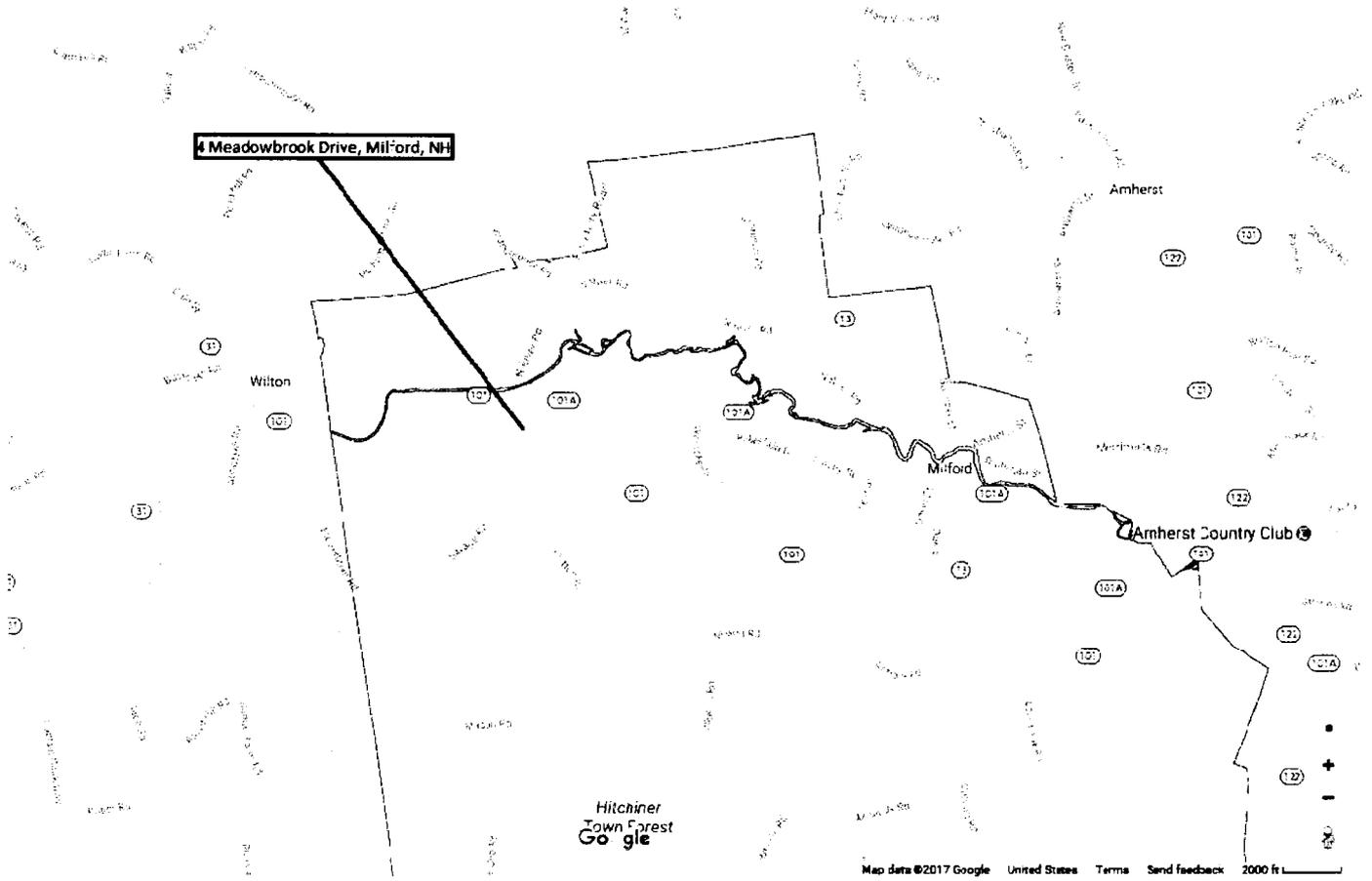
The capital appropriation for the redevelopment of the Property and construction of the new Circuit Courthouse can be found at 2017 N.H. Laws 228:1, II.D.3. Although not explicitly broken out in the capital budget, the capital appropriation includes \$275,000—an amount estimated to approximate the current market value of the Property—to reimburse the highway fund for the Property.

Based on the foregoing, I respectfully recommend authorization of the proposed interagency transfer of sole management responsibility for the Property.

Respectfully submitted,

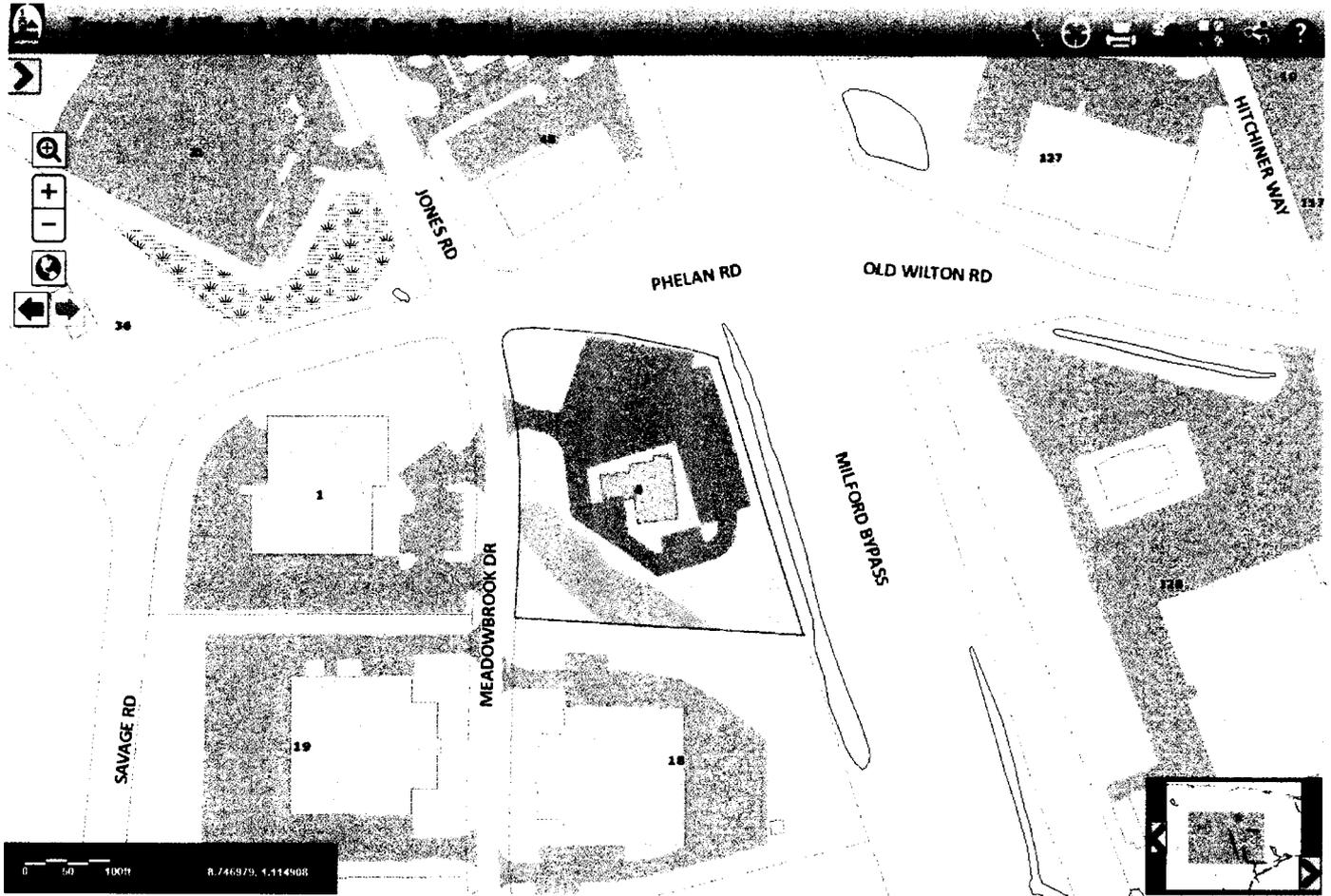
A handwritten signature in black ink, appearing to read "C. Arlinghaus", written in a cursive style.

Charles M. Arlinghaus  
Commissioner



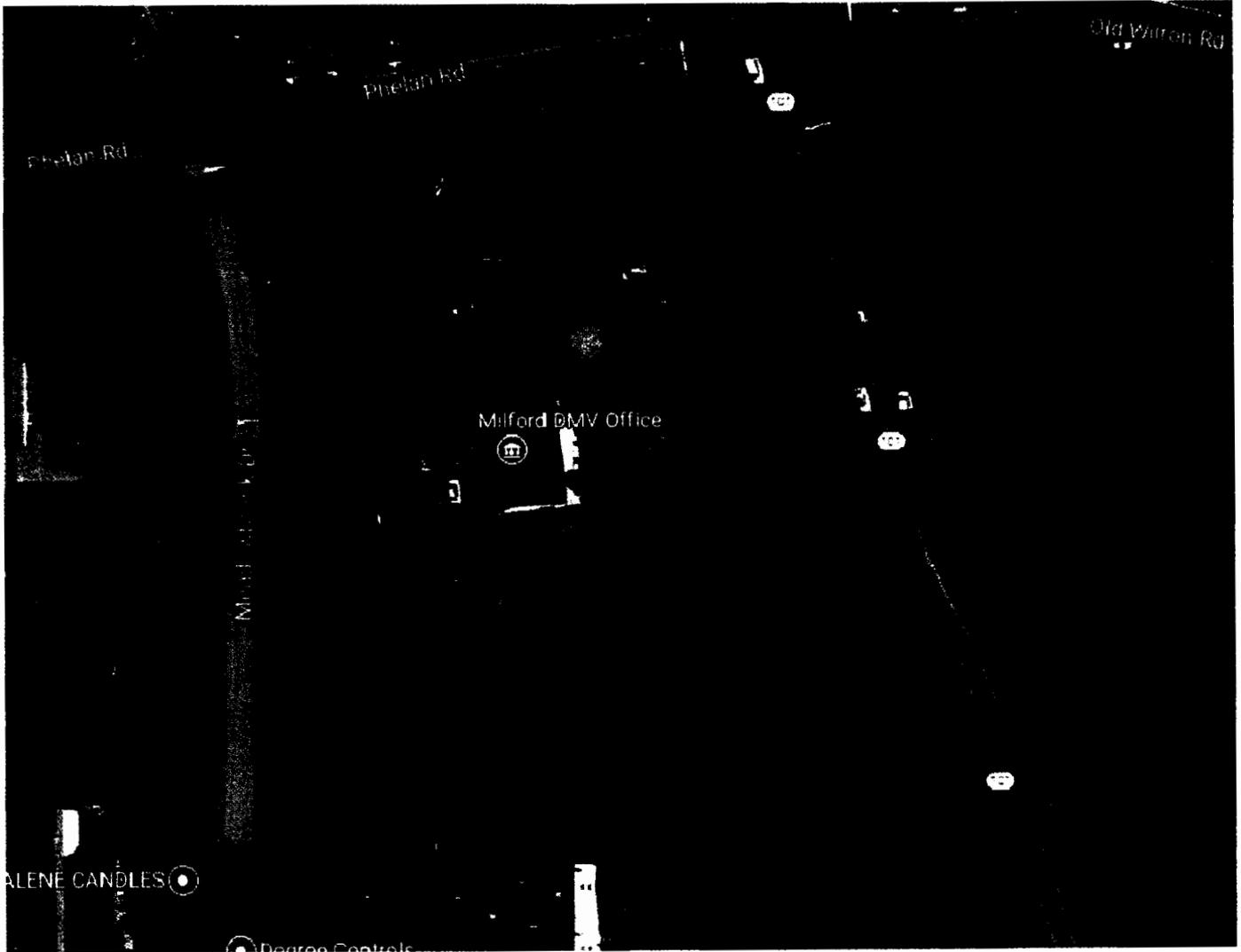
**4 Meadowbrook Drive  
Milford, NH**

**General Location  
Google Maps**



**4 Meadowbrook Drive  
Milford, NH  
(Tax Map 7, Lot 29)**

**Tax Map Detail  
Showing Parcel Shaded in Green**



**4 Meadowbrook Drive  
Milford, NH**

**Aerial View**

**Return to:**

Jared Nylund, Real Property Asset Manager  
NH Department of Administrative Services  
25 Capitol Street, Room 113A  
Concord, New Hampshire 03301

**THIS IS A TRANSFER OF RESPONSIBILITY  
FOR REAL PROPERTY BETWEEN AGENCIES  
OF THE STATE OF NEW HAMPSHIRE AND IS  
NOT A SALE, GRANT, OR TRANSFER OF AN  
INTEREST IN REAL PROPERTY SUBJECT TO  
THE NEW HAMPSHIRE REAL ESTATE  
TRANSFER TAX IMPOSED BY RSA 78-B:1.**

**Interagency Transfer of Management Responsibility for Real Property  
from the  
New Hampshire Department of Safety  
to the  
New Hampshire Department of Administrative Services**

**THIS IS NOT A DEED OR A TRANSFER OF TITLE OR INTEREST IN LAND**

The **STATE OF NEW HAMPSHIRE, DEPARTMENT OF SAFETY**, of 33 Hazen Drive, Concord, New Hampshire 03305 ("DOS"), pursuant to Governor and Executive Council authorization on \_\_\_\_\_, 2017 (Agenda Item # \_\_\_\_\_), transfers to the **STATE OF NEW HAMPSHIRE, DEPARTMENT OF ADMINISTRATIVE SERVICES**, of 25 Capitol Street, Concord, New Hampshire 03301 ("DAS"), sole management responsibility for the following described property held in title by the State of New Hampshire, located in the Town of Milford, County of Hillsborough, State of New Hampshire (the "Premises"):

A certain parcel of land located at 4 Meadowbrook Drive at the intersection of Phelan Road and N.H. Route 101 By-Pass, together with all buildings and other improvements situated thereon, consisting of approximately 2.051 acres, more or less, and shown as Lot 7-57-11 on that certain plan entitled "Subdivision Plan of Land, Meadowbrook Industrial Park, Milford, N.H." dated November 15, 1983, revised through January 17, 1984, prepared by Thomas F. Moran, Inc., and recorded in the Hillsborough County Registry of Deeds as Plan No. 16436 (the "Plan"), said parcel being more particularly bounded and described as follows:

Beginning at a New Hampshire Highway Department (N.H.H.D.) concrete bound found on the southerly side of Phelan Road at the intersection of N.H. Route 101 By-Pass and said Phelan Road, being the northeasterly corner of the within described Premises;

Thence South 17° 28' 47" East along the westerly side of said N.H. Route 101 By-Pass a distance of approximately 318.00 feet, more or less, to an iron pin set, being the southeasterly corner of the within described Premises;

Thence South 89° 54' 28" West a distance of approximately 327.35 feet, more or less, to an iron pin set on the easterly side of Meadowbrook Drive, being the southwesterly corner of the within described Premises;

Thence North 1° 32' 40" East along the easterly side of said Meadowbrook Drive a distance of approximately 173.26 feet, more or less, to an iron pin set;

Thence continuing along the easterly side of said Meadowbrook Drive along an arc to the left having a radius of approximately 325.00 feet a distance of approximately 81.18 feet, more or less, to an iron pin set;

Thence North 12° 46' 40" West along the easterly side of Meadowbrook Drive a distance of approximately 55.07 feet, more or less, to an iron pin set;

Thence continuing along the easterly side of said Meadowbrook Drive along an arc to the right having a radius of approximately 30.00 feet a distance of approximately 37.09 feet, more or less, to an iron pin set on the southerly side of said Phelan Road at the intersection of Meadowbrook Drive and said Phelan Road, being the northwesterly corner of the within described Premises;

Thence South 81° 18' 50" East along the southerly side of said Phelan Road a distance of approximately 236.63 feet, more or less, to the point of beginning.

Said Premises contains an area of approximately 2.051 acres, more or less.

Meaning and intending to describe the premises conveyed to the State of New Hampshire by Warranty Deed of James A. Forest, Q. Peter Nash, and Steven E. Krook dated June 20, 1986, recorded in the Hillsborough County Registry of Deeds at Book 3573, Page 789, and by Warranty Deed of James A. Forest, Q. Peter Nash, and Steven E. Krook dated June 20, 1986, recorded in the Hillsborough County Registry of Deeds at Book 3573, Page 790.

**PURPOSE:** The purpose of this Interagency Transfer of Management Responsibility for Real Property is to denote the transfer of sole management responsibility for the Premises from DOS to DAS. Because the Premises were purchased and constructed with highway funds, the interagency transfer memorialized hereby coincides with a corresponding reimbursement of the highway fund in an amount estimated to be equivalent to the current market value of the Premises. This interagency transfer is thereby treated as being analogous to a disposal of surplus highway funded real property pursuant to RSA 4:39-c for purposes of highway fund reimbursement, in order to allow DAS to redevelop and use the Premises for government purposes not directly related to highways, turnpikes, or their safety. As a result, any future disposal or leasing of any portion of the Premises as surplus real property will be subject to RSA 4:40 and not RSA 4:39-c.

Because DOS and DAS are both part of the same government entity that holds title to the Premises and will continue to do so, this interagency transfer is not and cannot be construed as a sale, grant, or disposal of real property or any other transfer of title or interest in the Premises. This Transfer of Management Responsibility for Real Property shall nonetheless be recorded in the Hillsborough County Registry of

Deeds, so that in the event of any future conveyance of the Premises by the State of New Hampshire to another party this instrument shall appear on record in the chain of title to confirm that no further highway fund reimbursement shall be required upon any future disposal of the Premises.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF SAFETY

By: \_\_\_\_\_  
John J. Barthelmes, Commissioner

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ 2017, personally appeared the above-named John J. Barthelmes, Commissioner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the duly authorized Commissioner of the New Hampshire Department of Safety and that he executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public / Justice of the Peace  
My Commission Expires: \_\_\_\_\_  
(SEAL)

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF ADMINISTRATIVE SERVICES

By: \_\_\_\_\_  
Charles M. Arlinghaus, Commissioner

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ 2017, personally appeared the above-named Charles M. Arlinghaus, Commissioner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that he executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public / Justice of the Peace  
My Commission Expires: \_\_\_\_\_  
(SEAL)