



STATE OF NEW HAMPSHIRE
DEPARTMENT OF MILITARY AFFAIRS AND VETERANS SERVICES

BUSINESS ADMINISTRATION
STATE MILITARY RESERVATION
4 PEMBROKE ROAD
CONCORD, NEW HAMPSHIRE 03301-5652

David J. Mikolaities, Major General
The Adjutant General

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Warren M. Perry
Deputy Adjutant General

September 9, 2021

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

REQUESTED ACTION

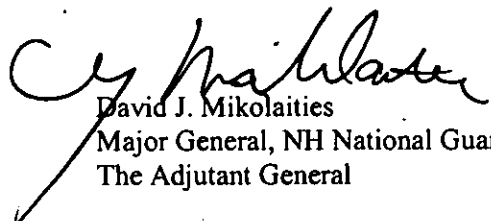
Authorize the Department of Military Affairs and Veterans Services (DMAVS) to transfer to New Hampshire Fish and Game (NHFG) sole management responsibility for the State land parcel and the improvements situated thereon comprising the former New Hampshire Army National Guard Lancaster Readiness Center, located at 532 Main Street in Lancaster, New Hampshire (the "Property").

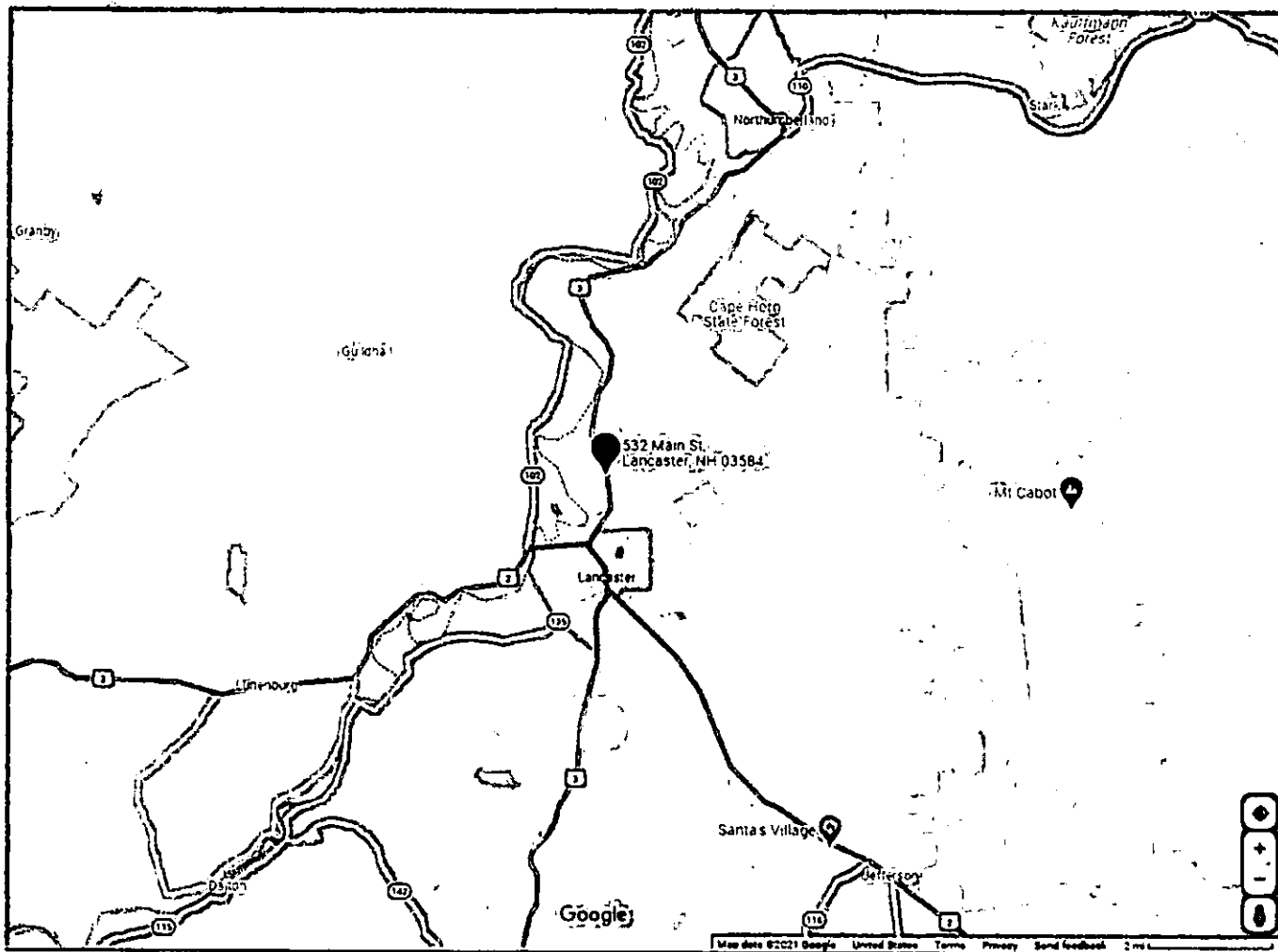
EXPLANATION

The Property, also known as Town of Lancaster Tax Map R2, Lot 31, is comprised of approximately 2.78 acres of land, a single-story brick armory building having a gross building area of 13,153 square feet, a small metal storage shed, a standby generator, and other improvements to support the utility of the Property as a National Guard Readiness Center. The land included in the Property was acquired in 1955 by the State of New Hampshire from the Town of Lancaster for the express purposed of constructing a National Guard Armory thereon. DMAVS occupied and used the Property as a National Guard Armory or Readiness Center from 1957, when the original construction of the current armory building was completed, until 2012, when the unit previously stationed at the Property was reorganized and the federal requirement of troops to be stationed there was eliminated. Since that time DMAVS has explored other potential National Guard uses for the Property, the disposal of the Property by sale on the open market, and the interagency transfer of the Property for use by another State agency. Currently DMAVS no longer has any further use or need for the Property. NHFG first asked DMAVS to use the Property in 2012 and has sustained a need ever since for low-cost indoor storage space in the north country suitable for motor vehicle storage. No reimbursement of any restricted acquisition funding is required under the circumstances, so the proposed interagency transfer will occur without any accompanying transfer of funds. Upon final authorization of the proposed interagency transfer by the Governor and Executive Council, NHFG shall assume full management responsibility for the Property.

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

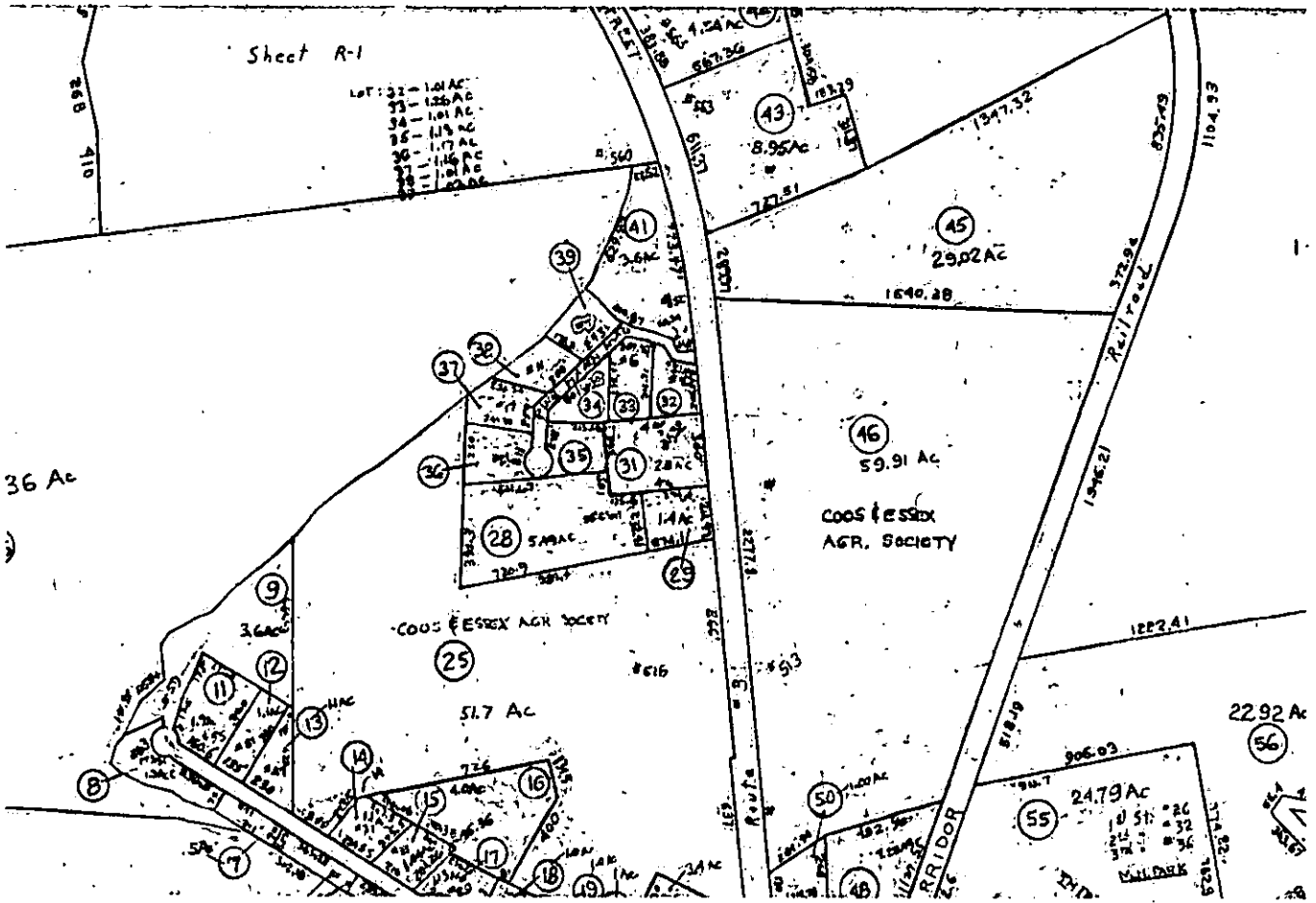
Respectfully submitted,


David J. Mikolaities
Major General, NH National Guard
The Adjutant General



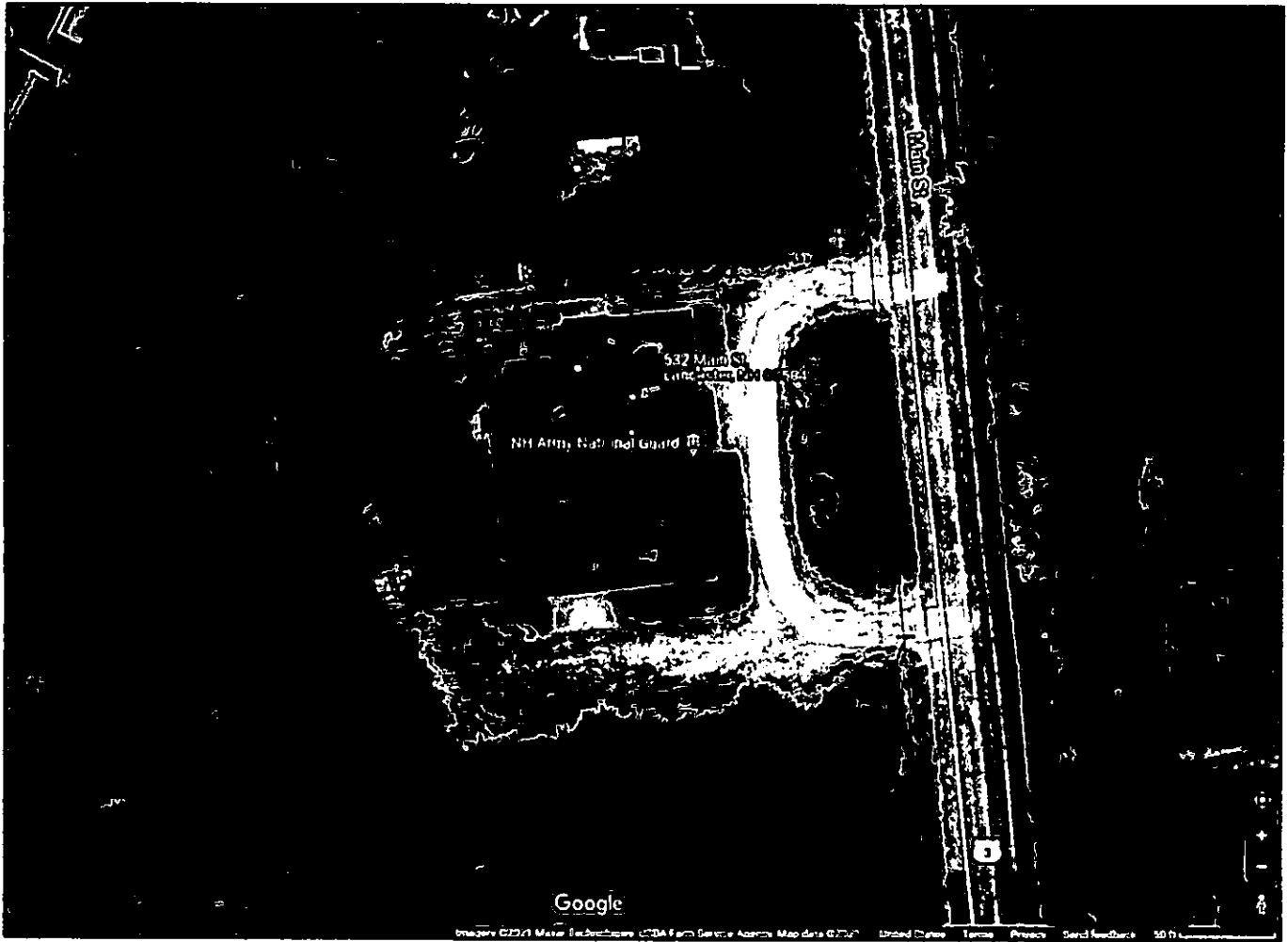
**532 Main Street
Lancaster, NH**

**General Location
Google Maps**



532 Main Street
 Lancaster, NH
 (Tax Map R2, Lot 31)

Tax Map R2 Detail
 Showing Lot 31 at Center



**532 Main Street
Lancaster, NH**

Aerial View

Return to:

New Hampshire Fish and Game
11 Hazen Drive
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 Military Affairs and Veterans Services
to the
New Hampshire Fish and Game Department

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

The **STATE OF NEW HAMPSHIRE, DEPARTMENT OF MILITARY AFFAIRS AND VETERANS SERVICES**, of 4 Pembroke Road, Concord, New Hampshire 03301 ("DMAVS"), pursuant to Governor and Executive Council authorization on _____, 2021 (Agenda Item # _____), transfers to the **STATE OF NEW HAMPSHIRE, FISH AND GAME DEPARTMENT**, of 11 Hazen Drive, Concord, New Hampshire 03301 ("NHFG"), sole management responsibility for the following described property held in title by the State of New Hampshire, located in the Town of Lancaster, County of Coos, State of New Hampshire (the "Premises"):

A certain parcel of land located at 532 Main Street (U.S. Route 3) known as the former National Guard Armory, together with all buildings and other improvements situated thereon, consisting of approximately 2.78 acres, more or less, and shown as "Map R-2, Lot 31" on that certain unrecorded plan entitled "Existing Conditions Plat, NH National Guard Armory, Map R2, Lot 31, 532 Main Street, Lancaster, NH" dated November 18, 2015, revised December 2, 2015, prepared by Richard D. Bartlett & Associates, LLC, on file with the New Hampshire Fish and Game Department and the New Hampshire Department of Military Affairs and Veterans Services (the "Plan"), said parcel being more particularly bounded and described in that certain Quitclaim Deed of the Town of Lancaster to the State of New Hampshire dated April 11, 1955, recorded in the Coos County Registry of Deeds at Book 417, Page 43.

Said Premises contains an area of approximately 2.78 acres, more or less.

Meaning and intending to describe the premises conveyed to the State of New Hampshire by Quitclaim Deed of the Town of Lancaster to the State of New Hampshire dated April 11, 1955, recorded in the Coos County Registry of Deeds at Book 417, Page 43.

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 DMAVS to NHFG.

Because DMAVS and NHFG 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 Coos 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.

Dated this _____ day of _____ 2021.

STATE OF NEW HAMPSHIRE
DEPARTMENT OF MILITARY AFFAIRS AND
VETERANS SERVICES

By: _____
David J. Mikolaities
Major General NH National Guard
The Adjutant General

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____ 2021, personally appeared the above-named Major General David Mikolaities, 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 Adjutant General of the State of New Hampshire and Commissioner of the New Hampshire Department of Military Affairs and Veterans Services 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
FISH AND GAME DEPARTMENT

By: _____
Scott R. Mason, Executive Director

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____ 2021, personally appeared the above-named Scott R. Mason, 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 Executive Director of the New Hampshire Fish and Game Department and that he executed the foregoing instrument for the purposes therein contained.

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

DRAFT