



TOWN OF HENNIKER, NEW HAMPSHIRE

Town Hall
18 Depot Hill Road
Henniker, NH 03242
Tel: (603) 428-3221

STAFF REPORT

DATE: 2/4/2025

TITLE: Policy Facility Land Purchase

INITIATED BY: Diane Kendall, Town Administrator

PREPARED BY: Diane Kendall, Town Administrator

PRESENTED BY: Diane Kendall, Town Administrator

AGENDA DESCRIPTION: Board of Selectmen workshop to finalize the Draft Warrant to be presented at the Public Hearing on February 4, 2025

LEGAL AUTHORITY: RSA 41:9;

FINANCIAL IMPACT: \$250,000 plus fees for legal assistance, title search and insurance \$750.00

BACKGROUND: On November 19th after a presentation of the Police Facility Committee Presentation Vice-Chairman Marko moved to approve the expenditure of \$250,000 to purchase 5B-96-X1 from Patenaude Properties, funds to come from the Police Department Building Maintenance Fund, seconded by Selectman Martin. Motion carried 3-0-1.

DEPARTMENT COMMENT: Police Chief has no concerns about an agreement for an OHRV right-of-way on the site.

TOWN ADMINISTRATOR COMMENT: Preparing closing documents with legal assistance from Upton and Hatfield Law Firm. Legal has ordered the title exam which they will review and forward to me. Legal recommends the Town should purchase an owner's title insurance policy as part of the closing. This will be around \$750.00 (for \$250,000.00 of coverage). Recommend funds for legal, title exam, insurance and closing be distributed from the Police Facility Expendable Trust Fund.

SUGGESTED ACTION:

Review and approval of Purchase and Sale Agreement

Motion to authorize Kris Blomback, Chairman of the Board of Selectmen to execute purchase and closing documents as advised and prepared by legal for the purchase of lot 5B-96-X1 Davison Rd.



TOWN OF HENNIKER, NEW HAMPSHIRE

January 10, 2025

Thomas Patenaude
Patenaude Properties
PO Box 48
Henniker, NH 03242

Re: Offer to purchase lot on Davison Rd Map 5B Lot 96 Sub X1

Dear Mr. Patenaude,

I hope this letter finds you well. I am writing to inform you, on November 19, 2024, the Henniker Board of Selectmen voted to offer \$250,000 for the

Selectmen's Office
Administration, Finance,
Assessing, Planning,
Zoning & Building Permits
18 Depot Hill Rd.
Henniker NH 03242
Ph (603) 428-3221
Fx (603) 428-4366

Town Clerk / Tax Collector
18 Depot Hill Rd.
Henniker NH 03242
Ph (603) 428-3240
Fx (603) 428-4366

Transfer / Recording Center

Transfer / Recycling Center
Parks and Properties
18 Depot Hill Rd.
Henniker NH 03242
Physical: 1393 Weare Rd.
Ph (603) 428-7604

Cogswell Spring Water Works
146 Davison Rd.
Henniker NH 03242
Ph (603) 428-3237
Fx (603) 428-3362

Wastewater Treatment Plant
18 Depot Hill Rd.
Henniker NH 03242
Ph (603) 428-7215
Fx (603) 428-6312
Physical: 199 Ramsdell Rd.

Highway
18 Depot Hill Rd.
Henniker NH 03242
Physical: 209 Ramsdell Rd.
Ph (603) 428-7200
Fx (603) 428-7200

Police
340 Western Ave.
Henniker NH 03242
Ph (603) 428-3213
(Dial 911 for an Emergency)
Fx (603) 428-7509

Fire & Rescue
216 Maple St.
Henniker NH 03242
Ph (603) 428-7652
(Dial 911 for an Emergency)
Fx (603) 428-7628

www.henniker.org

purchase of your lot on Davison Rd., Map 5B Lot 96 Sub X1 for a future new Henniker Police Department facility.

They believe this offer is fair and reflects the current market value of the property. The board is prepared to move forward with the purchase process as soon as possible and we are willing to work with you to ensure a smooth and timely transaction.

Please let us know if your offer to sell this property to the Town of Henniker is still open and set up a time to review the draft sale documents.

We look forward to hearing from you soon. I can be reached by phone at 603-428-3221 x105 or email diane.kendall@hennikernh.gov

Sincerely,

Diane Kendall

Diane Kendall
Town Administrator

cc: Henniker Board of Selectmen

SALES AGREEMENT AND DEPOSIT RECEIPT

Agreement made between Patenaude Properties, a NH Limited Partnership, of P.O. Box 48, Henniker, New Hampshire 03242, herein called Seller and The Town of Henniker or its successors, of Henniker, New Hampshire 03242, herein called Buyer.

FOR THE MUTUAL CONSIDERATION HEREIN CONTAINED, Seller agrees to sell and Buyer agrees to buy the below described property on the following terms and conditions.

Description: A certain parcel of land in the town of Henniker, County of Merrimack and State of New Hampshire, described as Lot 96-X1 on Plan 11114, 2.5055 acres on Davison Road.

Purchase Price: The purchase price is \$250,000.00.

Closing: Seller agrees to deliver to Buyer a Warranty Deed conveying clear and marketable title to the subject premises in exchange for the Purchase Price as adjusted hereunder, which exchange shall take place at _____ at the Law Office of Robert Howard, 168 Maple Street, Henniker, New Hampshire, or at such other time and place as may be agreed upon by the parties. Possession of the premises shall be delivered at Closing.

Additional Conditions:

- A. The premises are conveyed as shown in the Plan 11114 referred above, State of N.H. right-of-way for U.S. 9.
- B. Subject to a 15, (fifteen feet) wide general sewer easement the entire length of Lot 96-X1 for the benefit of Lot 96X-X2.
- C. Reserving a strip 25' (twenty-five feet) wide along the West and South 25' (twenty-five foot) edge of the premises for use by the members and their invitees of Henniker Trail Travelers, Inc. and Contoocook Valley ATV Riders, a domestic non-profit corporation.

Signed this January , 2025.

Patenaude Properties
by: _____, Seller

198326

93 JUN 24 AM 8:55

BK1921 PG0252

no 2nd page

142.00

WARRANTY DEED

Fleet Bank - NH, a New Hampshire corporation, for consideration paid, grants to Patenaude Properties, a New Hampshire limited partnership with an address of Junction 114 and 202, P.O. Box 48, Henniker, New Hampshire, with WARRANTY COVENANTS, the following described premises:

A certain tract of land in Henniker, Merrimack County, New Hampshire, shown as Lot 96-X1 on Plan entitled "Subdivision of Tig'r Land Corp." recorded as Plan #11114 with the Merrimack County Registry of Deeds.

For title reference see Foreclosure Deed recorded at Book 1841, Page 2189, at the Merrimack County Registry of Deeds.

IN WITNESS WHEREOF, Fleet Bank - NH has caused this instrument to be executed by its duly authorized officer this 23rd day of June, 1993.

Fleet Bank - NH

By *Stephen S. Lawrence*
Its: VICE PRESIDENT

State of New Hampshire
County of Hillsborough

48, The foregoing instrument was acknowledged before me this 23 day of June, 1993, succed. by STEPHEN S. LAWRENCE of Fleet Bank - NH on behalf of Fleet Bank - NH.

FOK
and Buyer agre.

Description:
State of New Hampshire

Purchase Price: The p.

Closing: Seller agrees to de-
marketable title to the subject premises
which exchange shall take place at
Robert Howard, 168 Maple Street, Henniker, NH
may be agreed upon by the parties. Possession



Claudette Brown
Notary Public
My Commission Expires:
CLAUDETTE E. BROWN, Notary Public
My Commission Expires June 23, 1994



MERRIMACK COUNTY RECORDS

Kathi L. Quay, Register

Additional Conditions:

- A. The premises are conveyed as shown in the N.H. right-of-way for U.S. 9.
- B. Subject to a 15, (fifteen feet) wide general sewer easement 96-X1 for the benefit of Lot 96X-X2.
- C. Reserving a strip 25' (twenty-five feet) wide along the West side (twenty-five foot) edge of the premises for use by the members of Henniker Trail Travelers, Inc. and Contoocook Valley ATV Ride, non-profit corporation.

Signed this January , 2025.

Patenaude Properties
by: , Seller

Patenaude Properties

Town of Henniker
by: _____, Buyer

Tanner, Alan Pamela Michèle

198326

93 JUN 24 AM 8:55

BK1921 PG0252

no 2nd page

WARRANTY DEED

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By Stephen S. Lawrence
Its: VICE PRESIDENT

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 23 day of June, 1993, by STEPHEN S. LAWRENCE of Fleet Bank - NH on behalf of Fleet Bank - NH.

Claudette Brown
Notary Public
My Commission Expires:
CLAUDETTE E. BROWN, Notary Public
My Commission Expires June 23, 1994



Doc #28901

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
***** THOUSAND	1 HUNDRED AND	42 DOLLARS	
06/24/1993	102307	\$ *****142.00	
DO NOT BE ALTERED			

MERRIMACK COUNTY RECORDS

Kathi L. Huay, Register

5601

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Handy to BC

