

DEPARTMENT OF MILITARY AFFAIRS



STEVE BULLOCK
GOVERNOR

ARMED FORCES RESERVE CENTER
1956 MT MAJO STREET

STATE OF MONTANA

OFFICE OF THE ADJUTANT GENERAL
MAJOR GENERAL MATTHEW T. QUINN
(406) 324-3010 - FAX (406) 324-4800

PO BOX 4789
FORT HARRISON, MONTANA 59636-4789

DATE: May 9, 2018

TO: Susan Byorth Fox, Executive Director, Montana Legislative Services

SUBJECT: Request to be on the Legislative Council Agenda to request permission to sell the Sidney Armory to Richland County.

The Department of Military affairs (DMA) has an Armory located in Sidney, MT. We are no longer have a use for the old facility and have been approached by Richland County to purchase the facility. The appraisal value of the Sidney Armory is \$670,000. Richland County has agreed to purchase the facility. DMA's intent is to go to the Land Board in July to make the request to sell the Sidney Armory to Richland County.

What Lands are involved?

The Sidney Armory is located in Sidney Montana. The Armory sits on 1.68 acres, includes a 7154 SF Armory Building and three storage or out buildings.

Are there restrictions on the transfer?

Yes, Richland County is a Public entity under MCA 77-2-351, the property at transfer will be deed restricted with a binding commitment to use the property to provide a community service or benefit that fulfills a public service.

Are the terms of the transfer in the best interest of the State?

Terms of the transfer: Richland County will purchase the property for \$670,000. and will utilize the space as part of its Richland County public works shops. This use is a public purpose.

Is the manner of the transfer in accordance with public policy?

Yes the transfer is in accordance with public policy.

DMA's intent is to go to the Land Board in July to make the request to sell the Sidney Armory to Richland County. The Buy Sell agreement is currently being drafted and the closing date will be schedule 60 days after Land Board approval. Enclosed for your review are: Deed to the property, Plat of the Armory Site, aerial site location map and picture of facility. Please let me know the time and location of the meeting and I will be there to answer any questions you may have.

Sincerely,

Handwritten signature of Debra LaFontaine in blue ink.

Debra LaFontaine

Plans and Programs Branch Manager
Construction and Facilities Management Office
DMA

2004

DEED

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Know all men by these presents that the County of Richland, a municipal corporation and political Subdivision of the State of Montana, organized and existing under the laws of the State of Montana, in consideration of the sum of One and no/100 (\$1.00 ovc) Dollar the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the State of Montana the following described real property situate in the County of Richland, State of Montana, to-wit:

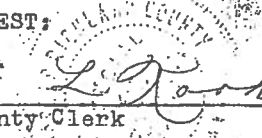
A parcel of land, being a portion of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-three (23) North, Range Fifty-nine (59) East, M.P.M. situate in Richland County, Montana, and more particularly described as follows, to-wit:

Beginning at a point which lies thirty (30) feet South and ten (10) feet East of the Northwest corner of said Section Thirty-two (32), Township Twenty-three (23) North, Range Fifty-nine (59) East, thence South along the right-of-way of County road for Three Hundred Twenty-five feet (325'), thence South 89 $^{\circ}$.56' East for Two Hundred Twenty-five feet (225'), thence North for Three Hundred Twenty-five feet (325'), thence North 89 $^{\circ}$.56' West for Two Hundred Twenty-five feet (225') to the point or place of beginning, containing 1.68 acres, be the same more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining conditional however, that the premises above described are hereby conveyed solely as site for a National Guard Armory and that if the grantee shall not, within five (5) years from the date of this deed, erect on said land a building for use as a National Guard Armory, the title to said premises shall, on the expiration of said period, revert to and become revested in the grantor.

IN WITNESS WHEREOF, said County of Richland of the State of Montana, the grantor herein has caused this Deed to be executed and signed by its duly constituted and authorized officers and sealed with its official seal this 27 day of July, A. D. 1955.

RICHLAND COUNTY, MONTANA

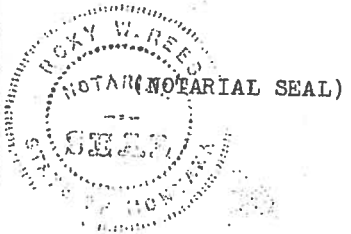
ATTEST:

E. L. Hooker
County Clerk

By George Eikhoff
George Eikhoff, Chairman
Board of County Commissioners

1 STATE OF MONTANA)
2 COUNTY OF RICHLAND) (ss

A 79 191

3 On this 27th day of July, 1955, before
4 me the undersigned, a Notary Public in and for the State of Montana,
5 personally appeared George Eikhoff, Chairman
6 of the Board of County Commissioners of Richland County, Montana,
7 and E. L. Kooker, County Clerk and Recorder of said
8 Richland County, Montana, to me personally known, and who did each ac-
9 knowledge to me that they did respectively, execute the within instru-
10 ment, by authority of the resolution of the Board of County Commissioners,
11 duly made and entered.



Rocky W. Reed
Notary Public for the State of Montana
Residing at Sidney, Montana
My commission expires June 3, 1958.

18 STATE OF MONTANA, } 24385A
County of Richland.

19 Filed for Record
this 27th day of July
A. D. 1955 at 4:47 o'clock P. M.
and duly recorded in volume A-27
at page 193

21 See Records of Richland County, Montana
22 E. L. Kooker
County Recorder

23 Martha Scott
D

24 no fee
25 This office

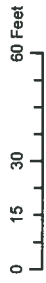
Sidney RC (30B40)

1.7 acres

Address: 2190 W Holly, Sidney MT 59270

Scale 1:400

Date: 1/12/2015



Outline Explanation

Existing Feature Outline/Color Proposed Feature Outline/Color

- Fence line
- Gate
- Electrical Cable Line
- Site Boundary
- Easement
- Building Footprint
- Sidewalks, Paved
- Parking, Paved
- Parking, Unpaved
- Concrete Slab

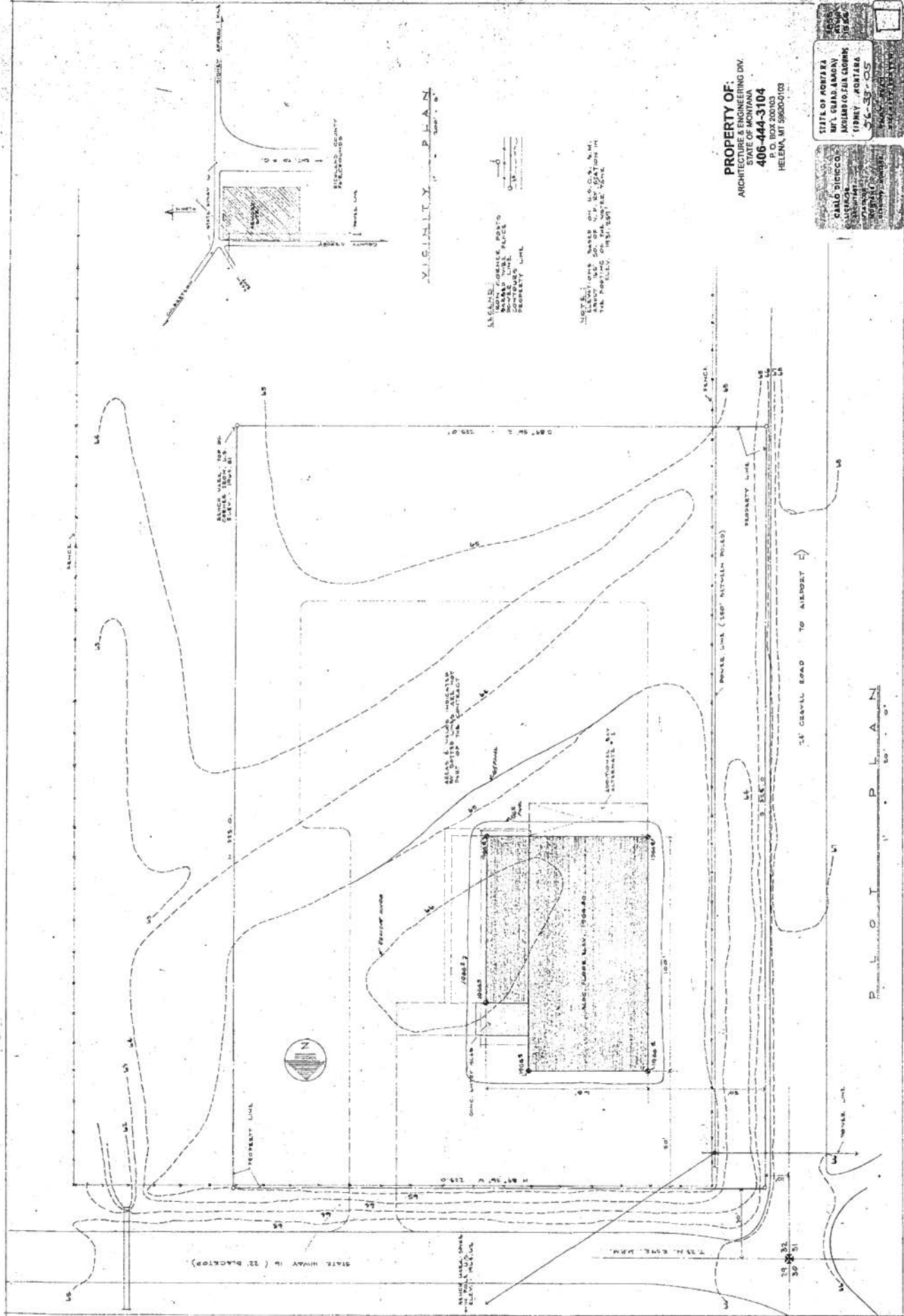
IMAGE: 2011 ORTHOIMAGERY
PROJECTION: Montana State Plane, NAD83
SOURCE: MTARNG, Montana State Library, Esri



MTARNG - CFMO - GIS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



VICINITY PLAN

LEGEND:
 BOUNDARY LINE
 PROPERTY LINE
 FENCE LINE
 PROPERTY LINE

NOTE:
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

PROPERTY OF:
 ARCHITECTURE & ENGINEERING DIV.
 STATE OF MONTANA
 406-444-3104
 P. O. BOX 200103
 HELENA, MT 59601-003

STATE OF MONTANA
 MT. GUARD ALARM
 MONTANA
 (1) MARY MONTANA
 56-33-05

CARLO BIRICCO
 ARCHITECT
 1000 N. 10TH ST.
 HELENA, MONTANA 59601

MONT A/E 56-33-05

Access No. 97-20-19





MICHIGANA
NATIONAL
GUARD