

**City Council Work Session**  
**December 5, 2022**

Present were: Mayor Grenier, Councilors Morgan, Roland Theberge, Higbee, Robert Theberge, Berthiaume, Eastman, Morency and Remillard.

Others present: City Manager Phillip L. Warren Jr., Dir. Of Strategic Initiatives and Asst. City Manager Pamela Laflamme, Finance Director Holly Larsen, City Clerk Shelli Fortin, Police Chief Dan Buteau, Lori Korzen, Maureen Nolin, Micah Bachner, Amber Bachner and Lisa Connell, Berlin Daily Sun.

Mayor Grenier opened the meeting at 6:34p.m.

**FY2021 Audited Financial Statements**

Jarad J. Vartanian, CPA of Vachon Clukay & Company presented the FY2021 audited financial statements via Zoom. Mr. Vartanian prepared a [power point presentation](#) for Council which reviewed the financial highlights of the FY2021 audited financial statements. He commented the City is in good financial condition and continues to improve.

**Downtown Tax Incentive Application**

Ms. Laflamme presented to Council an application for a new downtown tax relief incentive for property at 121 Main Street owned by Aaron Throneberry-Perkins. She commented the amount of the renovations are estimated at \$1,250,000. The value of their building is \$226,700 which meets threshold of our criteria, which the rehabilitation exceeds 15% of the pre-rehabilitation assessed valuation. The plans for the building are to renovate and remodel the property for a new bar & grille, gym, pool hall, and office spaces. Ms. Laflamme advised the next steps are for Council to review the application and checklist. If the Council finds the application meets the criteria for the incentive, a public hearing will need to be scheduled and then a vote held to approve the request. Ms. Laflamme read the checklist for Council and it was determined the application meets the criteria for the incentive. Councilor Remillard moved to add the proposed rehabilitation that enhances the economic vitality of downtown as part of a community revitalization tax relief incentive, with a public hearing scheduled for Monday December 19, 2022. Councilor Higbee seconded and the motion carried with all in favor.

At 7:10 p.m., there being no further business in Work Session, Mayor Grenier recessed before moving on to the Regular Meeting.

Respectfully Submitted,  
Danielle Rioux  
Executive Assistant

\*Minutes are unofficial until they have been accepted by the City Council by motion.