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Sent: Wednesday, December 1, 2021 3:06 PM

To: 'Paul Grenier' <pgrenier492@gmail.com>

Subject: Brown School

Paul

Just wanted to briefly review our phone conversation yesterday in regards to Brown School, as a Berlin tax payer/business owner/developer within the City. As I mentioned that the Brown School Building would be best used as Moderate Housing and not low income which the City has an abundance of. We've seen and experienced what this has done to the City as property taxes increase due to the additional service that will be needed in regards to the low income approach. I believe that the best Interest for the City is to market the Real Estate to a Commercial Agency besides the Local Paper which we can provide one. If we were to go back and calculate all the monies that the City spent in the past 10 years within that property it probably exceeds a million dollars. I believe that there's a Developer that would invest into 20 moderate housing units which would not depend on grants to rehabilitate. Also it would be a Great Tax Revenue for the City. If the Property can be marketed for example \$200,000 I believe that the City would receive other offers from Commercial Real Estate Agency. The Residential Real Estate Market this past year has been through the roof and Berlin does not have enough Moderate Housing available. Also seeing a Public Building selling for 1 dollar does not help the City's commercial market which we have properties for sale within the City.

I would also like to mention that when the River Walk is completed this too will attract people to the Brown School Property.

Please reconsider and move Berlin in a Positive Approach.

Thanks

Steven Binette

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