

Non-Public Session

May 23, 2022

Present were: Mayor Grenier, Councilors Remillard, Roland Theberge, Morgan, Higbee, Berthiaume, Robert Theberge, City Manager Phillip L. Warren Jr. and Community Development Director Pamela Laflamme.

At 6:48 p.m., Councilor Roland Theberge moved with a second from Councilor Higbee to enter into Non - Public Session per RSA 91-A:3 II; (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. So, moved, the motion carried by roll call with all in favor.

Ms. Laflamme advised the City's Attorney Chris Hilson drafted a settlement agreement to Paul Croteau. Part of this agreement states the City would drop the almost \$200,000 owed in fines conditionally upon him carrying out the things the City is asking. This includes transferring all 3 parcels to the City by warranty deeds. The agreement also includes language that will require Mr. Croteau to dispose of all items on the properties and not bring them to any other properties located in the City of Berlin. Ms. Laflamme stated if Council supports this settlement agreement, Attorney Hilson will finish the draft and contact Mr. Croteau's attorney to get the process moving. Council was in support.

Ms. Laflamme advised she did some research on the two inner parcels the Vien's are interested in purchasing and none of the deeds mention paper streets or right of way. Ms. Laflamme advised both parcels have high value on them so she reached out to Corcoran Consulting. She commented the parcels that the City owns, Corcoran tends to not keep up with. Corcoran advised if the parcels are transferred to a non-exempt entity, they would likely recommend applying an adjustment of up to 50% to account for paper street access. Ms. Laflamme commented this is not the norm, but we are currently taxing the Vien's for the paper streets as they are fully part of their parcel. Councilor Berthiaume moved to sell both parcels to Steve and Lisa Vien for \$3,000 by quit claim deed. Councilor Morgan seconded and the motion carried by roll call with all in favor.

At 7:11p.m., Mayor, Council and Staff came out of Non-Public Session. Councilor Remillard moved to seal the minutes of the non-public session until the acquisition and sale matters have been resolved; Councilor Higbee seconded and the motion carried unanimously by roll call.

Respectfully Submitted,
Danielle Rioux
Executive Assistant

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