

City of Berlin, NH

Office of the City Manager



CITY MANAGER'S REPORT

02-20-2024

1. Attached is the January 2024 Real Estate Transfer Report.
2. As an update to the Burgess Biopower bankruptcy, it appears that the main strategy in this bankruptcy is to unburden Burgess of the current Power Purchase Agreement and 100 million of charges from Eversource. They appear to want to stay operating. There are portions of the bankruptcy which ask the court to use funds on hand by Burgess to keep them in business, including payments to the City. They are current at present. It also appears that Burgess does not want to invalidate the payment in taxes deal in place and our attorney will work to ensure that. Same goes for the water use and sewer use agreements. Our attorney is monitoring the progress of the bankruptcy, right now it is a wait and see situation.
3. We are looking into a solution to correct the “on demand” function of the traffic lights at the Cleveland Bridge. Our original strategy was to repair the traffic sensing loops located in the road as they are broken. Due to the heavy truck traffic in this area that fix has been determined to be a temporary one, as the continued truck traffic will break the wire loops again. A better strategy has been discovered – an optic system, similar to what is at the 12th Street bridge could be installed – thereby removing the need for the wire loops in the road. Cost and compatibility is being researched.
4. The boiler at the City Hall suffered a failure last week – it appears that a power surge destroyed all the electronic parts of the boiler. Repairs are ongoing, some intermittent issues need to be worked out. This heating system is slated for upgrade as part of the district heating system planned for downtown.

TRANSFER LIST FOR JAN 2024

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	Map	Lot	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
CHAREST, SPENCER	CONLEY, MICAEL DEVINE &	EDWARDS, KATELYN CIARA	171 JOLBERT STREET		BERLIN	NH	03570	000120	000210	Residential	Single Family	199 PARK STREET	RT	01/05/2024	\$100,000	\$136,500	0.11
CONLEY, MICAEL DEVINE &	BOUCHER, REGAN SIDNEY		171 JOLBERT STREET		BERLIN	NH	03570	000110	000030	Residential	Single Family	171 JOLBERT STREET	RT	01/08/2024	\$138,000	\$107,700	0.09
LABNON, ROBERT-EST OF	CASCADE FUNDING MORTGAGE TR HB10	C/O PHH MORTGAGE CORPORATION	1661 WORTHINGTON ROAD	SUITE 100	WEST PALM BEACH	FL	33409	000118	000033	Residential	Single Family	39 GILBERT STREET	RG	01/11/2024		\$119,400	0.05
LABNON, ROBERT-EST OF	CASCADE FUNDING MORTGAGE TR HB10	C/O PHH MORTGAGE CORPORATION	1661 WORTHINGTON ROAD	SUITE 100	WEST PALM BEACH	FL	33409	000118	000036	Vacant	Vac w/ OB	GILBERT STREET	RG	01/11/2024		\$7,400	0.02
BELTZ, REBECCA K	MACLEOD, PAMELA		14 CEDAR STREET		BERLIN	NH	03570	000120	000435	Residential	Single Family	14 CEDAR STREET	RS	01/12/2024	\$85,000	\$109,100	0.22
BAILLARGEON, ROBERT G.	DE LEON, SERGIO AGUSTO		91 SPRUCE STREET		BERLIN	NH	03570	000128	000084	Residential	Two Family	91 SPRUCE STREET	RT	01/16/2024	\$202,500	\$223,500	0.46
LEVESQUE, ERIC RAYMOND	GIROUX, DANIEL R		53 RIDGE ROAD		MILAN	NH	03588	000117	000005	Vacant	Vacant Land	HILLSBORO STREET	RG	01/18/2024	\$57,500	\$16,100	1.07
JEWELL, MICHAEL J-EST OF	GAN, KATHRYN		41 WALNUT STREET		ROCHESTER	NH	03867	000128	000254	Apartments	Apartment - 4-8	1063 MAIN STREET	BG	01/18/2024	\$185,000	\$169,700	0.14
SABATO, STEPHANIE	FOLLEN, ERIC & CATHERINE		448 CHURCH STREET		BERLIN	NH	03570	000121	000055	Residential	Single Family	448 CHURCH STREET	RS	01/18/2024	\$82,500	\$76,900	0.19
LAPIERRE, GARY R.	FORTIER, ROBERT & ROBIN		426 WESTERN AVENUE		BERLIN	NH	03570	000110	000057	Residential	Two Family	753 FOURTH AVENUE	RT	01/19/2024		\$163,500	0.11
LAPIERRE, GARY R.	FORTIER, ROBERT & ROBIN		426 WESTERN AVENUE		BERLIN	NH	03570	000110	000058	Vacant	Vac w/ OB	FOURTH AVENUE	RT	01/19/2024	\$120,000	\$4,200	0.11
BROWN DUPLEX LLC	PETREYKO, ANTHONY	ETAL	22 STRATFORD ROAD		NATICK	MA	01760	000128	000174	Residential	Two Family	15 PEAVEY LANE	RG	01/19/2024	\$70,000	\$95,700	0.12
BARLIN VENTURES LLC	ROY, CHRISTOPHER		39 OTTAWA STREET		BERLIN	NH	03570	000128	000187	Residential	Three Family	39 OTTAWA STREET	RG	01/19/2024	\$165,000	\$166,600	0.19
QUINLAN, JOSEPH	LUCIANI, MAC		6 MANOR STREET		DORCHESTER	MA	02122	000119	000436	Residential	Two Family	806-808 SECOND AVENUE	RG	01/22/2024	\$105,000	\$95,900	0.13
AUBUT, MAURICE A	AUBUT, CRAIG A & KYLE R TRS OF	MAURICE & JANET AUBUT IRR TRUST	13 PINECREST AVENUE		BERLIN	NH	03570	000137	000125	Residential	Single Family	13 PINECREST AVENUE	RS	01/26/2024		\$208,500	0.23
GAGNON, RICHARD E	GAGNON, RICHARD E & ANN M		147 BRIDGE STREET		BERLIN	NH	03570	000135	000161	Residential	Single Family	147 BRIDGE STREET	RS	01/30/2024		\$131,200	0.34
ALIMANDI, MICHAEL & ANN M	GAGNON, RICHARD E & ANN M		147 BRIDGE STREET		BERLIN	NH	03570	000128	000099	Residential	Single Family	93 ELM STREET	RT	01/30/2024		\$142,500	0.11