

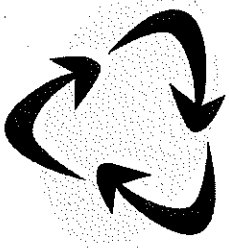
Memo

To: Berlin City Council
From: Pamela Laflamme, Interim City Manager
Date: 03/21/2022
Re: City Manager's Report

1. Attached is the property transfer list for February 2022.
2. The 2021 AVRRDD Budget Report is attached.
3. Update on the 2022 Full Statistical Revaluation.
4. We have several projects out right now for consideration, the bids for the Riverwalk project are due this Thursday. We have the feasibility work for the closed-loop system with White Mountain Paper Company due in early April as well as a boiler replacement project for the Waste Water Treatment Plant. We just signed the start letter with CMA for the Route 110 extension project as they have worked out the scope and schedule to get things underway. We also are finalizing the work for the landfill gas project with CMA. Finally, we are working with Burgess BioPower, HEB and Wilson Engineering on putting together another attempt at the RAISE grant program for reconstructing infrastructure downtown.
5. Now that we have gained daylight and lost most of the snow, I will be working on getting out the final round of houses and land that was agreed upon in November. I should be finalizing documents over the next week or so and getting notices out to the public.

TRANSFER LIST FOR FEBRUARY 2022

Previous Owner	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	Map	Lot	Unit	Property Location	Zone	Stories	Use	Deed Record Date	Sale Price	Total Assessed Parcel Value	Acres
DION, JOHN H	HAZEN, SHARON M & RANDALL B		4535 COQUINA AVENUE		TITUSVILLE	FL	32780	000130	000128	000000	568 CHESHIRE STREET	RT	1	Single Family	02/01/22	\$55,000.00	\$29,800.00	0.110009
DAVY, DIANE M & CONSTANCE, ROBERT M -	JOHNSON, ANNA M		398 WILLARD STREET		BERLIN	NH	03570	000120	000161	000000	398 WILLARD STREET	RT	1.75	Single Family	02/01/22	\$195,000.00	\$102,800.00	0.110009
GOYETTE, RONALD H &	GOYETTE, MICHAEL RON		320 PROSPECT STREET		BERLIN	NH	03570	000120	000374	000000	320 PROSPECT STREET	RS	1	Single Family	02/01/22		\$98,600.00	0.289991
SPRINGER, MORIAH LEONA	MULLIGAN, KIM & JONATHAN		173 NORWAY STREET		BERLIN	NH	03570	000127	000207	000000	173 NORWAY STREET	RS	1.75	Single Family	02/02/22	\$119,000.00	\$70,700.00	0.110009
COURCHESNE, JACQUELINE	CB POWER VENTURES LLC		PO BOX 117880		CARROLLTON	TX	75011	000119	000465	000000	801 THIRD AVENUE	BG	3	Three Family	02/02/22	\$38,000.00	\$55,700.00	0.139991
347 MADISON LLC	PORRAS, MARIA TERESA & BERMAN		51 PAOLINO STREET		JOHNSTON	RI	02919	000120	000063	000000	347 MADISON AVENUE	RT	2	Apartment - 4-8	02/03/22	\$139,000.00	\$92,200.00	0.130005
GAGNE, JACQUELINE L, TRUSTEE	LECLERC, KATHIE TRUSTEE OF	JACQUELINE GAGNE IRREV REAL EST TRUST	1863 RIVERSIDE DRIVE		BERLIN	NH	03570	000137	000063	000000	1863 RIVERSIDE DRIVE	RS	1.75	Single Family	02/03/22		\$130,700.00	0.7
DICKINSON, JUSTIN	TAYLOR, TRAVIS N & DEBRA		201 SWEDEN STREET		BERLIN	NH	03570	000127	000152	000000	201 SWEDEN STREET	RS	1.75	Single Family	02/03/22	\$150,000.00	\$106,800.00	0.110009
GALINIS, PETER	BARBE, STEVEN M & SAMANTHA		341 CHURCH STREET		BERLIN	NH	03570	000120	000314	000000	341 CHURCH STREET	RT	2.5	Single Family	02/04/22	\$163,000.00	\$95,500.00	0.230005
PELLETIER, PAUL YVES FRANCIS	MIRANDA, CHRISTOPHER R		24 TURCOTTE STREET		BERLIN	NH	03570	000135	000227	000000	24 TURCOTTE STREET	RS	1	Single Family	02/08/22	\$110,000.00	\$89,800.00	0.239991
MORIN, JEANNETTE	MARESCHAL, GERDA B		35 ABBOTT STREET		LAWRENCE	MA	01843	000129	000036	000000	20 SUCCESS STREET	RG	2.5	Two Family	02/08/22		\$62,300.00	0.15
BRIGGS, DAVID	OBERTI, JOHN C & JANET PROCOPIO		32 BEAR RUN DRIVE		LITCHFIELD	NH	03062	000135	000202	000000	149 PERSHING AVENUE	RS	2.75	Single Family	02/09/22	\$201,000.00	\$120,700.00	0.560032
HOULE, ERIC L	SPATES, KATHLEEN E		107 COLONIAL VILLAGE		SOMERSWORTH	NH	03878	000132	000158	000000	420 COOS STREET	RT	1.75	Single Family	02/09/22	\$93,000.00	\$58,300.00	0.110009
LAFLAMME, NORMAN A & SUZANNE C TRUSTEES	LAFLAMME, MARC TRSTEE OF	NORMAN & SUZANNE LAFLAMME IRREV TRUST	396 COOS STREET		BERLIN	NH	03570	000130	000079	000000	396 COOS STREET	RT	1.5	Single Family	02/10/22		\$73,600.00	0.230005
PAINE, CLAIRE-ESTATE OF	PAINE, CLARE-ESTATE OF &	AUBE, NANCY ANN	105 ALLEN AVENUE EXTENSION		FALMOUTH	ME	04105	000120	000175	000000	238 WILLARD STREET	RG	2	Single Family	02/14/22		\$64,200.00	0.110009
LANGEVIN, NORMAN	FALARDEAU, NATHAN		672 BLAIS STREET		BERLIN	NH	03570	000132	000056	000000	672 BLAIS STREET	RS	1.50	Single Family	02/15/22		\$70,400.00	0.45
THOMPSON, CHELSEA	GEORGE, KARL		103 ELM STREET		BERLIN	NH	03570	000128	000101	000000	103 ELM STREET	RT	1.75	Single Family	02/17/22		\$56,800.00	0.110009
CROTEAU, KELLY &	ROY, DAPHNE M &	BOLDUC, ROBERT J	25 ARLINGTON STREET		BERLIN	NH	03570	000137	000085	000L25	25 ARLINGTON STREET	RR	1	Mobile Home NL	02/18/22	\$15,000.00	\$7,200.00	0
GODIN, RONALD & SHEILA	SPRINGER, MORIAH L		450 ALPINE STREET		BERLIN	NH	03570	000125	000033	000000	450 ALPINE STREET	RS	1	Single Family	02/18/22	\$220,000.00	\$117,800.00	0.219995
520 CHAMPLAIN LLC	THEEXECUTIVE LLC		159 MAIN ST, STE 100		NASHUA	NH	03060	000130	000323	000000	520 CHAMPLAIN STREET	RG	3	Two Family	02/18/22	\$61,000.00	\$49,400.00	0.110009
O'BRIEN, MATTHEW; MARQUETTE,	POM HIGH STREET, LLC		120 N. SOUTH ROAD	UNIT C PMB 157	NORTH CONWAY	NH	03860	000119	000439	000000	780 SECOND AVENUE	RG	2.5	Three Family	02/18/22		\$60,100.00	0.130005
O'BRIEN, MATTHEW; MARQUETTE,	POM HIGH STREET, LLC		120 N. SOUTH ROAD	UNIT C PMB 157	NORTH CONWAY	NH	03860	000119	000109	000000	46 HIGH STREET	BG	1.75	Two Family	02/18/22		\$64,400.00	0.110009
LAWRENCE, SCOTT W &	MARQUIS, CHRISTOPHER		5 SUNVIEW PARK		PLAISTOW	NH	03865	000120	000166	000000	344 WILLARD STREET	RT	2	Three Family	02/22/22	\$139,000.00	\$66,300.00	0.1
DAVIS, ARNOLD G & DEBRA A, CO-TRUSTEES	MORTON, JONATHAN		117 MT. FORIST STREET		BERLIN	NH	03570	000111	000078	000000	117 MT. FORIST STREET	RG	2	Single Family	02/24/22	\$245,000.00	\$78,600.00	0.110009
ROBICHAUD, ANDRE	COELHO DE SA, ALBERTO SESTERHENN		18 WAHTERA ROAD		PEABODY	MA	01960	000129	000045	000000	561 MAIN STREET	BG	3	Three Family	02/25/22		\$48,300.00	0.169995
HUOT, RICHARD	POM HIGH STREET, LLC		120 N. SOUTH ROAD	UNIT C PMB 157	NORTH CONWAY	NH	03860	000119	000373	000000	145 GREEN STREET	RG	2	Three Family	02/25/22	\$120,000.00	\$46,400.00	0.060009
NORTHEAST INVESTMENTS, LLC	SRPSKI BETRIEB LLC		PO BOX 285		ROCKLAND	DE	19732	000130	000394	000000	424 GOEBEL STREET	RG	2.75	Three Family	02/28/22		\$55,200.00	0.110009
NORTHEAST INVESTMENTS LLC	BEOGRAD BETRIEB LLC		PO BOX 285		ROCKLAND	DE	19732	000130	000324	000000	516 CHAMPLAIN STREET	RG	2.75	Three Family	02/28/22		\$62,900.00	0.110009
NORTHEAST INVESTMENTS, LLC	NOVISAD BETRIEB LLC		PO BOX 285		ROCKLAND	DE	19732	000130	000367	000000	509 CHAMPLAIN STREET	RG	1	Two Family	02/28/22		\$33,500.00	0.110009
OUELLETTE, STANLEY A	OUELLETTE, STANLEY A &	FITZMORRIS, STACEY	43 SEVENTH STREET		BERLIN	NH	03570	000127	000232	000000	43 SEVENTH STREET	RS	2	Single Family	02/28/22		\$93,200.00	0.130005
GIROUX, JIM &	FULLER, WILLIAM C & BETTY A		2 CASCADE STREET		BERLIN	NH	03570	000114	000020	000000	2 CASCADE STREET	RS	2	Single Family	02/28/22	\$170,000.00	\$90,800.00	0.103811



Androscoggin Valley

Regional Refuse Disposal District

Pamela Laflamme, Acting City Manager
City of Berlin

Jennifer Fish, County Administrator
Coos County

Denise Vallee, Town Manager
Town of Gorham

Board of Selectman
Town of Dummer
Town of Errol
Town of Jefferson
Town of Milan
Town of Northumberland
Town of Randolph
Town of Stark

District Representatives

Re: 2021 AVRDD BUDGET REPORT (District and Mt. Carberry Landfill combined as of 1/1/14)

2021 was our nineteenth year of operations at Mt. Carberry Landfill. Since purchasing the landfill on December 30, 2002, no assessments have been made to District communities for landfill operations. No assessments for District operations were made to the member municipalities in 2021 nor will they be made in 2022.

2021 AVRDD BUDGET REPORT:

Income	\$10,751,443.90
Expenses	(\$ 9,467,536.67)
Sub-total	\$ 1,283,907.23
Uncollected receivables as of 2/28/21	(\$ 50,729.55)
2021 TOTAL	\$ 1,233,177.68

PO Box 336, 3 Twelfth Street
Berlin, NH 03570
Tel. (603) 752-3342

OPERATING ACCOUNT:

Operating Account Balance 12/31/21	\$6,585,708.51
Accrued Accounts Payable	(\$ 374,941.37)
Accounts Receivable Due 12/31/21	\$1,295,073.69
Sub -Total	\$7,505,840.83
Uncollected Receivables as of 3/1/2022	(\$ 50,729.55)
Balance	\$7,455,111.28

PETTY CASH ACCOUNT:

Petty Cash Balance 12/31/21	\$ 75.38
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ALUMINUM REDEMPTION ACCOUNT:

Aluminum Redemption Account Balance 12/31/21	\$ 2,166.78
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DEBIT/CREDIT CARD ACCOUNT:

Debit/Credit Card Account Balance 12/31/21	\$ 13,790.62
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UNDESIGNATED SURPLUS RESERVE ACCOUNT:

Beginning Balance 1/1/21	\$16,506,246.38
Interest (1/1/21 – 12/31/21)	145,856.33
Ending Balance 12/31/21	\$16,652,102.71

The undesignated surplus, from Mt. Carberry Landfill Operations, will be retained and held in reserve by the District specifically to pay or fund any or all of the following expenses incurred by the District in the future:

1. The opening of new cells or closure of cells (both temporary and permanent closure) at Mt. Carberry Landfill.
2. The satisfaction of State or Federal regulatory requirements with respect to Closure Costs at Mt. Carberry Landfill.
3. Facility maintenance, repair and replacement at the Mt. Carberry Landfill.

4. The early retirement of borrowed funds with respect to the Mt. Carberry Landfill, and
5. The retention of reasonable funds for the purpose of providing cash flow for Operations

Mt. Carberry Landfill Closure/Post Closure Trust Account

Beginning Balance 1/1/21	\$14,389,502.43
Interest 1/1/21 – 12/31/21	130,913.72
2021 Contribution	882,351.07
Ending Balance 12/31/21	\$15,402,767.22

MRF/Transfer Station Capital Reserve Account

Beginning Balance 1/1/21	\$ 168,083.88
Interest 1/1/20-12/31/20	\$ 1,491.08
Ending Balance 12/31/20	\$ 169,574.96

N.H. Municipal Bond Bank Debt

Original Bond Principal	\$14,000,000.00
18 Annual Payments of \$700,000 (2004-2021)	(\$12,600,000.00)
Bond Principal Balance 12/31/21	\$ 1,400,000.00

Respectfully submitted,



Sharon E. Gauthier
Executive Director

March 15, 2022

City of Berlin, NH

Assessor's Office



FOR IMMEDIATE RELEASE

CITY OF BERLIN 2022 PROPERTY REVALUATION

The City of Berlin is in the process of completing a full statistical revaluation of all properties within the City. The City has contracted with Corcoran Consulting Associates of Wolfeboro, New Hampshire to complete this process on behalf of the City. Monica Hurley, Assessing Agent for the City of Berlin, and Vice President of Corcoran Consulting Associates will be the Project Manager and on-site Supervisor.

During a revaluation year, it is required that assessments be brought to approximately 100% of market value. The last full revaluation conducted in Berlin was in 2020 and that process brought the assessments from 88% of market value up to 97% of market value. Currently the assessments in Berlin are reflective of only 61% of market value. The real estate market in Berlin, and throughout New Hampshire, has seen drastic increases over the last two years and the assessments are now almost 40% below market value thus the need for another statistical revaluation.

Staff from Corcoran Consulting Associates will be in the field measuring and inspecting all properties that have sold in the last year, all properties that were issued building permits and all properties within the cycled inspection area for 2022 which is listed on the Assessing Department's web page at www.berlinnh.gov

Staff will begin a property-by-property review of the entire City throughout the month of June to confirm data. Staff will have clearly marked vehicles with "Assessor's Office" signs and personnel will have introduction letters from the City Manager and car information on file with the Berlin Police Department.

Property owners should expect to see notices of new value in early August 2022 and all property owners will have the opportunity to discuss their new values with an assessing staff member before the finalization of the project during the informal hearing process that will be outlined in the notice of new value.

A new tax rate will not be determined until late October 2022.

If you have any other assessing questions, please call the Assessor's Office at 603-752-5245. Many questions may be answered on the City's web site at www.berlinnh.gov.