

Memo

To: Berlin City Council
From: Pamela Laflamme, Interim City Manager
Date: 04/18/2022
Re: City Manager's Report

1. Attached is the property transfer list for March 2022.
2. WPCF Boiler Replacement – Bid Award.
3. Oil and Propane bids went out April 14. The bid openings will be on April 28.
4. Brown School Grant Award.
5. Incoming City Manager Phil Warren was here Thursday for a second visit. He was able to meet with Superintendent King and visit Berlin Elementary School. He also was able to meet a few City Councilors. We set up his email and phone and started getting things ready for his arrival which is two weeks from today. Those of you who have not yet had the chance to meet him, we will work on setting that up for his first day.
6. Work is beginning on the house demolitions for the I&I Project. Abatement has begun on the properties that needed asbestos abatement. All-Ways Wrecking is still working on the exact schedule for which each property will be demolished, but it is looking like 825 Second Avenue will be happening soon as that is the only property that needs to adhere to a timeline set by Natural Resources – it is near a nesting area of the Common Nighthawk so no work can be done on that property after May 15th. Eversource has finished all the official disconnects for each property as of last week.
7. Covid cases are on the rise for Coos County. This is informational only at this time and I am not suggesting that people do anything differently right now – except if you are feeling sick/under the weather, please either stay home or wear a mask. There are also lots of other illnesses going around the community right now, it is just good practice to be aware that your choices to go out and about while ill does indeed impact others.

TRANSFER LIST FOR MARCH 2022

Previous Owner	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Map	Lot	Property Location	Zone	Stories	Use	Deed Record Date	Sale Price	Total Assessed Parcel Value	Acres
VENTURA, ALEXANDER & PENNIE	ABOSHAR, BRIAN & MOLLY		14 BROOKVIEW DRIVE	DERRY	NH	03038	000107	000006	65 JERICHO ROAD	BG	1	Single Family	03/01/22	\$100,000.00	\$57,200.00	0.12
MARSHALL, MICHAEL SCOTT	CHOUNARD, RANDAL M		487 ROCKINGHAM STREET APT 1	BERLIN	NH	03570	000130	000237	583 HILLSBORO STREET	RG	1.75	Single Family	03/01/22	\$35,000.00	\$75,100.00	0.23
BOWMAN, MATTHEW & JENNIFER LOPEZ, GUY	DUNNAN-EVANGELIST, NICOLE & LOPEZ GUY-EST; C/O ALEXA	EVANGELIST, CHRISTOPHER ANDERSON & ANDREA LOPEZ	1530 P B LANE #E4797	WICHITA FALLS	TX	76302	000111	000068	563 SECOND AVENUE	RS	2	Single Family	03/02/22	\$215,000.00	\$61,100.00	0.11
			17025 TWO MILE ROAD	FRANKSVILLE	WI	53126	000125	000095	31 WILLIAMSON AVENUE	RS	1.5	Single Family	03/03/22		\$97,100.00	0.18
MAXIMO PROPERTY MANAGEMENT, LLC	18 PEAVEY LANE, LLC		100 WHITE ROCK HILL ROAD	BOW	NH	03304	000128	000173	18 PEAVEY LANE	RT	4	Apartment - 4-8	03/04/22		\$74,900.00	0.05
PELKEY, RAYMOND	PELKEY, RAYMOND & DEBORAH L. GURNEY, IAN R. &		668 CHESHIRE STREET	BERLIN	NH	03570	000129	000106	668 CHESHIRE STREET	RT	2	Single Family	03/07/22		\$74,100.00	0.11
BGRS RELOCATION INC		OLIVEIRA, GENAVIEVE O. I.	1808 CHOCOMA MTN HIGHWAY	SILVER LAKE	NH	03875	000113	000022	335 WESTERN AVENUE	RS	1	Single Family	03/08/22	\$195,000.00	\$123,200.00	0.28
MCCORMACK, RICHARD	ALDRICH, WAYNE & SUSAN TRSTEES OF	ALDRICH FAMILY REV TRUST	83 WALES BRIDGE ROAD	LOUDON	NH	03307	000135	000218	4 VERDUN STREET	RS	1	Single Family	03/09/22	\$155,000.00	\$80,300.00	0.12
MARTIN, CODY J	DOUGLASS, ROBERT AUSTIN		429 FORBUSH AVENUE	BERLIN	NH	03570	000133	000102	429 FORBUSH AVENUE	RT	1	Single Family	03/10/22	\$137,000.00	\$100,500.00	0.38
WEST, CARLA JOHNSON & OLIVIA MARIE	MC SERVICES & DUMPSTERS LLC	& PROSEED AMERICA LLC	153 SUMMIT STREET	PAWTUCKET	RI	02860	000127	000180	26 SWEDEN STREET	RS	1.75	Single Family	03/10/22		\$67,300.00	0.13
LANGEVIN, NORMAN G	LANGEVIN, ANNETTE; LANGEVIN, JOHN;	FALARDEAU, LINDA; LANGEVIN, TODD	688 BLAIS STREET	BERLIN	NH	03570	000132	000055	688 BLAIS STREET	RS	1	Single Family	03/11/22		\$81,100.00	0.46
RENT SPACE, LLC	BAMACA, WUILFER D RAMERIZ &	BARRIOS, GLENDI D ORTEGA	14 HAMILTON AVENUE	LYNN	MA	01902	000118	000098	744 WESTERN AVENUE	RG	2	Two Family	03/11/22	\$85,800.00	\$51,400.00	0.23
CLAIRE LOZIER, TRUSTEE	BARRIOS, MYNOR G OVALLE &	BARRIOS, MARLENE I JUAREZ	14 HAMILTON AVENUE	LYNN	MA	01902	000110	000023	167 MADIGAN STREET	RT	2	Two Family	03/11/22	\$130,000.00	\$53,900.00	0.10
WINN, GERALD	ROBERTSON, FRANK		324 WALLACE ROAD	BEDFORD	NH	03110	000120	000033	105 PINE STREET	RT	3	Apartment - 4-8	03/14/22	\$32,000.00	\$81,500.00	0.12
EMERSON, JOSEPH A	GUAY, KYLE		652 HOWLAND STREET	BERLIN	NH	03570	000132	000117	652 HOWLAND STREET	RS	1.75	Single Family	03/14/22	\$125,000.00	\$69,800.00	0.34
BRETON, CARLENE F	MCELWEE, CHRISTOPHER		35 BUNDY HILL ROAD	LISBON	CT	06351	000129	000069	669 HAMPSHIRE STREET	RT	1.75	Single Family	03/14/22	\$94,000.00	\$29,600.00	0.11
PELCHAT, MICHAEL G.	BOUCHER, SUZANNE		71 MAYNESBORO STREET	BERLIN	NH	03570	000135	000043	71 MAYNESBORO STREET	RG	1	Single Family	03/14/22		\$94,500.00	0.23
NORJAM ASSOCIATES, LLC	BAL, DEEPINDER		9214 FOXBORO DRIVE	BRENTWOOD	TN	37027	000119	000273	100 PINE STREET	RG	3	Apartment - 4-8	03/16/22	\$180,000.00	\$102,600.00	0.12
COULOMBE, FRANCIS C & JEFFREY A	WISWELL, DANA		444 BURGESS STREET	BERLIN	NH	03570	000130	000260	444 BURGESS STREET	RG	2.5	Three Family	03/17/22	\$85,000.00	\$58,700.00	0.11
HART, KEITH & KARYN	CHIACHIO, KARYN A		820 THIRD AVENUE	BERLIN	NH	03570	000119	000496	820 THIRD AVENUE	BG	2.5	Two Family	03/21/22		\$88,500.00	0.11
GUNSETH PROPERTIES, LLC	GUNSETH, STEPHEN F &	WRIGHT, MICHELE R	11 FOUR BY FOUR LANE	SURRY	NH	03431	000128	000183	456 SCHOOL STREET	RG	3	Two Family	03/21/22		\$51,500.00	0.12
MOODY STREET PROPERTIES, LLC	ROBINSON, LOGAN SPENCER		268 UNION STREET	PETERBOROUGH	NH	03458-1046	000127	000154	215 SWEDEN STREET	RS	2	Two Family	03/21/22	\$105,000.00	\$47,300.00	0.11
LAPALME, RICHARD E	247 PLEASANT STREET LLC		100 WHITE ROCK HILL ROAD	BOW	NH	03304	000119	000117	247 PLEASANT STREET	DT	2.5	Apartment - 4-8	03/24/22		\$76,600.00	0.06
BERNIER, PAUL R	BERNIER, PAUL & JOANNE;	TETREAU, DONNA & DANIEL	480 ENMAN HILL ROAD	BERLIN	NH	03570	000131	000003	480 ENMAN HILL ROAD	RR	1	Single Family	03/24/22		\$163,913.00	14.50
106 PERSHING, LLC	KONIECKO, NATHANIAL & MELISSA		49 WATSON ROAD	PRESTON	CT	06365	000135	000214	106 PERSHING AVENUE	RS	2	Single Family	03/25/22		\$53,500.00	0.20
WHITTINGTON, CURTIS E & JEWEL R	PATENAUDE, AMY		153 MADISON AVENUE	BERLIN	NH	03570	000119	000156	153 MADISON AVENUE	RG	1.75	Single Family	03/25/22	\$152,000.00	\$74,400.00	0.10
RUMPH, MICHAEL S &	DAVIS, ARNOLD G & DEBRA A		PO BOX 478	BERLIN	NH	03570	000106	000004	101 JERICHO ROAD	BG	1	Mobile Home	03/28/22	\$25,000.00	\$19,000.00	0.55
LAPALME, RICHARD E	247 PLEASANT STREET LLC		100 WHITE ROCK HILL ROAD	BOW	NH	03304	000119	000117	247 PLEASANT STREET	DT	2.5	Apartment - 4-8	03/28/22		\$76,600.00	0.06
MIKE & MIKE, LLC	KUDRICK, SCOTT TRUSTEE OF	36 HIGH STREET REALTY TRUST	78 GROVE STREET #2434	NORTH CONWAY	NH	03860	000119	000089	36 HIGH STREET	BG	2	Two Family	03/28/22	\$55,000.00	\$52,000.00	0.11
GILUCCI PROPERTIES, LLC	KNIGHT, SECILY-MARIE &	KNIGHT, EDWARD VICTOR III	131 JOLBERT STREET	BERLIN	NH	03570	000119	000388	131 JOLBERT STREET	RG	2	Single Family	03/30/22	\$160,000.00	\$91,700.00	0.11
DEANE, DUDLEY A, TRUSTEE	BREWSTER, STEVEN & TRICIA		3A PINECREST ROAD	STONINGTON	CT	06359	000122	000011	3 GRANDVIEW DRIVE	RR	1	Single Family	03/30/22	\$365,000.00	\$192,500.00	1.03
MAROIS, ROGER G & RONNIE-JEAN - CO	MAROIS, ROGER G., JR		84 BEMIS STREET	BERLIN	NH	03570	000135	000078	84 BEMIS STREET	RS	2	Single Family	03/30/22		\$206,000.00	0.38



BID SUMMARY

Pollution Control Department

PROJECT: 2022-05 WPCF BOILER REPLACEMENT

AWARDED TO: Daniel Hebert, Inc.

DATE BIDS OPEN: April 11, 2022 @ 2:00pm

AWARD DATE: 4-13-2022

CERTIFIED BY:

Pamela E. Laflamme, Interim City Manager

SUMMARY OF BIDDERS

Contractor	Bid amount	Rank
Grafton Mechanical Services, LLC	\$143,300.00	
Daniel Hebert, Inc.	\$57,392.00	
Ray's Electric, Inc.	\$82,500.00	

Bid Opening Attendees: (Please sign below)



AWARD LETTER

April 15, 2022

Pamela E. Laflamme, Interim City Manager
City of Berlin
168 Main Street
Berlin, NH 03570

Dear Ms. Laflamme:

Congratulations! On April 7, 2022, the Community Development Advisory Committee of the New Hampshire Community Development Finance Authority (CDFA) approved your CDBG application on behalf of TKB Properties, LLC in the amount of \$500,000, contingent upon the following:

1. sufficient funds are available and allocated by HUD;
2. there is no impact to the project's score or rank due to the Administrative Review Procedure, which shall be completed within 30 days of Advisory Committee approval;
3. the project is able to secure all identified matching funds;
4. the state statute regarding the right of first refusal from the Charter School Administrator and recognized charter schools is met;
5. the use of funds conforms with HUD and State regulations; and
6. all other usual and customary CDBG contract terms.

Grant funds will be available to the project after the contract between CDFA and the municipality is approved by the Governor and Executive Council.

Please do not sign any vendor contracts or obligate any funds without CDFA approval, as there are federal requirements associated with these grant funds. These include, but are not limited to, the National Environmental Policy Act (NEPA), which **prohibits** the obligation or expenditure of project related CDBG and non-CDBG funds for activities with physical impacts or which limit the choice of alternatives until the environmental review process is completed and removal of environmental review grant conditions are received from CDFA.

If you submitted a Determination of Environmental Exemption and Request of Release of Funds as part of your application, this constitutes the removal of the Environmental Condition for noted exempt activities only. Please contact Joshua Ahmad-Kahloon at jkahloon@nhcdfa.org with any questions.

The Catalog of Federal Domestic Assistance number for HUD Community Development Block Grants - State Administered Community Development Block Grant Program is 14.228.

Sincerely,

Katherine Easterly Martey
Executive Director

KEM/ms