

City of Berlin, NH

Office of the City Manager

CITY MANAGER'S REPORT

11-21-2022



1. Attached is the October 2022 Property Transfer list.
2. It was our goal to have a discussion on the tax rate tonight – due to holdups at DRA we are not able to do that. From what has been learned, there are fewer reviewers at DRA and the calculation of the 7.5% pension payment credit are holding up the process. Since this process is an exact one and requires information and approval from DRA it is not prudent to proceed with an estimate that may be incorrect. This office will monitor the activities related to tax setting and ensure that a proposal can get in front of the Mayor and Council as soon as possible.
3. The bids for the Ladder Truck and Pumper Truck are out and are now due back on December 21. As you are aware, the Ladder will be funded through yearly CIP payments and the Pumper Truck is grant funded.
4. It is my understanding that a request for \$20mm in state ARPA funds has been requested to fund the NH ERAP program into 2023. Without these funds, this program will run out of funds before the end of the year. ERAP provides funding for at risk adults who are in danger of becoming homeless and are housed in hotels or motels. The mayor has asked that I attend a meeting Monday on this – additional information may be presented to the council after said meeting.
5. I have done some research and have found that, at present, there are no grant funds available for assisting or funding the repaving of streets, payment of utilities beyond Welfare guidelines (there are state programs), providing rental assistance beyond Welfare guidelines (there are state programs) or directly funding the School Department, nor can we divert the funds anticipated for grants applied for to these areas. As has been stated prior, grant funds can only be used for the specific purpose or function applied for. If there are grants available for the aforementioned functions that this office is not aware of then please advise – this office will look into them as these areas are a priority.

TRANSFER LIST FOR OCT 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
124 WIGHT STREET PROPERTIES LLC	BERLIN BRAVO PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000109	000092	000000	124 WIGHT STREET	BG	3	Three Family	10/03/22	\$117,533.00	\$128,100.00	0.09
608 BURGESS STREET PROPERTIES LLC	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000129	000127	000000	608-610 BURGESS STREET	RG	2.75	Three Family	10/03/22	\$195,933.00	\$181,500.00	0.11
608 BURGESS STREET PROPERTIES LLC	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000129	000127	000000	608-610 BURGESS STREET		2	Three Family	10/03/22	\$195,933.00	\$181,500.00	0.11
852 WESTERN AVENUE PROPERTIES, LLC	BERLIN BRAVO PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000118	000087	000000	852 WESTERN AVENUE	RG	2	Three Family	10/03/22	\$127,467.00	\$97,000.00	0.19
91 GREEN STREET PROPERTIES LLC	BERLIN BRAVO PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000119	000321	000000	5 WIGHT STREET	BG	2	Two Family	10/03/22	\$78,333.00	\$57,600.00	0.03
22 GERRISH STREET	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000118	000052	000000	22 GERRISH STREET	RG	2.5	Apartment - 4-8	10/03/22	\$156,733.00	\$156,200.00	0.09
325 CHURCH STREET PROPERTIES LLC	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000120	000313	000000	325 CHURCH STREET	RT	2	Two Family	10/03/22	\$78,333.00	\$105,800.00	0.11
CEGELIS, MARK A	BERLIN BRAVO PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000119	000191	000000	122 WILLARD STREET	RG	2.25	Two Family	10/03/22	\$78,333.00	\$156,300.00	0.11
604 BURGESS STREET PROPERTIES, LLC	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200		DERRY	NH	03038	000130	000001	000000	604 BURGESS STREET	RG	2.75	Three Family	10/03/22	\$117,533.00	\$127,200.00	0.11
LEBEAU, MICHAEL R &	BOILARD, TRICIA J.		596 SLIP ROAD		GREENFIELD	NH	03047	000118	000068	000000	671 WESTERN AVENUE	RS	2	Single Family	10/04/22	\$50,000.00	\$79,500.00	0.18
REED, KIM LEE	AYRE, ROBERT JOSEPH		42 MAIN ROAD		TIVERTON	RI	02878	000132	000167	000000	663 GENDRON STREET	RT	2	Single Family	10/06/22	\$158,800.00	\$145,500.00	0.17
LAVERTUE, MICHAEL	LAVERTUE, MICHAEL & LISE TRSTES OF	LAVERTUE FAMILY REV TRUST	1844 RIVERSIDE DRIVE		BERLIN	NH	03570	000137	000070	000000	1844 RIVERSIDE DRIVE	RS	2	Single Family	10/06/22		\$185,600.00	0.61
JOHNSON, GARY L	THOMAS, KYLE & ERICA		11 BOX TURTLE DRIVE		ROCHESTER	MA	02770	000118	000084	000000	867 WESTERN AVENUE	RG	2.25	Two Family	10/11/22		\$84,800.00	0.04
JOHNSON, GARY L & DEBORAH H AND JOHNSON,	JOHNSON, GARY L	& DEBORAH H	1 OAK COTTAGE COMBS LANE	STOWMARK ET	SUFFOLK, ENGLAND		IP14 3BH	000113	000016	000000	163 WESTERN AVENUE	RS	1.75	Two Family	10/11/22		\$117,900.00	0.41
GAULIN, LORRAINE, GOYETTE, KRISTINE &	HAZBUN, ABRAHAM E		14 SAN JUAN DRIVE		SALINAS	CA	93901	000105	000016	000000	153 JERICHO ROAD	BG	2	Single Family	10/12/22	\$115,000.00	\$129,900.00	0.15
HAZBUN, ABRAHAM	GAGNE, PAUL		11 COOLIDGE STREET		BERLIN	NH	03570	000110	000068	000000	854 FIFTH AVENUE	RT	1.75	Single Family	10/12/22	\$131,533.00	\$84,700.00	0.11
FORTIER, LEO L	DONAHUE, MARYANNE C.		165 LONG POND RD		DANVILLE	NH	03819	000110	000100	000000	679 FIFTH AVENUE	RS	2	Single Family	10/13/22	\$185,000.00	\$167,100.00	0.23
PRELIP, JOHN E & ANGELA N	PRELIP, ANGELA N.		212 N YAUPON DRIVE	APT B	SURFSIDE BEACH	SC	29575	000120	000209	000000	193 PARK STREET	RT	2.25	Two Family	10/14/22		\$101,700.00	0.11
AUBUT, KYLE ROBERT &	CORONADO OVALLE, ISIDRO &	CORONADO, ERNESTA A	670 BOSTON STREET		LYNN	MA	01905	000119	000504	000000	768 THIRD AVENUE	BG	2.75	Two Family	10/17/22	\$153,067.00	\$170,800.00	0.23
FURTADO, MICHAEL ANTHONY &	PERKINS, PATRICK M		PO BOX 67		GORHAM	NH	04268	000111	000043	000000	463 SECOND AVENUE	RS	1	Single Family	10/18/22	\$199,867.00	\$137,700.00	0.19

JUDSON, BERTRAM H	NIEVES, DAVID M		1774 HUTCHINS STREET		BERLIN	NH	03570	000135	000035	000000	1774 HUTCHINS STREET	RG	1.75	Single Family	10/19/22	\$163,000.00	\$109,600.00	0.28
CLEAVER, CHRISTOPHER D. &	LUNA, RICHARD A & CYNTHIA		19 GRANDVIEW DRIVE		BERLIN	NH	03570	000122	000010	000000	19 GRANDVIEW DRIVE	RR	2	Single Family	10/20/22	\$409,000.00	\$448,400.00	2.41
REMILLARD, LUCIE	509-513 FIRST AVE LAND TRUST	RODIONOVA, E. TRUSTEE	PO BOX 1991		NORTH CONWAY	NH	03860	000118	000005	000000	509 FIRST AVENUE	RS	2.5	Three Family	10/20/22	\$125,000.00	\$142,600.00	0.11
GIANNOS, CHRISTOVALANTE	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000110	000000	306 MADISON AVENUE	RT	2	Single Family	10/24/22		\$137,100.00	0.11
CHALOUX, TIMOTHY N	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000130	000317	000000	566 CHAMPLAIN STREET	RG	2	Single Family	10/24/22		\$123,600.00	0.11
HAYNES, CHARLES JR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000137	000085	000L37	7 BRUNSWICK STREET	RR	1	Mobile Home NL	10/24/22		\$15,900.00	0.00
REINES, SUSANNE	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000119	000083	000000	295 SCHOOL STREET	RT	2.25	Single Family	10/24/22		\$102,500.00	0.14
REED, AARON J	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000131	000000	327 WILLARD STREET	RT	1.75	Single Family	10/24/22		\$94,700.00	0.11
SMITH, MICHAEL	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000156	000000	444 WILLARD STREET	RS	1.75	Single Family	10/24/22		\$107,900.00	0.11
DUBAY, MICHAEL	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000137	000085	0000L7	7 ARLINGTON STREET	RR	1	Mobile Home NL	10/24/22		\$43,800.00	0.00
BROOKS, NICHOLAS H	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000111	000121	000000	54 CHARRON AVENUE	RS	1	Single Family	10/24/22		\$165,500.00	0.21
FINNIGAN-ALLEN, KIERAN	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000112	000033	000000	289 FIRST AVENUE	RS	2	Single Family	10/24/22		\$80,500.00	0.18
SMILEY, RUSSELL & GAIL	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000117	000080	000000	498 WESTERN AVENUE	RG	1	Single Family	10/24/22		\$66,700.00	0.16
KASHULINES, DIANN	FITZGERALD, DANIEL & SHERRY		1192 STATE ROUTE 40		SCHAGHTIC OKE	NY	12154	000117	000087	000000	575 WESTERN AVENUE	RS	1.5	Single Family	10/24/22	\$134,900.00	\$161,700.00	0.47
KOLAKOWSKI, STANLEY B	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000132	000057	000000	668 BLAIS STREET	RS	1.75	Single Family	10/24/22		\$104,600.00	0.11
BOCKMAN, SHIRLEY M - ESTATE OF	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000135	000064	000000	29 BEMIS STREET	RS	1.25	Single Family	10/24/22		\$94,300.00	0.17
GUILFOYLE, MAURICE A	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000110	000005	000000	609 THIRD AVENUE	RT	1.75	Multi Houses	10/24/22		\$51,900.00	0.39
GUILFOYLE, MAURICE A	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000110	000005	000000	609 THIRD AVENUE		1	Single Family	10/24/22		\$51,900.00	0.39
COY, DONALD P	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000114	000000	256 MADISON AVENUE	RT	1.75	Single Family	10/24/22		\$121,300.00	0.11
ALLBEE, STEPHEN J	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000122	000026	000000	17 PRESIDENTIAL AVENUE	RS	1	Single Family	10/24/22		\$150,700.00	0.24
CONTE, ANDREW T	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000119	000396	000000	739 SECOND AVENUE	RG	2	Single Family	10/24/22		\$76,300.00	0.11
BARRETTE, MICHAEL - ADMIN ESTATE OF	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000127	000107	000000	149 FINLAND STREET	RS	1.75	Single Family	10/24/22		\$92,300.00	0.23
LAROCHE, GARY R	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000130	000123	000000	591 KING STREET	RT	1.5	Single Family	10/24/22		\$120,200.00	0.11
DELA FONTAINE, DAVID J SR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000117	000073	000000	538 WESTERN AVENUE	RG	2	Single Family	10/24/22		\$155,900.00	0.36
HAWKINS, NICHOLE	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000128	000114	000000	106 ELM STREET	RT	2.5	Two Family	10/24/22		\$75,300.00	0.05
SIMS, LISA J	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000129	000031	000000	356 SCHOOL STREET	RG	2.25	Single Family	10/24/22		\$77,500.00	0.11
LOT 202. LIMITED LIABILITY COMPANY	QUINLAN, JOSEPH		17 LAMSON STREET		KEENE	NH	03431	000119	000436	000000	806-808 SECOND AVENUE	RG	2	Two Family	10/24/22	\$109,000.00	\$95,900.00	0.13
HYNOSKY, MARGARET F	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000109	000000	312 MADISON AVENUE	RT	1.75	Single Family	10/24/22		\$79,100.00	0.11

MEEHAN, STEVE	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000330	000000	390 CHURCH STREET	RS	1.75	Single Family	10/24/22		\$112,200.00	0.15
LANGEVIN, RONALD W	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000121	000011	000000	533 WILLARD STREET	RS	1	Single Family	10/24/22		\$125,400.00	0.23
DEFINING ROI POTENTIAL, LC	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000128	000231	000000	63 MAPLE STREET	RS	2.25	Single Family	10/24/22		\$185,800.00	0.34
BUYER, WILLIAM R & N SHARON	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000128	000156	000000	40 SPRING STREET	RT	1.75	Single Family	10/24/22		\$86,700.00	0.14
FORD, JENNIFER	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000119	000189	000000	158 WILLARD STREET	RG	2.5	Single Family	10/24/22		\$198,300.00	0.11
MASON, MICHELE L AKA L'HEUREUX	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000127	000200	000000	129 NORWAY STREET	RS	2	Single Family	10/24/22		\$110,800.00	0.11
COUSINS, NORMAN L JR	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000128	000167	000000	505 SCHOOL STREET	RT	3.25	Three Family	10/24/22		\$82,200.00	0.15
NH PROPER PROPERTIES, LLC	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000128	000204	000000	745 MAIN STREET	BG	3	Apartment - 4-8	10/24/22		\$127,200.00	0.11
DELANEY, BRENDA O	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000137	000085	000L53	15 CLARENDON STREET	RR	1	Mobile Home NL	10/24/22		\$71,200.00	0.00
COTE, DONNA M	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000351	000000	156 CHURCH STREET	RT	2.25	Single Family	10/24/22		\$159,900.00	0.18
SIMMS, DAVID ALAN &	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000118	000101	000000	706 WESTERN AVENUE	RG	2	Two Family	10/24/22		\$65,900.00	0.25
MARCOTTE, LUCILLE H - ESTATE OF	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000130	000005	000000	175 GRAFTON STREET	RG	2	Two Family	10/24/22		\$72,200.00	0.05
CITY OF BERLIN	LABONVILLE, ERIC D. &	MARIANO, CAROL A.	176 MADIGAN STREET		BERLIN	NH	03570	000110	000022	000000	176 MADIGAN STREET	RT	2	Single Family	10/24/22		\$154,700.00	0.11
BANKS, CAROLYN - ESTATE OF	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000110	000120	000000	778 SIXTH AVENUE	RS	2	Single Family	10/24/22		\$64,800.00	0.11
ROY, DONALD G, JR	WARNER, TRACEY		PO BOX 810		GLEN	NH	03838	000119	000480	000000	850 FOURTH AVENUE	RT	1.75	Single Family	10/24/22	\$105,000.00	\$103,300.00	0.11
FALARDEAU, ANNE	CITY OF BERLIN		168 MAIN STREET		BERLIN	NH	03570	000120	000208	000000	185 PARK STREET	RT	2.5	Two Family	10/24/22		\$115,700.00	0.11
NOLET, TONY P	CAYER, MARC PAUL		173 EAST MILAN ROAD		BERLIN	NH	03570	000404	000046	000000	173 EAST MILAN ROAD	RR	1	Single Family	10/25/22	\$175,000.00	\$135,800.00	3.20
NOLET, TONY P	CAYER, MARC PAUL		173 EAST MILAN ROAD		BERLIN	NH	03570	000404	000046	000000	173 EAST MILAN ROAD		1	Single Family	10/25/22	\$175,000.00	\$135,800.00	3.20
MASTER BUILDERS PRO INC	REED, KIM LEE		646 TRUDEL STREET		BERILN	NH	03570	000132	000043	000000	646 TRUDEL STREET	RS	1.5	Single Family	10/26/22	\$85,000.00	\$133,000.00	0.46
GENTILI, MICHAEL F	ZULUAGA, RAFAEL & DENYS		48 MYRTLE STREET		MEDFORD	MA	02155	000406	000005	000000	8 FARLEY LANE	RR	1.5	Single Family	10/27/22	\$280,000.00	\$249,400.00	5.02
GENTILI, MICHAEL F	ZULUAGA, RAFAEL & DENYS		48 MYRTLE STREET		MEDFORD	MA	02155	000406	000005	000000	8 FARLEY LANE		1.5	Single Family	10/27/22	\$280,000.00	\$249,400.00	5.02
GRANDE, JUSTIN R	MCALLISTER, MICHAEL &	BERONEY, KURSTIN	443 SWEDEN STREET		BERLIN	NH	03570	000126	000042	000000	443 SWEDEN STREET	RS	1	Single Family	10/27/22	\$229,000.00	\$145,700.00	0.30
CLEAVES, RICHARD W	CLEAVES, RICHARD TRSTEE OF	RICHARD CLEAVES REV LIV TRUST	2069 RIVERSIDE DRIVE		BERLIN	NH	03570	000139	000015	000000	2069 RIVERSIDE DRIVE	RS	2.25	Single Family	10/27/22		\$224,600.00	0.30
SCALA, DINO A	LOT 199, LLC		PO BOX 359		CANDIA	NH	03034	000130	000319	000000	199 EAST MASON STREET	RG	1	Three Family	10/28/22	\$139,933.00	\$195,200.00	0.23
WARDEN, MITCHELL EDWARD &	STANTON, CHARLES R.		408 WILLARD STREET		BERLIN	NH	03570	000120	000159	000000	408 WILLARD STREET	RT	1	Single Family	10/31/22	\$161,533.00	\$113,400.00	0.11
GEORGE, KARL	HOWDER, AMY		103 ELM STREET		BERLIN	NH	03570	000128	000101	000000	103 ELM STREET	RT	1.75	Single Family	10/31/22		\$96,600.00	0.11
MEYER, GARY RYAN	PAGE, KATHY A.		14 TWELFTH STREET		BERLIN	NH	03570	000125	000102	000000	14 TWELFTH STREET	RS	1.75	Single Family	10/31/22	\$220,000.00	\$183,800.00	0.24