

**LACONIA CITY COUNCIL AGENDA  
JANUARY 9, 2023**

**STAFF REPORT  
AGENDA ITEM 22.D.  
SALE OF UNIQUE PROPERTY LOCATED AT  
20 INDIAN PATH, TAX MAP 180/516/15**

**Discussion:** The City acquired a parcel of land by tax deeding in 1994 which was referred to as Community Beach Lot, Map 150, Street 346, Lot 32A. The property identification was subsequently reclassified to be Tax Map 180/516/15. This is a deeded community beach lot for residents of Harglen Lane, Hillcroft Road, Bobby's Way and limited properties on Hilliard Road. These properties have created a new entity known as Paugus Bay Beach Association.

A Public Hearing on this matter was held at the September 12, 2022 City Council meeting. At that meeting a motion was approved to table this item to the October 11, 2022 Council meeting. At the October 11, 2022 meeting the consensus of the Council was to see both parties in this matter come to an agreement before approving the sale of the property.

There is no purpose for the City to retain ownership of the parcel because of the uniqueness of the circumstances regarding the deeded ownership by multiple properties in this area. The Paugus Bay Beach Association has expressed interest in buying the property.

Under Chapter 183-5 of the City Code, the City Manager may bring forward a written certification to the City Council that a specific property has certain characteristics and, that in the City Manager's opinion, because of these characteristics, the property should not be sold according to the procedures identified in Chapter 183-3 of the City Code. A copy of Chapter 183-5 is attached as background material.

Transfer of ownership of this parcel to the Association will allow the Association to care for and make whatever improvements to the community beach it desires, subject to any deed restrictions.

This staff report constitutes the written certification from the City Manager to the City Council.

Action to facilitate a sale to Paugus Bay Beach Association supersedes any prior action taken by the Laconia City Council.

**Fiscal Impact:** There is no fiscal impact to the City.

**Staff Recommendation:** To authorize the City Manager to move forward with the sale of this property to the Paugus Bay Beach Association.

**This report submitted by:** Kirk Beattie, City Manager

**Proposed motions:**

*"I move to take this agenda item off the table."*

*"I move to accept the written recommendation of the City Manager that Tax Map Lot 180/516/15 has unique characteristics and understand it will be the intent of the City to enter into a negotiated sale of the property with Paugus Bay Beach Association as a single, private purchaser for \$1."*