

**MINUTES OF THE  
REAL ESTATE COMMITTEE  
CITY HALL  
COUNCIL CHAMBERS  
111 NORTH MAIN STREET  
MARCH 16, 2021  
5:00 p.m.**

**ATTENDEES:** Chairman Greg Hahn  
Councilman Peter Kelley  
Councilwoman Brittany Barney (virtually)

**ABSENT:** Thomas DeNoto, Assessor  
Roger Rousseau, Purchasing Agent  
Raymond Rogozinski, Director of Public Works

**OTHER ATTENDEES:** Jeffrey Steeg, Assistant Corporation Counsel  
Noelle Bates, Recording Secretary

**ITEM #1 – CALL TO ORDER**

Chairman Hahn called the Tuesday, March 16, 2021 Real Estate Committee meeting to order at 5:00 p.m.

**ITEM #2 – APPROVE THE MINUTES OF THE REAL ESTATE COMMITTEE MEETING OF FEBRUARY 16, 2021.**

**IT was MOVED** by Councilman Kelley and **seconded** by Councilwoman Barney **to approve the minutes of the Real Estate Committee meeting of February 16, 2020.** All voted in favor.

**ITEM #3 – PUBLIC PARTICIPATION**

None.

**ITEM #4 – NEW BUSINESS**

**ITEM #4 A – EXTERIOR TRIM – LEASE OF 296 RIVERSIDE AVENUE**

Attorney Steeg stated that Exterior Trim is a month to month lease with a 60 day notice of termination because of the project with the Sessions Building. This matter came onto the Real Estate agenda because there was an inquiry from the Tax Collector that there were back taxes. Since that time of the inquiry, the taxes have been liened and there is no issue with the lease.

**No action taken.**

**ITEM #4B- BRISTOL WOMAN INFANT CHILD – LEASE OF 11 BELLEVUE AVENUE**

Attorney Steeg stated that the lease with the Bristol Woman Infant Child will expire on July 17, 2021. Their current rent payable to the City is \$18,000/year, or \$1,500.00/month. They are paying approximately \$500 more than the previous tenant who rented this building. They have a 180 day termination clause. He asked the Committee if they wanted to consider an increase in the rent, which is usually 1½% to 2% per year, or did they want to keep it the same.

**IT was MOVED by Councilman Kelley and SECONDED by Councilwoman Barney to renew the lease for a one year term with no increase in rent. All voted in favor.**

**ITEM #5 – OLD BUSINESS**

**ITEM #5A – CITY OWNED PROEPRTY KNOWN AS 176 SCHOOL STREET**

Attorney Steeg stated that the City Council approved for the Mayor to sign documents from the State of Connecticut for a variance. The State recently forward a letter to Corporation Counsel's Office stating that they are offering \$20,000 for the condemnation of the property.

**IT was MOVED by Councilman Kelley and SECONDED by Councilwoman Barney to move that the City of Bristol accept the condemnation amount of Twenty Thousand Dollars from the State of Connecticut, Department of Transportation for 4,520 +/- square feet of city owned property known as 176 School Street. The purpose of the condemnation of 4,520 +/- square feet of 176 School Street is to allow the State of Connecticut, Department of Transportation to complete the project known as Major Intersection Improvements on Route 72 and Route 69. All voted in favor.**

**IT was MOVED by Councilman Kelley and SECONDED by Councilwoman Barney to take up items 5B, 5C, 5D and 5E all together. All voted in favor.**

Attorney Steeg stated that we are waiting for a report from Planning. No further action taken.

**ITEM #5B – CITY OWNED PROPERTY KNOWN AS 801 BURLINGTON AVENUE**

**ITEM #5C – CITY OWNED PROPERTY KNOWN AS LOT 175/63 DUTTON AVENUE**

**ITEM #5D – CITY OWNED PROPERTY KNOWN AS 43 EAST MAIN STRET**

**ITEM #5E – CITY OWNED PROPERTY KNOWN AS LOTS #88, #102, AND #108 KILMARTIN AVENE**

Attorney Steeg stated that these properties were referred to Planning for and 8-24 review as well as to the Public Works, Water Department and the Parks Department. The Parks Department might have an interest in Dutton Avenue as it is by Muzzy Field, but this would require a 7-163e Public Hearing. All the other properties would not need a public hearing as they were acquired through foreclosure.

**No action taken.**

**ITEM #5F – BROOK STREET – STATUS**

Attorney Steeg stated that the Water Department is hiring a surveyor to see if the homeowners are encroaching on our property and to delineate where the Water easements are. The work will begin when the weather gets warmer, most likely in April

**ITEM #5G – WATERBURY ROAD – STATUS**

Attorney Steeg stated that Planning recommended to sell this property. The adjacent owners are interested in the property, which they thought was theirs, but don't want to spend a lot of money on it. Attorney Steeg posed the question as to whether the Committee wanted to go out for an RFP of through a Real Estate Agent. He wanted to be fair to the adjacent owner, but also wanted to be transparent to anyone else who might be interested in the property.

**IT was MOVED by Councilman Kelley and SECONDED by Councilwoman Barney to list Lot #12 Waterbury Road with a Real Estate Agent. All voted in favor.**

**ITEM #6 – ADJOURN**

**IT was MOVED by Councilman Kelley and SECONDED by Councilwoman Barney to adjourn the meeting at 5:24 p.m. All voted in favor.**

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Greg Hahn, Chairman  
Real Estate Committee

cc: Ellen Zoppo-Sassu Mayor  
Members of the Bristol City Council  
Wyland Dale Clift, Corp. Counsel  
Jeffrey R. Steeg, Assistant Corp. Council  
Therese Pac, Town & City Clerk  
Thomas DeNoto, Assessor  
Roger Rousseau, Purchasing Agent  
Robert Flanagan, City Planner  
Ray Rogozinski, Public Works Director  
Robert Longo, Superintendent of Water and Sewer

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