

**MINUTES OF THE
REAL ESTATE COMMITTEE
CITY HALL
COUNCIL CHAMBERS
111 NORTH MAIN STREET
JUNE 18, 2019
5:00 p.m.**

ATTENDEES: Chairman Dave Preleski
Councilman Dave Mills
Councilman Greg Hahn

ABSENT: None

OTHER ATTENDEES: Jeffrey R. Steeg, Assistant Corporation Counsel
Ray Rogozinski, Director of Public Works
Roger Rousseau, Purchasing Agent
Noelle Bates, Recording Secretary

ITEM #1 – CALL TO ORDER

Chairman Preleski called the Tuesday, June 18, 2019 Real Estate Committee meeting to order at 5:00 p.m.

ITEM #2 – APPROVE THE MINUTES OF THE REAL ESTATE COMMITTEE MEETING OF MAY 21, 2019.

IT was MOVED by Councilman Mills and SECONDED by Chairman Preleski to approve the minutes of the Real Estate Committee meeting of May 21, 2019. Councilman Hahn ABSTAINED as he was absent at that meeting.

ITEM #3 – PUBLIC PARTICIPATION

None.

ITEM #4 – NEW BUSINESS

IT was MOVED by Councilman Hahn and SECONDED by Councilman Mills to move to Item #4b – Peters Court – Unaccepted Street

ITEM # - 4B – PETERS COURT – UNACCEPTED STREET

Mitchell Clark of New Milford addressed the Committee stating that this is his first purchase other than his home in New Milford. He has run into altercations with his insurance company as Peters Court is not an accepted street. Sean from Public Works came to inspect the road and Mr. Clark was told that the road was in disrepair and needed to be replaced. He receives city services such as trash pick-up and snow plowing services. He came before the Committee inquiring on how to get the City to approve Peters Court.

Attorney Steeg gave him a copy of a memo which he sent to the Mayor a few months ago regarding the process of how to obtain approval from the City. Peters Court is on the list of unapproved streets. The letter to the Mayor states that each street would be considered on a case by case basis. He further informed Mr. Clark that pursuant to the City's Ordinance, there are certain steps that need to be followed.

Ray Rogozinski addressed the Committee and understands Mr. Clark's concerns but as a matter of emergency management, the driveway access is a problem. There is certain criteria that needs to be met under the Ordinance but Peters Court doesn't qualify. Mr. Rogozinski felt it wasn't appropriate for the taxpayers to carry the burden to reconstruct the driveway.

Mr. Rogozinski stated that he would continue city services and suggested to Mr. Clark that he could remove Peters Court and change it to a South Street address. This might help with his insurance concerns.

The Committee agreed to have Corporation Counsel's look into the matter to see if there were any permanent easements and will keep this item on the agenda for next month.

No action taken.

ITEM # - 4A – 12 MARCONI AVENUE – POTENTIAL BUYER FOR THE PROPERTY

Attorney Steeg stated that he spoke with Justin Malley, Executive Director of the Bristol Development Authority who stated that he may have a potential buyer for the property. Attorney Steeg also stated that he might have an interested party. He advised to keep the item on the agenda for next month.

No action taken.

CENTRAL CONNECTICUT REHAB MEDICAL GROUP - LEASE

This matter was brought up on the floor as a new matter. Attorney Steeg stated that Dr. Pesce, owner of Central Connecticut Rehab Medical Group on Bellevue and High Street leases city owned property. The lease is due to expire at the end of the month and inquired if the Committee wanted to renew the lease and at what terms.

Roger Rousseau stated that the City is considering consolidation of services and would like to include a 6 month termination clause in the lease to protect the City's interest.

IT was MOVED by Councilman Hahn and SECONDED by Councilman Mills to renew the lease with Central Connecticut Rehab Medical Group for 2 years with a 1% increase per year and to include a 6 month termination clause in the lease.

ITEM #5 – OLD BUSINESS

ITEM #5A – LOT 6, 7 & 8 WITCHES ROCK ROAD – WATER DEPARTMENT STATUS

Attorney Steeg stated that this lot was approved to go out to a Realtor at the last Committee meeting and that the Realtor would set a listing price. After discussing with the Assessor and the Realtor, a listing price of \$75,000 has been determined.

Ray Rogozinski stated that the vacant lot was believed to be mainly in a wetlands area. After consulting a soil scientist, it was determined that only ½ is wetlands and he strongly recommends the sale of the property. He stated that there are challenges to the development of the property, but a good developer can accomplish this.

No action taken.

ITEM #5B – PA-TED SRPING COMPANY, LLC – POTENTIAL PROPERTY TRANSITION TO THE CITY OF UNUSED PROPERTY FOR FUTURE USE BY THE DEPARTMENT OF PUBLIC WORKS - STATUS

Ray Rogozinski updated the Committee and stated that he forwarded the letter from Fuss & O’Neil to Pa-Ted who has referred it to their outside counsel. They will make revisions to the letter which will allow Fuss & O’Neil to review the property and take it off the environmental hazard list.

No action taken.

ITEM #5C – LOTS 35C AND 35D GLENN STREET – STATUS

Attorney Steeg stated he had a discussion with Bob Flanagan, City Planner and he will be conducting research to see if they can the subdivision development needs to be rescinded.

No action taken.

ITEM #6 – ADJOURN

IT was MOVED by Councilman Hahn and SECONDED by Councilman Mills to adjourn the meeting at 5:40 p.m.

Dave Preleski, 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, City Engineer
Robert Longo, Superintendent Water Department