



City of Bristol

BRISTOL, CONNECTICUT 06010

**MINUTES OF THE
REAL ESTATE COMMITTEE
CITY HALL
COUNCIL CHAMBERS
111 NORTH MAIN STREET
SEPTEMBER 17, 2019
5:00 p.m.**

ATTENDEES: Chairman Dave Preleski
Councilman Greg Hahn
Mayor Ellen Zoppo-Sassu

ABSENT: Councilman Dave Mills

OTHER ATTENDEES: Jeffrey R. Steeg, Assistant Corporation Counsel
Ray Rogozinski, Director of Public Works
Tom DeNoto, Assessor
Noelle Bates, Recording Secretary

ITEM #1 – CALL TO ORDER

Chairman Preleski called the Tuesday, September 17, 2019 Real Estate Committee meeting to order at 5:02 p.m.

ITEM #2 – APPROVE THE MINUTES OF THE REAL ESTATE COMMITTEE MEETING OF AUGUST 20, 2019.

IT was MOVED by Councilman Hahn and **SECONDED** by Chairman Preleski to approve the minutes of the Real Estate Committee meeting of August 20, 2019.

ITEM #3 – PUBLIC PARTICIPATION

None.

ITEM #4 – NEW BUSINESS

ITEM #4A – 51 HIGH STREET – DISCUSSION OF LEASE

Attorney Steeg stated that at the last Real Estate meeting he reported that he sent a letter to Dr. Pesce asking if he was interested in purchasing the property at the request of the Mayor. He has not heard back from him. He is current on his lease through September.

Mayor Zoppo-Sassu reported that the Bristol Health is interested in a lease arrangement for a portion of 51 High Street. It would be utilized by their Parent & Child Center and WIC offices. The Youth Services division would retain space for 3 employees. The admin staff of Youth Services would relocate to City Hall. The Mayor asked the Real Committee to authorize her to negotiate a lease with Bristol Health which would come back to the Committee for review.

Attorney Steeg stated that Noelle Bates pointed out that a public hearing will have to be conducted under C.G.S. 7-163e. This will be conducted under a Special Real Estate meeting once a decision has been made by the Planning Commission.

IT was MOVED by Councilman Hahn **and SECONDED** by Chairman Preleski **to refer to the Planning Commission for an 8-24 review and to the City Council for Corporation Counsel’s Office to draft a Lease Agreement with the Bristol Health Group.**

ITEM #4B – LOT #3 BROAD STREET AND LOT #98-1 FREDERICK STREET – DISCUSSION REGARDING ACQUISITION OF PROPERTIES

Attorney Steeg reported that Dave Palaia reached out to his office to see if the City was interested in acquiring the above-mentioned properties. The taxes are minimal on each of these properties and are both current.

IT was MOVED by Councilman Hahn **and SECONDED** by Chairman Preleski **to invite Mr. Palaia to the next Real Estate Committee meeting for discussion.**

ITEM #5 – OLD BUSINESS

ITEM #5A – DISCUSSION OF SCHAFFRICK PROPERTY: MAP 60; LOTS 11 AND 12-5

Attorney Steeg reported that at the last meeting, this matter was referred to the Planning Commission for an 8-24 review. He has received a recommendation from the Commission to acquire the property. Tom DeNoto prepared an appraisal of the property which Attorney Steeg handed out to the Schaffrick family in attendance. Attorney Steeg suggested that the Schaffrick family discuss the appraisal amongst themselves and if they would like the City to hire an independent appraiser, it would split the cost with the family. Attorney Steeg also stated that there might be tax advantages to the family if they donated the property to the City.

Councilman Preleski suggested that the Schaffrick family discuss their options with their advisor and come back to the Committee at the October meeting for further discussion.

No action taken.

ITEM #5B – 12 MARCONI AVENUE

Attorney Steeg suggested taking this item off the agenda. He stated that he was in the process of gathering a list of all City owned properties that are for sale and those that are not for sale. The ones that are not for sale, he will provide a reason why (e.g – City Hall property, Water Department property, etc.).

No action taken.

ITEM #5C – PETERS COURT – UNACCEPTED STREET

Attorney Steeg stated that this matter was voted to take off the agenda at the last meeting.

No action taken.

ITEM #5D – LOT 6, 7, 8 WITCHES ROCK ROAD

Attorney Steeg reported that there has been no interest in the property since the last meeting.

No action taken.

ITEM #5E – PA-TED SPRING 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 stating that he has provided a letter to Pa-Ted and their attorneys are in the process of reviewing it. He has no new information and suggested keeping it on the Agenda for the next meeting.

No action taken.

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

Attorney Steeg reported that the City Council approved the purchase of 35B Lake Avenue by the City. He is in the process of preparing the paperwork at it will go before the Board of Finance at their next meeting. A title search reveals that we need a partial release of the mortgage which he is working on with the attorney for Creative Communities. If approved by the Board of Finance he would like to close before October 1st which is the next court hearing.

Chairman Preleski stated that we have a purchaser for Lots 35C and 35D and we have put them on hold until the matter of #35B Lake Avenue is resolved.

Attorney Steeg stated that the intention is to rescind the development currently existing and to make one big lot and 1 smaller lot to satisfy the drilling of the well.

ITEM #6 – ADJOURN

IT was MOVED by Councilman Hahn **and SECONDED** by Chairman Preleski **to adjourn the meeting at 5:20 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