



**City of Bristol
BRISTOL, CONNECTICUT 06010**

**REAL ESTATE COMMITTEE
MINUTES
MEETING OF MONDAY FEBRUARY 2, 2026
5:30 P.M.**

CALL TO ORDER:

By: Chairman Hahn

Time: 5:30 pm

Place: City Hall
111 North Main Street
Meeting Room 1-1

	NAME	PRESENT	ABSENT
MEMBERS	Councilman Greg Hahn, Chairperson	X	
	Councilman Erick Rosengren	X	
	Councilman Mark Dickau	X	
STAFF	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Maria Theam, Corporation Counsel's Office	X	
	Nancy Haynes, Purchasing Agent	X	
	Raymond Rogozinski, Director of Public Works	X	

The following members of the Public were in attendance also: Eric Madsen, Jaimie Andrews, Marion Cockayne

1. ADMINISTRATIVE MATTERS:

Approval of Minutes – February 2, 2026 Regular Meeting.

MOTION: To approve the minutes of the Regular Meeting of February 2, 2026.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

PUBLIC PARTICIPATION:

Eric Madsen

Mr. Madsen appeared in person and read a letter from the Friends of the Hoppers regarding real estate of interest at

Hoppers Preserve. The properties discussed included: 45 Grassy Road, 51 Grassy Road, 216 Ambler Road, Grassy Road (four parcels total, approximately 6 acres, R-40 zone) The parcels are held by H&T Holdings in Bristol. The letter expressed interest in the city purchasing the parcels to preserve Hoppers. It was also noted that 112 Ambler Road had been listed by a realtor, but the listing is currently on hold due to a seller health emergency. The letter was signed by Michelle Rudy. Attorney Steeg clarified several facts stated in the letter regarding the sale of the lots that were not accurate. Chairman Hahn stated he would look into the request and determine what may be feasible.

Marion Cockayne

Ms. Cockayne appeared in person to discuss her property and seek resolution of an ongoing issue. She reviewed the 53 years she has owned and maintained her property. She explained that cliffs along the sides of the property became hazardous after she started her family. She contacted the city at that time and was informed that sewer work was the only project being installed. For safety, she planted bamboo along the area.

Ms. Cockayne proposed two possible solutions:

1. She could purchase a piece of the property; or
2. Enter into a hold harmless agreement indemnifying the City of Bristol.

She distributed informational packets detailing the history of her property.

MOTION: A motion to move 93 Tuttle to the next agenda item was made by Erick Rosengren and seconded by Mark Dickau. All in favor, none opposed. Motion carries.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

ii. 93 Tuttle Road

Chairman Hahn entertained a motion requesting that we send a letter to the Board of Education seeking approval to sell the property to the homeowner, in principle.

MOTION: A Motion was made to send a letter to the Board of Education regarding the proposal to sell a piece of the property to the homeowner Marion Cockayne was made by Erick Rosengren and seconded by Mark Dickau. All in favor, none opposed. Motion carries.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

It was noted that the process may take several months. A survey will be required at the homeowner's expense, in addition to the purchase price. The committee noted this matter has been discussed at prior meetings and members are familiar with the issue.

NEW BUSINESS

MOTION: A Motion was made to add the Water Department Parking area as a line item under new business was made by Mark Dickau and seconded by Erick Rosengren. All in favor, none opposed. Motion carries.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

1. Water Department Parking Area

Attorney Steeg discussed negotiating a lease with a neighboring property owner to use a portion of their parking lot for Water Department parking. The matter will be referred to City Council for an 8-24 review.

MOTION: Motion to initiate the 8-24 process made by Erick Rosengren and seconded by Mark Dickau. All in favor, none opposed. Motion carries.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

MOTION: Motion to add Chippanee Golf Course to the agenda under new business made by Erick Rosengren and seconded by Mark Dickau. All in favor, none opposed. Motion carries.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

1. Chippanee Golf Course

The city is considering purchasing Chippanee Golf Course. An 8-24 referral to the Planning Commission is required.

MOTION: Motion to initiate the 8-24 process made by Erick Rosengren and seconded by Mark Dickau. All in favor, none opposed. Motion carries.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

4. OLD BUSINESS

a. 81 Church Avenue (Fire Company No.3)

City Council voted to refer this property to the Planning Commission and Purchasing Agent. The Parks Department has expressed interest in the building. The property value has been determined to be \$600,000.

Discussion was held regarding whether to proceed with a Request for Proposals (RFP), and if so, under what conditions. A public hearing must be held prior to the April 14, 2026 City Council meeting.

Purchasing indicated there has been significant interest in the property. It is currently located in a General Industrial zone. Most inquiries have been from trade-related companies, which are permitted uses in that zone. Other potential uses discussed included fitness centers and daycare centers. Responses will be limited to allowable uses within the zone.

MOTION: Motion to schedule a public hearing prior to the April City Council meeting was made by Mark Dickau and seconded by Erick Rosengren. All in favor. Motion passed.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor
Against: None
Abstained: None

MOTION: Motion to approve creation of the RFP and forward it to City Council was made by Erick Rosengren and seconded by Mark Dickau. All in favor. Motion passed.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

b. List of possible encroaching property owners on City owned property

i. 139 Treble Road

The owner was unable to attend the meeting. The property owner is responsible for relocating the basketball court.

MOTION: Motion to send another letter clearly stating the owner is responsible for all costs associated with removal of the basketball court, with a response deadline by the end of March, was made by Mark Dickau and seconded by Erick Rosengren. Motion passed.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor
Against: None
Abstained: None

MOTION: To move 112 Ambler Road to the next item

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None
Abstained: None

c. 112 Ambler Road – Referral from Park Board

MOTION: Motion to deny the Parks Department's request to purchase 112 Ambler Road was made by Mark Dickau and seconded by Erick Rosengren. All in favor. Motion passed.

BY: Councilman Dickau Seconded: Councilman Rosengren

For:	All in favor
Against:	None
Abstained:	None

d. 135 East Main Street – to convene in Executive Session and to take any action as necessary.

MOTION: Motion to enter Executive Session at 6:17 p.m. was made by Erick Rosengren and seconded by Mark Dickau. All in favor. Motion carried.

BY: Councilman Rosengren Seconded: Councilman Dickau

For:	All in favor
Against:	None
Abstained:	None

MOTION: Motion to return to regular session at 6:27 p.m. was made by Erick Rosengren and seconded by Mark Dickau. No votes were taken during Executive Session.

BY: Councilman Rosengren Seconded: Councilman Dickau

For:	All in favor
Against:	None
Abstained:	None

MOTION: Motion to schedule a public hearing for 135 East Main Street prior to the April Council meeting was made by Mark Dickau and seconded by Erick Rosengren. All in favor. Motion passed.

BY: Councilman Dickau Seconded: Councilman Rosengren

For:	All in favor
Against:	None
Abstained:	None

5. ADJOURNMENT

MOTION: To adjourn at 6:28 P.M.

BY: Councilman Rosengren Seconded: Chairman Dickau

For: All in favor

Real Estate Committee

Against: None
Abstained: None

This meeting was recorded via Zoom.

Respectfully submitted,

Maria Theam
Recording Secretary