



City of Bristol

BRISTOL REAL ESTATE COMMITTEE

MEETING MINUTES

MEETING OF MONDAY, MAY 4, 2026

BRISTOL CITY HALL

111 NORTH MAIN STREET, FIRST FLOOR,

ROOM 1-1 5:30 P.M.

1. Administrative Matters:

Called to order by Councilman Greg Hahn, Chairperson at 5:30pm – All stand for the Pledge of Allegiance.

a. Approval of Minutes – April 06, 2026 Regular Meeting.

MOTION:

BY: Councilman Erick Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

Motion Carries: Councilman Greg Hahn, Chairperson

2. Public Participation: Joe DeFillippi

Basketball hoop poles to be removed, will be taken away by PW once bulk pick up is arranged and poles cut. Joe DeFillippi has agreed to sign an affidavit stating that the property that was encroached on did not belong to him. In the event the property is sold in the future, the property with asphalt is not to be used.

MOTION: To create an affidavit stating that land at 139 Treble Rd, Bristol, Ct cannot be used. To be created by Attorney Steeg and presented to Joe Defillippi to sign.

BY: Councilman Greg Hahn, Chairperson Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

Motion Carries

3. New Business

a. Eversource Easement for 81 Church Avenue (Fire Company No. 3)

Attorney Jeffrey Steeg – Eversource wants to put an easement, needs an 8-24 for purpose of easement for Counsel planning, expected to be done by June, 2026.

MOTION: To request 8-24 for purpose of easement.

BY: Councilman Dickau Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

Motion Carries - Councilman Greg Hahn, Chairperson

b. Lot 37-2, Map 45, Stafford Avenue

Attorney Jeffrey Steeg - provided pictures of the property. Property belongs to Public Works.

Councilman Greg Hahn, Chairperson - invited a party that was interested in the property to meeting.

Ray Rogozinski – Property is used for staging & construction.

MOTION: To send Lot 37-2 8-24.

BY: Councilman Dickau Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

Motion Carries - Councilman Greg Hahn, Chairperson

4. Old Business

a. 81 Church Avenue (Fire Company No. 3) – Status of RFP

Nancy Haynes, Purchasing Agent – 2 bids have been received, neither met threshold of \$600,000.00

There was a meeting held for a walk thru, only 1 person showed. This person wanted to use it for sheet metal. Emails were sent to all inquiries to notify them of walk through.

Councilman Greg Hahn, Chairperson – Property is worth \$600,000.00, can accept under but offers were very low. Inquired, should the price be lowered to get more interest.

Councilman Rosengren – There were people interested that didn't know the RFP was available. Possibly lowering price may be better.

MOTION: To deny both offers

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

Motion Carries - Councilman Greg Hahn, Chairperson

MOTION: To lower price of 81 Church Ave to \$550,000.00, send RFP out again, can accept offer less than threshold, and/or can reject offers.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

Motion Carries - Councilman Greg Hahn, Chairperson

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

i. 139 Trebel Road – Affidavit to be signed by Joe Defillippi.

ii. 93 Tuttle Road

Attorney Jeffrey Steeg – will be attending Board of Ed meeting to discuss property.

c. 135 East Main Street - Status

Attorney Jeffrey Steeg – has been in touch with the owners, cash sale of \$42,000.00- Currently in progress.

Adjournment:

MOTION: To adjourn at 6pm

BY: Councilman Erick Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

Motion carries to Adjourn - Councilman Greg Hahn, Chairperson