



City of Bristol
BRISTOL, CONNECTICUT 06010

REAL ESTATE COMMITTEE
MINUTES
MEETING OF MONDAY JUNE 1, 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 (zoom)	
STAFF	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Maria Theam, Corporation Counsel's Office	X	
	Nancy Haynes, Purchasing Agent	X	

The following were in attendance also: Brett Benincasa

1. ADMINISTRATIVE MATTERS:

Approval of Minutes – May 4, 2026 Regular Meeting.

MOTION: To approve the minutes of the Regular Meeting of May 4, 2026.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

2. PUBLIC PARTICIPATION: None.

3. NEW BUSINESS – None.

4. OLD BUSINESS

- a. **81 Church Avenue (Fire Company No.3)** Nancy Haynes from Purchasing appeared for the RFP Portion –

she presented three responses. \$175,000, \$157,000, and \$250,000. All three uses are okay with a special permit application. Discussion ensued about the three offers. They had some questions about the \$250,000 that needed clarification including what they'd be doing at the property as well as what their plan for financing is (paying cash, financing etc.).

MOTION: to reject the \$157,000 offer that was submitted by Accurate Mechanical LLC.

BY: Councilman Rosengren Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

They would like further information on the \$250,000 offer. They can submit it in paper form or they can come to the next meeting and answer questions. They will invite Joseph Naples to come to the next meeting.

MOTION: that they'd like to Joseph Naples to come to the next meeting.

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** – Attorney Steeg completed an affidavit and will send it to Mr. Deflippi, and then it will be signed and recorded. The adjoining property is open space.

ii. **93 Tuttle Road** – Attorney Steeg provided an update regarding the encroaching property owner. He reported that he sent a letter to the Board of Education seeking approval to sell a portion of the rear property line at South Side School to the adjacent property owner whose improvements encroach onto school property. The Board indicated it would be more amenable to the proposal once additional information is provided. Attorney Steeg will send a letter to the property owner outlining the next steps. The letter will explain that a survey must be completed to determine the exact area involved. While the Board is willing to move forward with the process, the property owner will be given the option to obtain the survey independently. Any costs associated with the survey would be the responsibility of the property owner.

c. **135 East Main Street - Status** – Atty Steeg has been in contact with atty and paralegal from NY. He asked for a status today but has not heard back, and it is moving along. Our office will then prepare a deed. Hoping for it to happen before the end of this month.

d. **Eversource Easement for 81 Church Avenue (Fire Company No 3)** Referred to planning commission, positive response. no objection. That will be part of when we sell 81 Church Ave.

e. **Lot 37-2, Map 45, Stafford Avenue** - Referred to planning to sell, positive referral to sell it.

MOTION: for Attorney Steeg to reach out to City Departments to see if they have any use for the lot before it is sold.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

5. ADJOURNMENT

MOTION: To adjourn at 5:54 p.m.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

MOTION: To reopen the public participation portion of the meeting at 5:56 pm

BY: Councilman Rosengren

Seconded: Chairman Hahn

For: All in favor
Against: None
Abstained: None

The zoom meeting was ended and restarted, so Councilman Dickau was not present for this portion.

Mr. Brett Benincasa appeared inquiring about a property on Witches Rock Road- Lot 678. They requested him to come for the July meeting to further discuss the lot.

MOTION: To Adjourn at 6:01 p.m.

BY: Councilman Rosengren

Seconded: Chairman Hahn

For: All in favor
Against: None
Abstained: None

Respectfully submitted,

Maria Theam
Recording Secretary

