



City of Bristol
BRISTOL, CONNECTICUT 06010

**REAL ESTATE COMMITTEE
MINUTES
MEETING OF MONDAY AUGUST 3, 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	

The following were in attendance also: Jeffrey Steeg, Maria Theam

The Call to Order was followed by the Pledge of Allegiance.

1. Administrative Matters

a. Approval of Minutes – 7/6/2026 Public Hearing

MOTION: To approve the minutes of the Public Meeting of July 6, 2026.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

b. Approval of Minutes – 7/6/2026 Regular Meeting

MOTION: To approve the minutes of the Regular Meeting of July 6, 2026.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None
Abstained: None

2. **Public Participation** – There was no one in attendance for public participation.

3. New Business

- a. **Lot 4 & Lot 6 (aka 164) Union Street:** The Committee discussed two lots currently owned by the City through tax foreclosure. An inquiry regarding the purchase of one of the lots was submitted to the Mayor's Office and subsequently forwarded to Attorney Steeg. The prospective purchaser expressed interest only in Lot 6, 164 Union. The City acquired ownership of the property in August 2023 as a result of unpaid property taxes. Chairman Hahn raised questions regarding the location of Lot 4 and its proximity to the neighboring residential properties. The Committee agreed that the prospective purchaser should be made aware of potential issues associated with the parcel before moving forward. The possibility of a lot merger was also discussed.

MOTION: For 8-24 on 164 Union Street Lot 4 and forward to city departments to see if they have any use for it.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

- b. **Lots 6,7 & 8 Witches Rock Road:** Attorney Steeg reported that the referral for 8-24 received a positive response. No City departments expressed interest in acquiring the property.

MOTION: To send Lots 6,7,8 Witches Rock Road out for RFP.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

- c. **Lease with the (BBHD) Bristol Burlington Health District (BEALS Senior Community Center)**

Attorney Steeg reported that the Senior Center currently pays \$4,548.69 per month in rent, plus a heating surcharge. The tenancy is on a month-to-month basis. No action was taken.

4. Old Business

- a. 81 Church Avenue - several offers remain pending or have recently been considered, including offers of \$175,000, \$157,000, and \$100,000. The \$157,000 and \$100,000 offers were rejected. The \$175,000 offer was countered at \$250,000, and the prospective purchaser declined the counteroffer.

MOTION: To Reject the offer of \$175,000

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

MOTION: To put out 81 Church Avenue Fire Co #3 for another RFP for \$300,000.00

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. **64 Kilmartin-** Attorney Steeg stated that he will send letters to the affected homeowners notifying them that the City intends to conduct a survey of the property. The letters will also advise the homeowners of the apparent encroachments onto City-owned property.
- ii. **93 Tuttle-** Attorney Steeg reported that he has not received any communication from Mrs. Cockayne; however, Chairman Hahn stated that he has spoken with her. Mrs. Cockayne advised that she recently had a survey completed but has not yet provided a copy to the Committee. She requested that Committee members view her property to better understand her proposal before submitting an offer. The Committee agreed to visit the property on Saturday, August 8, 2026, at 10:00 a.m. Chairman Hahn will notify Mrs. Cockayne of the scheduled site visit.
- c. **135 E Main Street – Status:** Attorney Steeg reported that the City is awaiting a response from the purchaser's title company. The purchaser is Bristol Lofts Management, and both the title company and the purchaser's attorney are located in New York. Once the City receives the required payment, the deed can be recorded.

5. Adjournment:

MOTION: To Adjourn at 5:55pm

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None