



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL SPECIAL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, JUNE 25, 2024**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Councilwoman Susan Tyler, Chairperson	X	
	Councilman Erick Rosengren	X	
STAFF	Roger Rousseau, Purchasing Agent	X	
	Thomas DeNoto, Assessor		X
	Ann Bednaz, Tax Collector		X
	Raymond Rogozinski, Director of Public Works		X
	Robert Flanagan, City Planner		X
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Noelle Bates, Recording Secretary	X	

The meeting started with standing for the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 5/14/24

MOTION: To approve the minutes of May 14, 2024.

BY: Rosengren

Seconded: Tyler

For: Rosengren and Tyler.

Against: None.

Abstained: None.

PUBLIC PARTICIPATION:

None.

NEW BUSINESS**1. Discussion of Lease with Bristol Hospital, Inc. – 11 Bellevue Avenue**

The member discussed the conditions of the yearly lease. Last year the rent was increased 4%. Due to increase in costs of utilities the members discussed a possible 5% increase.

MOTION: To approve an additional one year lease with Bristol Hospital, Inc. with a 5% rental increase. All other terms of the lease remain the same.

BY: Rosengren

Seconded: Tyler

For: Rosengren and Tyler.

Against: None.

Abstained: None.

2. Discussion of Lease with D'Amato Construction – 75 Battisto Road

Lindsey Rivers, Chairwoman of the Animal Control Building Committee stated that the current animal control facility is 2,500 square feet. The board proposed a 5,600 square foot building but is now at 9,000 square feet. Utility and gas lines would have to be moved and new ones installed to accommodate the new facility. There is not enough space to construct the building on the current location. The animal control facility needs to be located in an Industrial Zone. Therefore, it would have to be erected where D'Amato currently leases land from the City. At the Animal Control Building Committee meeting, it was voted to terminate the lease with D'Amato and bring it before the Real Estate Committee.

Attorney Steeg stated that there has been a Charter change recently and this property that D'Amato leases is in the control of the Water and Sewer Department. Rob Longo, Superintendent of Water & Sewer addressed the committee and stated he was not opposed to the building being erected there. He just had concerns that the land might be needed for PFAs in the future.

Purchasing Agent, Roger Rousseau stated that the architect goes through a design process which takes between 6-8 months. So it's not something that the Committee has to decide right away.

Chairwoman Tyler stated that she doesn't want to disrupt a business and tell them they have to leave, only to rescind the termination if the location doesn't work out.

The Committee talked about D'Amato subletting the lease to another business which according to the terms of the lease, they could get the tenant out sooner than the one year termination clause.

The Committee decided to have a motion ready for the City Council meeting on July 9th so that everyone is on the same page and it can be discussed as a whole.

No action taken.

OLD BUSINESS

1. Lot R4-14 Prospect Street

Attorney Steeg stated the survey has been completed on this parcel and is moving forward.

No action taken.

2. Lot #129-2 Violet Drive

Attorney Steeg met with Robert Flanagan who stated that the Planning Commission gave a negative report from the 8-24. Apparently there are some old records from 1990 that states the land must remain open space.

No action taken.

3. Candlewood Drive properties

Attorney Steeg met with Robert Flanagan who stated that the Planning Commission gave a negative report from the 8-24. Apparently there are some old records from 1990 that states the land must remain open space.

4. 64 Washington Street

MOTION: To approve a boundary line adjustment from 163 Church Avenue, Map 43, Lot 16 to 64 Washington Street, Map 43, Lot 19. In exchange the City of Bristol will receive the sum of \$3,250.00

BY: Rosengren

Seconded: Tyler

For: Rosengren and Tyler.

Against: None.

Abstained: None.

ADJOURNMENT

MOTION: To adjourn at 5:42 P.M.

By: Rosengren

Seconded: Tyler

For: Tyler and Rosengren

Against: None.

Abstained: None.

This meeting was recorded via Zoom.

Respectfully submitted,

Noelle Bates

Recording Secretary