



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, AUGUST 20, 2024**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00

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

	NAME	PRESENT	ABSENT
MEMBERS	Councilwoman Susan Tyler, Chairperson	X	
	Councilman Erick Rosengren	X	
	Councilman Mark Dickau	X	
STAFF	Robert Flanagan, City Planner	X (Via Zoom)	
	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 – 7/16/24

MOTION: To approve the minutes of July 16, 2024.

BY: Rosengren

Seconded: Tyler

For: Rosengren and Tyler.

Against: None.

Abstained: Dickau.

PUBLIC PARTICIPATION:

None.

NEW BUSINESS

1. Schedule Public Hearing in accordance with C.G.S. 7-163(e) for Lot 3 and Lot 6 Southeast Bristol Business Park for September 10, 2024 at 6:30 in Room 1-1.

Attorney Steeg handed out a copy of C.G.S. §8-24 and §7-163(e) and explained the process of a public hearing. He stated that an offer has been received for Lot #3 from Force Automation dba Force Automation, Inc. Another offer has been received for Lot #6 Southeast Bristol Business Park from High Energy X-Rays International Corporation dba Hexi Corp. He suggested that the Committee conduct a Public Hearing on September 10th at 6:30 in Room 1-1 prior to the Joint Board meeting at 6:45 p.m. and the City Council at 7:00p.m.

BY: Rosengren

Seconded: Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

City Owned Properties For Sale and Not For Sale

Attorney Steeg added this to the agenda to familiarize Councilman Dickau with what properties are owned by the City that are for sale and what is not for sale. He handed the members a copy of each list. The reason that some properties are not for sale is because they are retained for Schools, Parks, and Water Department. He stated that he meets with the Assessor every January to do an update to the list.

OLD BUSINESS

1. Lot R4-14 Prospect Street

Attorney Steeg stated that the buyer's attorney is holding the deed and money is escrow while the City cleans up the homeless encampment. The City should have it cleaned up this week and the closing should be taking place sometime next week. He will update the members at the City Council meeting or at the next Real Estate Committee meeting.

No action taken.

2. Lot #129-2 Violet Drive

Attorney Steeg explained to Councilman Dickau the situation that has transpired with this property. It was discovered that the neighbor of 127 Daisy Circle is encroaching on City-Owned property which is open space land. There was a reversionary clause that if the land was ever sold it had to go to the heirs of the Hourle family. Attorney Steeg hired an attorney to track down the heirs and relinquish their right to the land.

The owners have admitted that they are utilizing the open space land and stocking the pond and watching the kids' ice skating on the pond. He read a letter from Alan Weiner, the previous City Planner. A copy of this letter is attached to these minutes.

Attorney Steeg stated that the property went before the Planning Commission and received a negative recommendation. So, to approve any action to sell the property would take a super majority of the Council.

City Planner, Robert Flanagan's position has been that this has been open space for the past 45 years and to start to unravel the process is disenfranchising to other owners and causes a dangerous situation. He asked if the owner who is encroaching going to obtain a conservation easement. Once you open that door, you'll have a hard time to close it. His recommendation was to tell the owners that they need to remove the property from the open space land and unravel the permit process. He also stated that this portion of land is in a wetlands and the owners' never obtained a wetlands permit.

The Committee discussed doing a boundary line adjustment. Attorney Steeg asked Mr. Flanagan is that was advisable to recommend to send this back to Planning for the purpose of giving a positive recommendation to the boundary line adjustment. Mr. Flangan stated that he supposes you could do that but doesn't know what the outcome would be. He also stated that the owner's DID apply for a wetlands permit and it was approved.

No action taken.

3. Candlewood Drive properties

Attorney Steeg asked Mr. Flanagan his recommendation for this property. Mr. Flanagan stated that the owner's needed to remove their belongings from the property. He recommended putting signs up with two posts and a medallion that would not close off access to the property, but would let people know that it is City-owned property. This would try to alleviate a future potential encroachments.

No action taken.

4. 64 Washington Street

MOTION: Attorney Steeg stated that the closing is being scheduled and we can probably take it off next month.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:49 P.M.

By: Rosengren

Seconded: Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

This meeting was recorded via Zoom.

Respectfully submitted,

Noelle Bates
Recording Secretary