



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, OCTOBER 15, 2024**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:04pm

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
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Maria Theam, Recording Secretary	X	

The meeting started with standing for the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 9/17/24

MOTION: To approve the minutes of September 17, 2024.

BY: Rosengren

Seconded: Dickau

For: all in favor
Against: . none
Abstained:.. none

PUBLIC PARTICIPATION:

None.

NEW BUSINESS

1. 125 Frederick Street

Attorney Steeg received an email from Attorney Goodine, representing Scott Gaski, regarding a lot split years ago. Mr. Gaski received a letter from an attorney about unpaid taxes and is now interested in quitclaiming the parcel to the city to avoid legal fees. Attorney Steeg consulted with Water Department and Public Works, who were not interested, but the Parks Department may have interest. The lot is assessed at approximately \$70,000 with \$8,200 in taxes. Parks, via Dr. Josh Medeiros, expressed interest for potential future park development with river access. Ms. Tyler raised concerns about potential encroachment based on GIS data provided by Attorney Steeg. Public Works supports acquiring the parcel despite no direct use for it. The committee discussed clarifying rules regarding the sale of the 0.17-acre parcel if it remains unused. Attorney Steeg noted that the quitclaim could expedite the process.

Motion to Send 8-24 referral to City Council for approval.

BY: Erick Rosengren

Seconded: Mark Dickau

For: All in Favor.

Against: None.

Abstained: None.

Motion Carries.

2. 36 Eastview Street

Attorney Steeg received an email from Attorney Simonik regarding this property, currently appraised at \$70,000, which is under strict foreclosure. The City is set to take title to the vacant lot on 10/23/2024, which was likely a home which was previously demolished by code enforcement years ago. The City is considering hiring an agent to sell the lot or using a Request for Proposals (RFP) process.

Ms. Tyler asked if the real estate agent, Jaimie Andrews from Bottom Line Realty, would represent the City. Since the lot's value is low, a flat fee was offered instead of a commission percentage. She also raised questions about how often the City should allow brokers to apply to represent it, noting there's been no clear or fair selection process for choosing agents. The committee discussed whether the City should use an RFP or a real estate agent, citing the successful use of RFP for a property on Prospect Street. They agreed on the need for a fair, consistent process, with clear guidelines and timelines, and revisiting the process periodically.

No Action necessary.

OLD BUSINESS

1. Lot 129-2 Violet Drive

Attorney Steeg spoke with Mr. Krystanowicz and inquired whether Ryan Heller had met with him, but he has not. Attorney Steeg will follow up. This concerns the property with the pond, which was referred for an 8-24 review. Bob Flanagan mentioned it would be helpful to determine how much of the property is involved and how much needs to be sold to resolve the boundary line issue. A price is being worked on, but progress is stalled until surveys on Violet Drive are completed. Both parties are working on hiring a surveyor and splitting the cost. The property must be staked and taped before Ryan visits, limited to the portion the City needs to relinquish, not the entire request from the resident. Attorney Steeg will follow up with Ryan to ensure this is done before winter and reminded the group that City Council may need to be involved depending on the outcome.

No action taken.

2. Candlewood Drive properties.

No action taken.

ADJOURNMENT

MOTION: To adjourn at 5:38 P.M.

By: Rosengren

Seconded: Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

This meeting was recorded via Zoom.

Respectfully submitted,

Maria Theam
Recording Secretary