

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, APRIL 19, 2022**

1. CALL TO ORDER:

By Chairwoman Tyler

Time: 5:03

Place: Main Library
5 High Street
Lower Level
Meeting Room #3

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Susan Tyler (Chairwoman)	X	
	Councilman Sebastian Panioto	X	
	Councilwoman Cheryl Thibeault	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	

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 3/15/2022

MOTION: To approve the minutes of March 15, 2022.

BY: Panioto

Seconded: Thibeault

For: Thibeault, Panioto and Tyler.

Against: None.

Abstained: None.

NEW BUSINESS:

1. 153 School Street

The Mayor advised Attorney Steeg that David Habberfeld approached him and told him that he was willing to donate his land on School Street to the City. Mr. Habberfeld was in attendance and addressed the Committee. He stated that he owns several properties in the area and that this property was demolished by the Bank and then was put up for sale. There was a blight lien on the property in the approximate amount of \$80,000. The Bank sold it without paying the lien and David eventually bought it under his cousin's LLC (153 School St LLC – Principle – Dylan Collings). He stated that at one point Attorney Lacey was pursuing legal action against the bank but doesn't know what the outcome of that was. He put it in the name of his cousin's LLC because he knew he would never get a permit for any of his other properties if there were outstanding blight liens in his name.

Mr. Habberfeld stated that the highest and best use of the property would be to make it into parking spaces for the local businesses in the West End and for the City. He stated that the City could foreclose on him and take the property.

Attorney Steeg stated that if Mr. Habberfeld didn't own the property then the legal owner, (his cousin's LLC) would have to sign the documents.

Ray Rogozinski stated that this transaction would benefit the DOT project in the West End and be good for parking for the local businesses. He stated that Public Works can take a more in depth look at this.

MOTION: To forward to the Park Department/ECD/Water & Sewer and Public Works to see if they have a use for the property and to the Planning Commission for an 8-24.

BY: Thibeault

Seconded: Panioto

For: Thibeault, Panioto and Tyler.

Against: None.

2. Eversource request for access agreement over City owned properties known as Lot 67-31 Clark Avenue and Lot 30-R4-1 Prospect Street

These properties are two separate properties in two separate locations. One is Water Department controlled (Clark Avenue) and one is owned by the City (Prospect Street).

Ray Rogozinski stated that the City of Bristol was approached by Eversource to access the right of ways on these two properties to get to their substations. They would also have to cross over Pan Am's property, which they have done in the past. He stated the area is overgrown and homeless people are living there. Eversource would clear the area and once it was complete they would put a locked gate up. He recommended to the Committee to grant an access agreement rather than give them a formal easement. The access agreement

would be for 10 years. He also stated that Rob Longo couldn't attend this meeting as he had a Water Board meeting, but that he spoke to him and he was in agreement.

MOTION: To approve a temporary access agreement across both properties contingent upon Water Board approval.

BY: Panioto

Seconded: Thibeault

For: Thibeault, Panioto and Tyler.

Against: None.

OLD BUSINESS:

1. Lot #9, 10 & 11 Marconi Avenue - Status

Attorney Steeg was asked by the Real Estate Committee at the March meeting to reach out to Pam O'Dell who expressed an interest in purchasing this property. He sent an email which was sent back to him as well as a letter, which was returned today undeliverable. Noelle also tried to send an email today which was sent back. The Committee requested Noelle to research another possible address to contact Ms. O'Dell at.

Attorney Steeg made a comment that these lots are actually Lots #9, 10, 11 & 12.

MOTION: No action taken.

2. Lot #102 & 106 Kilmartin Avenue

Roger Rousseau addressed the Committee stating he issued RFPs as requested by the Committee. Ads will go in the paper this Thursday with responses due back before the next Real Estate Committee meeting. The assessed value was 2,800 and according to the Real Estate Guidelines, he has the authority to decline to bring to the Committee any offer under that value.

MOTION: No action taken.

3. Lot #12 Waterbury Road

Chairwoman Tyler stated that she received an email from the Broker, Jaimie Andrews at Bottom Line Realty stating that Taylor and Mikayla will not be moving forward with an offer at this time. They looked into financing options to make an offer and it does not work for them with how much it will add to their monthly housing payment. She also stated that we have not had any other call for the property since the last meeting and suggested a price improvement to \$34,900. (The previous listing was \$39,900).

Cheryl Thibeault stated that Tyler and Mikayla have a legal issue with the Broker and suggested that if they had Title Insurance, they should make a claim against the Title company. They might be able to get enough money from that to purchase this property.

Ray Rogozinski made recommendation to grant them an easement over the property.

MOTION: To reduce the asking price to \$34,900.

By: Thibeault

Seconded: Panioto

For: Thibeault, Panioto and Tyler.

Against: None.

Abstained: None.

MOTION: To bring North Main Street Right of Way Adjustment to the floor.

By: Thibeault

Seconded: Panioto

For: Thibeault, Panioto and Tyler.

Against: None.

Abstained: None.

MOTION: To recommend to the City Council to approve a Right of Way adjustment to decrease north Main Street light of wall (NW) at Route 6 intersection to relocate the Eastern portion line of Lot 23-162-164 and to refer the matter to the Planning Commission and Public Works.

ADJOURNMENT:

MOTION: To adjourn at 5:55 P.M.

By: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Noelle Bates

Recording Secretary

Susan Tyler, Chairwoman