

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, JUNE 21, 2022**

1. CALL TO ORDER:

By Chairwoman Tyler

Time: 5:04

Place: City Hall West
131 North Main Street
Meeting Room 1

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	
	Jason Welch, Asst. Corp. Counsel	X	
	Noelle Bates, Recording Secretary	X	

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 5/17/2022

MOTION: To approve the minutes of May 17, 2022.

BY: Panioto

Seconded: Tyler

For: Tyler, Panioto and Thibeault.

Against: None.

Abstained: None.

NEW BUSINESS:

1. 153/58 Eugene Avenue

Attorney Steeg stated that this is a City owned property that he calls a “cookie cutter” property. It is a landlocked piece of property which the City foreclosed on in November, 2021 for back taxes. Robert Palozzo owns land across the paper street and had expressed an interest in it. Mr. Palozzo stated that the land is appraised at \$10,300 and assessed at \$7,200. The Committee had a different appraisal and assessed value.

The Committee discussed whether an 8-24 review had been conducted and sending the item out for an RFP

MOTION: To approve the item be referred to the Purchasing Agent for an RFP

BY: Thibeault

Seconded: None

For: None.

Against: None.

The motion was not completed as Chairwoman Thibeault had discussion on whether this item should be sent to our Real Estate agent. Ray Rogozinski addressed the Committee stating that the purpose of the Committee is to get rid of properties on our inventory, but we need to do our due diligence. He commented on a recent purchase on Burlington Avenue where the owners are coming after the City because of issues that were found after they purchased the property, even though the City made it known to them that the lateral had been crushed. He suggested referring this matter to Public Works and the Water Board so when it goes to market, we have all the information on the property.

Chairwoman Thibeault withdrew her Motion.

MOTION: To refer this item to the Planning Commission for an 8-24 review and also to the Water Board and Public Works Board for their input.

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

MOTION: To bring to the Agenda discussion on Lots #11 & #12-5 Perkins Street

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

2. Lots #11 & #12-5 Perkins Street

Attorney Steeg gave some background information on the property stating it is owned by the Schaffrick family. The property is located next to the Hoppers Open Space. The Schaffricks had come to the Committee prior to this Administration offering it to the City to purchase. An appraisal was done by the City's assessor, Tom DeNoto and he valued the land at \$125,000. The Schaffricks stated that they had an appraisal of approximately \$700,000. He believes, at that time, the matter was referred to the Ten Year Capital Committee. He wasn't sure if it was referred to the Park Department and that we might want to ask them. Chairwoman Thibeault felt it shouldn't be referred to Parks until we knew what the value of the property was.

Attorney Steeg stated the Recording Secretary showed him minutes from August 20, 2019 where it was referred to the Park Department and also the Hoppers Committee. His office will contact each to determine what the outcome was.

MOTION: To table this item.

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

OLD BUSINESS:

1. Bristol Hospital, Inc. – Woman Infant Child – Renewal of Lease

Attorney Steeg stated that the lease with Bristol Hospital is due to expire in July. The hospital is interested in renewing for a longer period of time instead of one year. Youth and Community Services wants to stay in their current location after the renovations to City Hall are complete and expand their department. They are agreeable to a shorter lease with the hospital until the renovations are complete. Attorney Steeg suggested a one year lease with a shorter opt out clause and an increase.

The Committee discussed that the typical increase of 2% wouldn't cover the rising cost of inflation and utilities and they have to factor that in. It should be a higher increase or a flat rate per month for this cost.

MOTION: To refer to City Council to approve a one year lease with a 4% increase.

BY: Panioto

Seconded: Thibeault

For: Tyler, Thibeault and Panioto.

Against: None.

2. 153 School Street - Status

Attorney Steeg updated the Committee on this matter and suggested that the City foreclose on the property so the City will acquire it and clear the title.

MOTION: To approve to foreclose on the property.

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

3. Lots #9, 10, 11 & 12 Marconi Avenue

4. Lot #102 and Lot #106 Kilmartin Avenue

MOTION: To go into Executive Session at 5:45 with Chairwoman Tyler, Councilmember Thibeault, Councilmember Panioto, Attorney Steeg, Attorney Welch, Roger Rousseau, and Raymond Rogzinski.

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

MOTION: To approve to come out of Executive Session at 6:03 PM.

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

NOTE: NOT VOTES WERE MADE IN EXECUTIVE SESSION.

MOTION: To Table Item #3 – Lots #9, 10, 11 & 12.

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

MOTION: To reject the offer made on Item #4 – Lot #102 and Lot #106 Kilmartin Avenue

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

MOTION: To Table Item #5 – Lot #12 Waterbury Road

BY: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

MOTION: To adjourn at 6:04 P.M.

By: Panioto

Seconded: Tyler

For: Tyler and Panioto.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Noelle Bates

Recording Secretary

Susan Tyler, Chairwoman

