

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, JULY 19, 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 – 6/21/2022

MOTION: To approve the minutes of June 21, 2022.

BY: Panioto

Seconded: Tyler

For: Tyler, Panioto and Thibeault.

Against: None.

Abstained: None.

Public Participation

Donald Palia, 112 Crown Street addressed the Committee on behalf of his brother, David Palia of DMP Properties who owns property in Forestville and on Twining Street. He had the properties surveyed and now those lines go down to the water (Coppermine and Pequabuck). His brother is offering the property to the City to possibly make it green space. He stated there are always fisherman down there and you could make a parking lot and a foot path underneath the railroad trestle. The Committee discussed conducting an on-site inspection with Mr. Palia.

No action taken.

NEW BUSINESS:

OLD BUSINESS:

1. 153/58 Eugene Avenue

Attorney Steeg read an email from the Public Works Director, Ray Rogozinski that suggested the Real Estate Committee not take any action to sell the property until Public Works finishes the hammer head turn around. Right now it is very difficult for the PW trucks to turn around.

No action taken.

2. 153 School Street

Attorney Steeg stated that the “friendly foreclosure” was approved at the last City Council meeting. He stated that technically, David Habersfeld is not the owner of the property; it is in the name of an LLC in his cousin’s name. He wants to Quit Claim it to the City, but we cannot do it that way. The City will have to start a foreclosure action in order to clear the title.

Public Works is concerned about environmental issues on the property and is recommending a study be conducted.

This item has already gone through an 8-24 and was approved by City Council to acquire the property. Mr. Habersfeld is looking for it to be a donation, and that is an issue. Corporation Counsel’s office will contact Mr. Habersfeld’s attorney to discuss.

No action taken.

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

Attorney Steeg stated that Pam O’Dell made an offer to the Real Estate Committee of \$2000, which the City declined. Chairwoman Tyler stated that she would speak with Pam after the meeting.

No action taken.

4. Lot #102 and Lot #106 Kilmartin Avenue

Chairwoman Tyler stated that the last offer from the neighbor was \$1.00, which the committee declined. She is having continued conversations with the neighbor. She stated that Corporation Counsel's office had come up with some figures and asked Attorney Steeg to explain. Attorney Steeg stated that Noelle calculated figures if we had properly taxed it back when Mr. Rabtoy owned it and what we would be out of pocket. The calculations came to approximately \$1,500 for both lots. Chairwoman Tyler stated that the neighbor was appreciative of the counteroffer and would think about it and get back to her.

Chairwoman Tyler stated she just received an email from the neighbor stating that Public Works was surveying the property and putting stakes in. She wanted to know if they would be coming back to put the stakes in the back of the property.

Ray Rogozinski stated that he was told that the neighbor was not happy that the property was being surveyed and the next time the surveyor goes back, he would make sure someone went with him and possibly the police.

Chairwoman Tyler suggested not going back to the property until she has had a chance to hear back from the neighbor and see if they could come to an offer.

No action taken.

5. Lot #12 Waterbury Road

Attorney Steeg stated that Roger Rousseau made him aware that the listing agreement had expired with Bottom Line Realty and asked the Committee if they wished to renew it. It was suggested to renew the listing agreement and reduce the listing price from \$34,900 to \$29,900.

MOTION: To approve a new listing with Bottom Line Realty for 6 months and reduce the asking price from \$29,900 to \$24,900.

BY: Panioto

Seconded: Tyler

For: Tyler, Panioto and Thibeault.

Against: None.

Abstained: None.

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

By: Panioto

Seconded: Tyler

For: Tyler and Panioto.

Against: None.

Abstained: None.

This meeting was taped via Zoom.

Respectfully submitted,

Noelle Bates
Recording Secretary

Susan Tyler, Chairwoman

DRAFT