



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, JUNE 17, 2025**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00 pm

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 (Zoom)	X	
STAFF	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Noelle Bates, Corporation Counsel's Office	X	
	Raymond Rogozinski, Director of Public Works	X	

The meeting started with the standing for the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 5/20/25 Regular Meeting, 5/22/25 Special Meeting and 6/10/25, Special Meeting.

MOTION: To approve the minutes of the Regular Meeting of May 20, 2025, Special Meeting of May 22, 2025 and Special Meeting of June 10, 2025.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

PUBLIC PARTICIPATION:

None.

NEW BUSINESS:

1. 11 Divinity Street (Lot #16)

Attorney Steeg stated he received an inquiry from Mr. Rochester if there were any available properties in Bristol for sale. He gave him the list of available properties and he is interested in Lot #11 Divinity which is a vacant lot. The Committee wanted to move to Item #2 before making a decision on this item.

MOTION: To move to Item #2 on the Agenda.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

2. Discuss policy of RFP vs. Real Estate Agents for sale of City owned property.

Councilwoman Tyler wanted the Committee to come up with a policy on when to use a Realtor vs. a RFP process on selling City-owned real estate. She discussed the Eastview property which went out to RFP and the property was sold for \$29,000. The requested minimum was \$27,000 as this was half the assessed value. She stated that 91 Goodwin Street, which is a smaller lot went out to a realtor and they received an offer of \$50,000.

Council Dickau stated that he liked the idea of having a realtor list the property as he thinks it would get a better offer.

Councilman Rosengren feels that only parcels that can't be sold, such a landlocked land should go to a realtor in order to get the best value.

MOTION: To make a motion on Item #1 to send to Planning for and 8-24. If a positive referral is made then we could send it to a realtor for a Comparative Market Analysis (CMA).

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor

Against: None

Abstained: None

2. Request to release deed restriction on Lots 7, 8, and 9 Waterbury Road

Attorney Steeg stated that this matter was continued from the last meeting. At that meeting, he thought the retaining wall was on the property and didn't understand why we would need a hold harmless for the City. After speaking with Attorney Ziogas and Ray Rogozinski, he realized that the retaining wall is on the street line. Attorney Ziogas sent an email to Jeff stated that *"the city built this wall on the street-line. I think this is why Ray wanted a hold harmless, this height wall should have been engineered and it is not. My client will sign a hold harmless to the city for the wall and we will offer \$7,500.00 for the waiver of the condition not to subdivide"*.

MOTION: To convene into Executive Session at 5:36 P.M.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

MOTION: To reconvene into Regular Session at 5:45 P.M. No votes were taken in Executive Session

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

MOTION: To remove the deed restriction on Lots, 7, 8, and 9 Waterbury Road for the sum of \$10,000.00 and to enter into a hold harmless to the City for the retaining wall.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

3. Request to acquire 5,892 square feet of property located between 201 Pine Street and Emmett Street

Attorney Steeg stated that he received a memorandum from Ray Rogozinski dated May 5, 2025 to the Mayor regarding a request from Ed D'Amato to acquire property located between Emmet Street and property identified as 201 Pine Street which he read into the record. A copy is attached hereto. He also received a letter from Ray Rogozinski dated June 12, 2025 to the Planning Commission which he also read into the record. A copy of which is attached. The letter stated that a motion was made by the Public Works Board at their May 15, 2025 meeting to refer to the Planning Commission and the Real Estate Committee recommending to transfer said property to D'Amato Construction Company. The motion further stated that a stipulation was in place that the

property shall be encumbered with an easement in favor of the City of Bristol for highway purposes. The easement shall allow the City full use of the property for the purpose of expanding or reconstructing the roadway (if required). Pursuant to City Council approval, the transfer of the property will consist of a street-line revisions to the Emmet Street right of way.

Councilwoman Tyler stated that she received an email from Kyle Meccarillo stating *“It is our understanding that your Real Estate Committee may consider a request by D’Amato Construction Company to purchase a small parcel (.14 acres) of City-owned land on Emmett Street adjacent to 201 Pine Street that is owned by D’Amato. This narrow strip of land is situated along Emmett Street between 201 Pine Street and the public sidewalk. We further understand that the City of Bristol would like to retain an easement on this parcel for potential future use. If an easement would be required, then D’Amato would rescind it’s interest to purchase this parcel at a fair market value for not having a Fee Simple Absolute ownership of it. If acquired by D’Amato under the latter scenario, the City’s current insurance risk of this parcel would be eliminated during D’Amato’s ownership of it. Thanks.”*

This Item was tabled. (No Motion made).

List of Encroaching Property Owners

- 1. List of Properties for Sale/Not for Sale**
- 2. Candlewood Drive properties**
- 3. 127 Daisy Circle**

These items were all taken up together to which Attorney Steeg stated that letters went out to the owners of Candlewood Drive and Daisy Circle to remove any items they had on City-owned property before August 31, 2025. He also stated that Public Works is going to be placing boundary monuments on the open space property.

ADJOURNMENT

MOTION: To adjourn at 5:58 P.M.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: Rosengren, Dickau and Tyler.

Against: None.

Abstained: None.

This meeting was recorded via Zoom.

Respectfully submitted,

Noelle Bates

Recording Secretary