



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: May 13, 2020

TO: Mayor Ellen Zoppo-Sassu
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

Re: DPW Fleet Division – Revisions to Snow Plow Specification

The City Council voted at its May 12, 2020 meeting to refer the attached request from D’Amato Realty One LLC to acquire a portion of a City parcel adjacent to Covanta identified at Lot 4-17. A map and correspondence forwarded to City Council is attached for your reference.

Based on a review of the request the Department of Public Works has determined that the Department does not have a current or future need for the 1.67 ac portion of the parcel in question and recommends the following BPW action:

Recommend City Council approve D’Amato Realty One LLC’s request to purchase/lease or obtain an easement over a portion of the City owned property located adjacent to Covanta identified as Lot 4-17.

Please feel free to contact me with any questions or concerns at 860-584-6113.

City of Bristol Public Works
Email: www.bristolct.gov/publicworks
860-584-6125 or 860-584-7791

“The City of Bristol is an Equal Opportunity Provider”



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

May 13, 2020

Board of Public Works
Raymond Rogozinski, P.E., Clerk
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on May 12, 2020 it was voted to refer the purchase/lease or obtaining of an easement over a portion of City owned property known as Lot 4-17 Enterprise Drive by D'Amato Realty One LLC to the Real Estate Committee, Planning Commission pursuant to the requirements of Connecticut General Statutes Sec. 8-24, Board of Public Works, and Board of Water Commissioners for review.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Therese Pac".

Therese Pac, MCTC, MMC
Town and City Clerk

TP/dml

cc: Lindsey Rivers, Public Works Analyst
Janet Letourneau, P.W.



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Public Works | 860-584-6125

Memorandum

Date: May 6, 2020

To: Mayor Zoppo-Sassu

From: Raymond A Rogozinski, P.E., Director of Public Works

Re: D'Amato Realty One LLC - Request to Purchase Portion of City Property (Lot 4-17 Enterprise Drive)

The Department of Public Works has received the attached request from D'Amato Realty One, LLC to purchase a portion of City property, approximately 1.67 acres in area located north of the paved driveway access to Covanta (adjacent to Enterprise Drive/ Lake Compounce Entrance). A map of the area along with the offer to purchase is attached.

Based on a preliminary review of the information the Department of Public Works request the following City Council Action:

Refer the request from D'Amato Realty One LLC, to purchase/lease or obtain an easement over a portion of City owned property identified as Lot 4-17 to the City Council Real Estate Committee, Planning Commission, Board of Public Works and Water Board to review the request and make recommendations to City Council. The Planning Commission referral shall be in accordance with CT Statute 8-24. Said parcel is approximately 1.67 acres in area and is located north of the paved driveway access to Covanta (adjacent to Enterprise Drive/ Lake Compounce Entrance).

Please feel free to contact me with any questions/concerns.

Presented at Council Meeting

5/12/2020

Chapter Real Estate Committee, Planning Commission, Board of Public Works and Board of Water Commissioners

Ordered Filed

Referred to

OFFER TO PURCHASE REAL ESTATE

1. **PARTIES:**

BUYER: **D'Amato Realty One, LLC**
ADDRESS: 400 Middle Street, Bristol, CT 06010

SELLER: **City of Bristol**
ADDRESS: 111 North Main Street, Bristol, CT 06010

2. **LETTER OF INTENT:**

This will serve as an Offer to Purchase Real Estate ("Offer") the property described in Paragraph #3 and on the attached map. This letter contains the basic provisions of an Offer to purchase Property and shall be subject to the Buyer and Seller mutual acceptance of the terms & conditions for transfer of Property.

3. **ADDRESS AND DESCRIPTION OF PROPERTY:**

Approximately 1.67+/- acres portion of undeveloped land situated on the northwesterly side of Hersey Lake Compounce Park Entrance Road identified on Map 4, Lot 17 in Volume 1992 on Page 976 recorded in the City's Land Records ("Property"). See attached plan of Property.

4. **CLOSING:**

THE CLOSING SHALL BE ON OR BEFORE: Thirty (30) days after City's approval to sell Property.

5. **OFFER AND DUE-DILIGENCE PERIOD TERMS:**

The purchase price of **\$ 20,040.00** with no financing contingency. Offer is made based on a market price of \$12,000 per acre for similar parcels.

6. **ADDITIONAL:**

Buyer intends to merge property with its adjacent owned property (Lot 27C).

7. **BROKER(S):**

Buyer and Seller both agree that no broker(s) were involved in this transaction. Both parties further agree that if any broker(s) makes a claim for an earned commission, then the respected party would be responsible for said commission and indemnify the other party from paying said commission.

If Buyer elects to purchase Property, Buyer's Legal Counsel shall work in good faith with Seller's Legal Counsel to create a mutually acceptable instrument to transfer Property from Seller to Buyer.

BUYER: D'Amato Realty One, LLC

X _____

DATE OF OFFER

SELLER: CITY OF BRISTOL

X _____

DATE OF ACCEPTANCE

PROPERTY

