



Public Works | 860-584-6125

Memorandum

Date: June 11, 2020

To: Mayor Ellen Zoppo-Sassu
From: Raymond A Rogozinski, P.E., Director of Public Works

Re: **City Council Referral – D’Amato Associates LLC
Request to Lease Portion of City Property - (Lot 3-31)
Battisto Road with frontage on Vincent P. Kelly Road**

The City Council at its June 9, 2020 meeting voting to refer a request from D’Amato Associates LLC to lease a portion of the City property identified as Lot 3-31 with frontage on Battisto Road and Vincent P. Kelly Road. The request is to lease approximately 1.5 acres for outside storage. The majority of the area in question is currently controlled by the WPC/Water Department and therefore will be subject to action by the City’s Water Board, however a small portion of the property is adjacent to the Department of Public Works parking lot.

A copy of a map identifying the proposed lease area along with the correspondence to City Council is attached for reference purposes.

Based on a review of the proposed area the Department of Public Works does not have a current or future use of the referenced portion of City property and recommends the following Board of Public Works action:

Recommend City Council approve the request from D’Amato Associates LLC., to lease a portion (approximately 1.5 acres) of City owned property identified as Battisto Road & Vincent P. Kelly Road Lot 3-31.

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



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

June 11, 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 June 9, 2020 it was voted to refer 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 the request from D'Amato Associates LLC to lease a portion of City owned property identified as Lot 3-31 and approximately 1.5 acres located on 75 Battisto Road with access from Vincent P. Kelly Road.

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.



14

Public Works | 860-584-6125

Memorandum

Date: June 3, 2020

To: Mayor Zoppo-Sassu
From: Raymond A Rogozinski, P.E., Director of Public Works

Re: D'Amato Associates LLC - Request to Lease Portion of City Property (Lot 3-31
75 Battisto Road with frontage on Vincent P. Kelly Road)

RECEIVED
2020 JUN -3 PM 1:10
TOWN AND CITY CLERK
BRISTOL, CT

The Department of Public Works has received the attached request from D'Amato Associates, LLC to lease a portion of City property, approximately 1.50 acres in area located on the parcel identified as 75 Battisto Road (lot 3-31). The portion of the parcel in question is primarily utilized by the Water Pollution Control Authority, however a small section is located adjacent to DPW parking area accessed from Vincent P. Kelly Road. A map of the area along with the offer to lease is attached.

Based on a preliminary review of the information and discussions with Bristol Water/WPC Department the Department of Public Works request the following City Council Action:

Refer the request from D'Amato Associates LLC, to lease a portion of City owned property identified as Lot 3-31 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 Statue 8-24. Said parcel is approximately 1.50 acres in area and is located on 75 Battisto Road with access from Vincent P. Kelly Road.

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

CC: Robert Longo, Director Water/WPC Department

Presented at Council Meeting

6/9/2020

Adopted

Ordered Filed

Referred to [signature]

OFFER TO LEASE REAL ESTATE

1. **PARTIES:**

TENANT: D'Amato Associates, LLC
ADDRESS: 400 Middle Street, Bristol, CT 06010

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

2. **LETTER OF INTENT:**

This will serve as an Offer to Lease certain real estate ("Offer") described as the Premises described in Paragraph #3 and shown on the attached map.

This letter contains the basic provisions of an offer to lease Premises and shall be subject to the Tenant and Owner mutual acceptance of terms & conditions for the use of Premises.

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

Approximately 1.50+/- acres being a portion of undeveloped land situated on the southerly end of 75 Battisto Road as identified on Map 3, Lot 31 on the City's Assessment Parcel Map ("Premises").

4. **TERM:**

The term of the lease shall be for ten (10) years with five (5), five (5) year option periods.

5. **LEASE RATE:**

Annual lease rate \$3,300.00 would be paid in monthly installments of \$275.00 is based on the presumed pro-rated (10%) real estate tax collection of the land's valuation (\$821,100) for 1.50 acres of the parcel's total 14.9 acreage. Lease rate for options periods would be based on same valuation calculation.

6. **ADDITIONAL:**

Tenant intends to utilize the leased premises in conjunction with its adjacent owned property at 400 Middle Street and utilize it for ground storage. Tenant to maintain and secure Premises. Lease to contain provisions for termination notification for any portion of the Premises in the event the Sewer Plant would need to be expanded. Tenant to provide 24/7/365 access of the Premises to the Sewer Department.

7. **BROKER(S):**

Tenant and Owner 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 Offer is accepted, Owner's Legal Counsel shall work in good faith with Owner's Legal Counsel to create a mutually acceptable instrument to lease Premises from Owner to Tenant.

TENANT: D'Amato Associates, LLC

x _____

DATE OF OFFER

OWNER: CITY OF BRISTOL

x _____

DATE OF ACCEPTANCE

PREMISES

