MINUTES OF THE
REAL ESTATE COMMITTEE
CITY HALL
COUNCIL CHAMBERS
111 NORTH MAIN STREET
JANUARY 15, 2019
5:00 p.m.

ATTENDEES: Chairman Dave Preleski
Councilman Greg Hahn
Councilman Dave Mills

OTHER ATTENDEES: Jeffrey R. Steeg, Assistant Corporation Counsel
Tom DeNoto, Assessor
Roger Rousseau, Purchasing Agent
Ray Rogozinski, City Engineer
Noelle Bates, Recording Secretary

ABSENT: Robert Flanagan, City Planner

ITEM #1 – CALL TO ORDER

Chairman Preleski called the Tuesday, January 15, 2019 Real Estate Committee meeting to order at 5:00 p.m.


IT was MOVED by Councilman Hahn and SECONDED by Councilman Mills to approve the minutes of the Real Estate Meeting of December 18, 2018.

ITEM #3 – PUBLIC PARTICIPATION

None.

ITEM #4 – NEW BUSINESS
ITEM #5 – OLD BUSINESS

IT was MOVED by Councilman Hahn and SECONDED by Councilman Mills to move items 5i, to the beginning of new business.
ITEM #5I – 64 LAWNDALE AVENUE – STATUS OF RFP

Roger Rousseau stated that at the last City Council meeting, he was directed to proceed with solicitation to sell the property located at 64 Lawndale Avenue. He is seeking clarification from the Real Estate Committee for the RFP and how they want to define the property. There are code enforcement activity on the property; some of them have been remedied, yet some remain. The City is doing its best to repair the property but it is difficult with a tenant living there. The City needs to coordinate with the tenant and his attorney to make improvements. The ejection date for the tenant is March 20th.

Mr. Rousseau feels that we would obtain higher offers if prospective buyers were able to see the property. Attorney Steeg will contact the tenant’s attorney to coordinate an open house.

Councilman Mills feels that we need to fix any outstanding issues immediately so we don’t face liability issues.

Mr. Rousseau drafted some language for the RFP which he gave to the Committee which they agreed upon. Mr. Rousseau has the authority to reserve the right to refuse the property if the bid is lower than have the assessed value.

IT was MOVED by Councilman Hahn and SECONDED by Councilman Mills to move items 5e, to the beginning of new business.

ITEM #5E – DISCONTINUE A PORTION OF WILLIS STREET – MEMORIAL BOULEVARD – STATUS

Mr. Rousseau stated that he had a meeting with Scott from the Board of Ed and Associated Springs. They do not have a resolution at this point and he will be meeting with Scott again next week.

No action taken.

IT was MOVED by Councilman Mills and SECONDED by Councilman Hahn to move items 5d, to the beginning of new business.

ITEM #5D – 14-16 LINCOLN PLACE - STATUS

An adjoining neighbor who was interested in this property express some blight issues at the last meeting. City employees looked into the issues. The City cannot address the sidewalk issues until the snow clears, public works cleaning up the property and they left a note on the feral cat Hutch that remains on the property. The Public Works crew didn’t want to displace the cat hutch, so they left a note for whoever was taking care of it that it had to be removed and to contact Public Works if they required assistance.

IT was MOVED by Councilman Mills and SECONDED by Councilman Hahn to keep both parcels on the listing, extend the listing on January 15th to February 15th and when that listing expires to relist it as a new parcel on March 1st at the $29,900.00.
ITEM #5A – MINOR’S FARM STORE – 409 HILL STREET – DISCONTINUANCE OF A PAPER STREET

Attorney Steeg spoke with Attorney Ziogas regarding this issue. Engineers reviewed the plans of this property and agreed with City officials to move the lot line. Ray Rogozinski stated that the owner has submitted a map and the City has approved it. This matter is being handled administratively.

No action taken.

ITEM #5B – PAPER STREETS AND UNACCEPTED STREETS - STATUS

Attorney Steeg stated that he wrote a 3 page memorandum to the Mayor which basically stated that if a taxpayer had a complaint regarding a paper street, it would be referred to the Real Estate Committee and it would be handled individually. He will provide a copy of that letter to the Committee. Ray Rogozinski will conduct a survey of unaccepted streets.

No action taken.

ITEM #5C – PA-TED SPRING COMPNAY, LLC – POTENTIAL PROPERTY TRANSITION TO THE CITY OF UNUSED PROPERTY FOR FUTURE USE BY THE DEPARTMENT OF PUBLIC WORKS - STATUS

Ray Rogozinski addressed the Committee regarding the offer from Pa-Ted to donate their land to the City. He suggested we conduct a meeting with Fuss & O’Neill, Pa-Ted and City officials to obtain a condition of the site. Mr. Rogozinski stated that there were some concerns on the property but didn’t think they were as bad as the owner’s thought they were. It would cost $4,300 for Fuss & O’Neill to prepare a report and submit to the State to see if DEEP agrees with it. Some negotiations were conducting regarding who would be paying Fuss & O’Neill and was suggested that the amount be split by both parties.

No action taken.

ITEM #5E – LOT 35C GLENN STREET – REALTOR STATUS

No action taken.

ITEM #FG – LOT 35D GLENN STREET – REALTOR STATUS

No action taken.

ITEM #5H – 12 MARCONI AVENUE - STATUS

No action taken.

ITEM #6 – ADJOURN

IT was MOVED by Councilman Mills and SECONDED by Councilman Hahn to adjourn at 5:50 p.m.

Real Estate Committee
Minutes: January 15, 2019
cc: Ellen Zoppo-Sassu Mayor
    Members of the Bristol City Council
    Wyland Dale Clift, Corp. Counsel
    Jeffrey R. Steeg, Assistant Corp. Council
    Therese Pac, Town & City Clerk
    Thomas DeNoto, Assessor
    Roger Rousseau, Purchasing Agent
    Robert Flanagan, City Planner
    Ray Rogozinski, City Engineer
    Robert Longo, Superintendent Water Department