



City of Bristol

BRISTOL, CONNECTICUT 06010

**MINUTES OF THE
SPECIAL REAL ESTATE COMMITTEE
CITY HALL
FIRST FLOOR MEETING ROOM
111 NORTH MAIN STREET
JULY 9, 2020
5:15 p.m.**

ATTENDEES: Chairman Greg Hahn
Councilwoman Brittany Barney (Virtual)
Councilman Peter Kelley

ABSENT: None

OTHER ATTENDEES: Mayor Ellen Zoppo-Sassu
Jeffrey R. Steeg, Assistant Corporation Counsel
Josh Medeiros, Superintendent of Parks
Raymond Rogozinski, Director of Public Works
Noelle Bates, Recording Secretary

ITEM #1 – CALL TO ORDER

Chairman Hahn called the Thursday, July 9, 2020 Special Real Estate Committee meeting to order at 5:15 p.m.

ITEM #2 – D'AMATO REALTY ONE, LLC – LEASE OF A PORTION OF CITY OWNED PROPERTY IDENTIFIED AS 75 BATTISTO ROAD, ASSESSOR'S MAP 3, LOT 31, AND TO TAKE ANY ACTION AS NECESSARY

Chairman Hahn stated that a Public Hearing was just conducted on this item and reiterated the discussion of the lease of the premises (see Minutes from the Public Hearing). Attorney Steeg clarified that the correct entity name was D'Amato Associates, LLC, not D'Amato Realty One, LLC.

The Committee discussed the termination clause and feels that a year is too long. They would like to bring it back to the City Council for the Council as a whole determine how long the termination clause should be.

IT was MOVED by Councilwoman Barney and **seconded** by Councilman Kelley **to refer to the City Council to approve the City of Bristol enter into a lease to rent a portion of City owned property identified as 75 Battisto Road, Assessor's Map 3, Lot 31, to D'Amato Associates, LLC at a monthly rental amount of \$275.00. Said initial lease to be for a period of 10 years and shall contain a 1 year termination notice.** All voted in favor.

ITEM #3 – BLOOM ENERGY – LEASE A PORTION OF CITY OWNED PROPERTY IDENTIFIED AS LAKE AVENUE, ASSESSOR’S MAP 4, LOT 17-1 AND TO TAKE ANY ACTION AS NECESSARY

Attorney Steeg stated he received a letter from Eun Gi Chung from Bloom Energy which read:

“It is my deepest regret to inform the Town of Bristol that we will not be further pursuing to enter into an option to lease agreement at the transfer station.

As you know, we’ve been performing our technical due diligence to validate project feasibility in parallel to getting approval from the town. Yesterday, we discovered that the project would require a long line (approx. 3 miles) in order to connect to the nearest substation due to lack of capacity in the circuit surrounding the landfill. This requirement would make the project economically unfeasible to continue forward.

Thank you again for all your support during this process and we hope to work with the town in the future. Please do not hesitate to reach out with any questions.”

IT was MOVED by Councilman Kelley and SECONDED by Councilwoman Barney to place this matter on file. All voted in favor.

ITEM #4 – 474 EAST ROAD – LEASE BETWEEN PONTIFICAL INSTITUTE OF THE RELIGIOUS TEACHES FILIPPINI, THE ST. LUCY PROVINCE AND THE CITY OF BRISTOL (PARK DEPARTMTN) AND TO TAKE ANY ACTION AS NECESSARY

Josh Medeiros addressed the Committee stating that the Montessori School in Bristol was permanently closing and were looking for a tenant to occupy the building. Councilman Kelly coordinated a meeting with the School and Josh and his recreation leadership team toured the school. He feels it is a good fit to house some of their recreational programs. The terms of the lease would be for one year with an option to renew at the end of the lease. The rent would be \$500/month which they would take from their revolving account. Josh will bring it before the City Council next week, the Parks Board the following week and shoot for a tenancy date of August 1st.

Attorney Steeg stated that he had an issue with the indemnification clause and said the City couldn’t sign the Use Agreement as it stands now. The Corporation Counsel would need to review the Agreement and make changes to it.

IT was MOVED by Councilwoman Barney and SECONDED by Councilman Kelley to refer to the City Council to approve the lease between the Pontifical Institute of Religious Teachers Filippini, The St. Lucy Province and the City of Bristol, Parks Department for a one year lease with option to renew and a monthly rent of \$500/month. To refer to the Corporation Counsel to view the Use Agreement and make any necessary changes. All voted in favor.

ITEM #5 - ADJOURN

IT was MOVED by Councilwoman Barney and SECONDED by Councilman Kelley to adjourn the meeting at 5:41 p.m. All voted in favor.

Greg Hahn, Chairman
Real Estate Committee

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, Director of Public Works