



# City of Bristol

BRISTOL, CONNECTICUT 06010

**MINUTES OF THE  
REAL ESTATE COMMITTEE  
CITY HALL  
COUNCIL CHAMBERS  
111 NORTH MAIN STREET  
JULY 21, 2020  
5:00 p.m.**

**ATTENDEES:** Chairman Greg Hahn  
Mayor Ellen Zoppo-Sassu

**ABSENT:** Councilman Peter Kelley  
Councilwoman Brittany Barney  
Noelle Bates, Recording Secretary

**OTHER ATTENDEES:** Jeffrey Steeg, Assistant Corporation Counsel  
Ray Rogozinski, Director of Public Works  
Chloe White, Keller Williams

**ITEM #1 – CALL TO ORDER**

Chairman Hahn called the Tuesday, July 21, 2020 Real Estate Committee meeting to order at 5:00 p.m.

**ITEM #2 – APPROVE THE MINUTES OF THE REAL ESTATE COMMITTEE MEETING OF JUNE 16, 2020.**

**IT was MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **approve the minutes of the Real Estate Committee meeting of June 16, 2020.** All voted in favor.

**ITEM #3 – APPROVE THE MINUTES OF THE PUBLIC HEARING OF JUNE 30, 2020.**

**IT was MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **approve the minutes of the Public Hearing of June 30, 2020.** All voted in favor.

**ITEM #4 APPROVE THE MINUTES OF THE SPECIAL REAL ESTATE COMMITTEE MEETING OF JUNE 30, 2020.**

**IT was MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **approve the minutes of the Special Real Estate Committee of June 30, 2020.** All voted in favor.

**ITEM #5 – APPROVE THE MINUTES OF THE PUBLIC HEARING OF JULY 9, 2020**

IT was **MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **approve the minutes of the Public Hearing of July 9, 2020.** All voted in favor.

**ITEM #6 – APPROVE THE MINUTES OF THE SPECIAL REAL ESTATE COMMITTEE MEETING OF JULY 9, 2020**

IT was **MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **approve the minutes of the Special Real Estate Committee Meeting of July 9, 2020.** All voted in favor.

**ITEM #7 – PUBLIC PARTICIPATION**

None.

**ITEM #8 – NEW BUSINESS**

None.

**ITEM #9 – OLD BUSINESS**

IT was **MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to add to the agenda 75 Battista Road. All voted in favor.

IT was **MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **enter into a lease agreement for a portion of City owned property identified as 75 Battista Road, Assessor's Map 3, Lot 31, to D'Amato Associates, LLC at a monthly rental amount of \$275.00 per month. Said initial lease to be for a period of 10 years, with five, five year renewals with a 10% increase in rent and shall contain a 1 year termination notice and any addition terms that the Mayor or Acting Mayor deems is in the best interest of the City.** All voted in favor.

**ITEM #9A – CITY OWNED PROPERTY – GINA STREET**

Attorney Steeg stated that he received an email from Rob Longo from the Water Department stating that he opposed the purchase of the above-mentioned property as there was nowhere in the right of way to install a curb cut or water service. He also received communication from Ray Rogozinski that he is not recommending disposal of the property at this time.

Ray Rogozinski informed the Committee that this is a public right of way and there is a separate process that needs to be followed to purchase the property other than through the Real Estate Committee. The road would have to be discontinued which is governed through the State Statute. Mr. Rogozinski will reach back out to the applicant to explain the process.

**ITEM #9B – 51 HIGH STREET - STATUS**

Mayor Zoppo-Sassu stated that when Corporation Counsel's Office was negotiating the two leases with Bristol Hospital for the WIC and Bristol Parent and Child Center, the dynamics had changed. The Bristol Parent and Child Center, since it was not coming from the Hospital without any kind of monetary support like WIC is, we are just going to adapt those programs that are run by the entity and

fold them into Youth & Community Services. Since, Youth & Community Services can augment this into our existing programs, the Mayor didn't feel we should be charging the Hospital rent. She assured the Committee that we are not assuming any of their debt or staffing, we are just going to take the conceptual program and will offer them through Youth & Community Services. She requested that the Committee rescind the Motion at the last meeting as the Bristol Parent and Child Center is going to give all of the grant money and fundraising money they raised to the City and there will no longer be a Parent and Child Center.

**IT was MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **move that the Mayor or Acting Mayor rescind the lease recently entered into with Bristol Hospital, Inc. for City owned property known as 51 High Street. Said property was to be utilized for the benefit of the Bristol Parent and Child Center.** All voted in favor.

**ITEM #9C – LOT 6, 7, 8 WITCHES ROCK ROAD – STATUS OF LISTING**

Chloe White from Keller Williams addressed the Committee stating the property had been listed for 127 days with no offers. It was listed at \$54,740 which was based on the assessed value. She suggested the Committee could leave it listed as is or make a price reduction to \$45,000.

**IT was MOVED** by Mayor Zoppo-Sassu and **seconded** by Chairman Hahn to **make an adjustment to Lot 6, 7, 8 Witches Rock Road to \$45,000.** All voted in favor.

**ITEM #9D – LOT 35C GLENN STREET – STATUS OF LISTING**

Chloe White stated that this property was listed 17 days ago and she has had 4 different conversations with interested parties. She reached out to Todd Clark to see if the survey of the property has been completed. Attorney Steeg stated that they were just reviewing the description at this time.

**No action taken.**

**ITEM #10 – ADJOURN**

**IT was MOVED** by Mayor Zoppo-Sassu and **SECONDED** by Chairman Hahn to **adjourn the meeting at 5:17 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, Public Works Director  
Robert Longo, Superintendent Water Department