



**City of Bristol
BRISTOL, CONNECTICUT 06010**

**REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY SEPTEMBER 8, 2026
5:30 P.M.**

CALL TO ORDER:

By: Chairman Hahn

Time: 5:30 pm

Place: City Hall
111 North Main Street
Meeting Room 1-1

	NAME	PRESENT	ABSENT
MEMBERS	Councilman Greg Hahn, Chairperson	X	
	Councilman Erick Rosengren (via zoom)	X	
	Councilman Mark Dickau	X	

The following were in attendance also: Marco Palmeri, Jeffrey Steeg, Maria Theam, Attorney James Ziogas, Phil and Joanne Caron.

The Call to Order was followed by the Pledge of Allegiance.

1. Administrative Matters

a. Approval of Minutes – 8/3/2026 Regular Hearing

MOTION: To approve the minutes of the Regular Meeting of August 3, 2026.

BY: Councilman Dickau

Seconded: Councilman Rosengren.

For: All in favor

Against: None

Abstained: None

- 2. Public Participation** – Joanne Caron, 425 Burlington Avenue, Bristol – She appeared before the Committee to discuss the proposed subdivision of her property and the possibility of obtaining an easement across a City-owned parcel. She requested guidance on the process for obtaining the easement. The Committee advised that additional information regarding the City-owned property would need to be reviewed and invited her to return at next month's meeting for further discussion.

3. New Business

- a. **99 Main Street:** Attorney Ziogas appeared for his client.

MOTION: To refer for 8-24.

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None

- b. **Lease with the (BBHD) Bristol Burlington Health District (BEALS Senior Community Center)**

Dr. Palmeri appeared before the Committee to discuss the lease, which is currently on a month-to-month basis. He noted that the exact square footage, including the new and rear entrance areas, still needs to be determined. He requested an estimate for a new lease and indicated that the current rate is \$17.57 per square foot. He would like to maintain the current rate, adjusted to account for the additional square footage.

4. Old Business

- a. **81 Church Avenue** – Attorney Steeg provided an update regarding the RFP, which has a minimum bid of \$175,000. Responses are due September 18, 2026, and the results will be available following the bid deadline.

b. List of Possible Encroaching Property Owners on City-Owned Property

- i. **64 Kilmartin Street** – Attorney Steeg reported that he spoke with Ryan Heller and Ray Rogozinski. Mr. Heller will visit the property to run the property line and determine the exact location of the encroachment. Attorney Steeg has not received a response from the property owner.

- ii. **93 Tuttle Street** – There is nothing to move forward to the City Council at this time.

- c. **135 E. Main Street – Status** – Attorney Steeg provided an update and reported that the property owner is in the process of closing on a refinance. The process is taking longer than anticipated.

- d. **Lots 4 and 6 (aka 164) Union Street** – The matter was referred for an 8-24 review and received a favorable recommendation. Attorney Steeg spoke with Evelyn, who was expected to attend the meeting but did not appear. The matter will be placed on next month's agenda. No action was taken.

- e. **Lots 6, 7 & 8 Witches Rock Road** – An update was received from Purchasing indicating that bids are due September 17, 2026. The bid results are expected to be available prior to the next meeting.

5. Adjournment:

MOTION: To Adjourn at 5:58pm

BY: Councilman Dickau

Seconded: Councilman Rosengren

For: All in favor

Against: None

Abstained: None