



# TOWN OF GROTON

OFFICE OF THE TOWN MANAGER

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May 24, 2022

The Honorable Keith Hedrick  
Mayor, City of Groton  
295 Meridian Street  
Groton, CT 06340

SUBJECT: Branford Manor Health/Maintenance Issues

Dear Mayor Hedrick.

I am writing to you concerning Branford Manor in follow-up to our earlier conversations regarding various health and maintenance issues. We both agreed that these issues are a top priority to resolve. As you know, the Town and the City entered into a Real Property Tax Incentive Agreement for the Improvement and Operation of a Low-Income Subsidized Rental Housing Complex in 2016. In reviewing that Agreement, it appears that Branford Manor Preservation, Limited Partnership may not have fulfilled all obligations. The City and the Town each have authority to end tax incentives in the event of default, following the required time to allow the default to be cured.

Some of the requirements contained in the Agreement include:

1. B Terms 2. Tax Payments; Term (g). *The Developer, by itself and/or through the Management Company, will at all times maintain the Project in good order and repair and manage and operate the Project in accordance with the provisions of all applicable federal, state and local law, and this Agreement.*
2. B Terms 6. Completion of the Project. Commencement and Completion of Construction; Developer Investment; Reporting Requirements (c). *... beginning on January 1 of the first year of the Terms and on January 1 of each succeeding year of the Term, the Developer will provide the Municipalities with a written report demonstrating its compliance with this Agreement, and will provide the Municipalities, or either of them, with such additional written reports as either of them may deem reasonably necessary to confirm compliance with this Agreement throughout the Term, and shall allow Town and/or City officials, at their reasonable prior request, which need not be written, to enter and inspect any part of the Project to confirm compliance with this Agreement.*

We have not found any record of the Town having received these reports. Please let me know if the City has received them.

*"Submarine Capital of the World"*

3. Exhibit 1 includes a list of improvements that must be completed on all facilities. A few of the requirements include a DVR Security Camera Monitoring System; new management office/resident service building; and insulation – Crawls & Basements in all 47 buildings.
4. Exhibit 2 has further requirements with things like providing space for Groton Human Service; providing space for City of Groton Police if desired; and spending at least \$15,000 annually to provide Social Services to residents at the resident services building.
5. Exhibit 4 includes requirements like improving and relocating the bus shelter; add at least six bike racks; and construction of trails connecting to and extending the existing trail on the Birch Plain Creek Open Space.

I propose that the City and Town do jointly address Branford Manor calling attention to the Agreement and requiring a report detailing how they have fulfilled each requirement contained therein. Further, if the Town and City are not satisfied with the response we pursue legal action to compel completion of all required items.

Respectfully,



John Burt  
Groton Town Manager