

## Burt, John

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**From:** Burt, John  
**Sent:** Monday, July 18, 2022 1:25 PM  
**To:** Aundre Bumgardner (abumgardner@groton-ct.gov); Bruce Jones (BJones@groton-ct.gov); David McBride - City of New London (DMcBride@groton-ct.gov); Juan Melendez Jr (jmelendez@groton-ct.gov); Juliette Parker (jparker@groton-ct.gov); Melinda Cassiere (MCassiere@groton-ct.gov); Portia Bordelon (pbordelon@groton-ct.gov); Rachael Franco (rfranco@groton-ct.gov); Scott Westervelt (SWestervelt@groton-ct.gov)  
**Subject:** Branford Update  
**Attachments:** 20220601 - Property Inspection.pdf; Building Dept Response resident unit tour.pdf; Branford Manor - Inspection ID 708174 EHS Certification 22-0627.pdf; Branford Annual Filing\_2017.pdf; Branford Annual Filing\_2018.pdf; Branford Annual Filing\_2019.pdf; Branford Annual Filing\_2020.pdf; Branford Annual Filing\_2021.pdf

Hello.

Mayor Hedrick and I had two calls with Branford Manor management late last week, along with some email traffic, and I wanted to give you an update.

1. City Inspection: The first two attachments are an inspection report by the City to Branford from our visit too some of the units, along with their reply.
2. Annual Reports: The next five attachments are annual reports from Branford for 2017-2021. These were sent to us with claims that they had been sent previously. We couldn't find copies, but it's interested that the newest update has proof of delivery but we don't know what happened to the package/letter.
3. Mold Inspections: The earlier inspections by Atlas covered the 140 units with basements, they will be doing the same soon for the other 298 units which have crawlspaces. See final two attachments for inspection results.
4. Mold Remediation: We are expecting a mold remediation plan to be submitted in the next week. Some remediation of more affected units is taking place now by an licensed remediation company.
5. Playgrounds: Branford management is reviewing specs to add benches and bike racks to the playgrounds.
6. Human Services: Our Human Services Department is working with Branford Manor and will be attending an August 2 picnic, being held for the tenants, and will provide residents with information on services available.
7. PEX Piping: Branford is reviewing bids to have PEX piping replaced, which is likely going to take approximately 1 year to complete due to the size of the project.
8. Leak Sensors: Branford has been installing leak sensors in the basements.

9. Isuzu Finance of America: Tenants currently have access to forgivable microloans through Isuzu Finance to pay off their rent balances, but not many of the tenants are aware of it. There will a meet and greet with the company and the tenants on August 10.
10. Monthly Phone Call: Mayor Hedrick and I will have a monthly phone call with management to go get updates.
11. Monthly Site Visit/Inspections: Mayor Hedrick and I will be doing a monthly site visit with management and the on-site construction manager for an update and will do approximately 10 unit visits including half that have been remediated and half that are random at our choosing.
12. Weekly Email Update: Mayor Hedrick and I expect weekly email updates to begin this Friday. I expect these to not be very detailed due to tenant attorneys being involved with issues which brings a potential of a lawsuit. I expect to get more detail via phone and site visit.

Please note all of these items are on our website under <https://www.groton-ct.gov/departments/finance/reports.php#outer-959> and going further under Tax Incentive Agreements and Branford Manor Supporting Documents.

Thank you.  
John