

Burt, John

From: Phillips, Heather <hephillips@related.com>
Sent: Thursday, September 15, 2022 4:45 PM
To: Mayor; Simmons, Zack; Tacoronte, Lauryn; Harrison, Shonda
Cc: Burt, John; Depot, Gweneviere
Subject: RE: [EXTERNAL] Fwd: Branford Manor

Dear Mayor Hedrick.

Sara Alvarez and her family have been offered to be relocated to a local hotel on numerous occasions. We had been told until recently, that she would prefer to stay with her mother. Most recently, at the end of last week, we offered to reserve two adjoining rooms in the Residence Inn beginning last Friday (9/9/2022). When her counsel advised that Ms. Alvarez could not get her family together in order to check-in Friday night (we understood that she was working all day), we agreed with her counsel to have her check-in beginning on Saturday (9/10/2022) through 9/19/2022. This time was intended to give Ms. Alvarez sufficient time to collect provide the outstanding information and documents to complete her request to be transferred to a 3-bedroom apartment. We learned today that she never checked into those rooms. We also learned that she is leaving on vacation later today and will not be able to provide/complete the outstanding transfer documents until her return in a week. We are in the process of scheduling an appointment with our staff and Ms. Alvarez and her counsel on 9/26/2022 when she returns from vacation. Unfortunately, this will delay her transfer. We are ready, willing, and able to assist Ms. Alvarez and her family to move into her new apartment as soon as she completes the required transfer documentation, and her application is approved.

[Is there a remediation Plan for the apartments where mold is identified?](#) We had planned on having remediation contractor United Restoration accessing the Alvarez and 7 other apartments in order to prepare proposals for the remediation that was recommended by HETI. We have been advised by her counsel that we will need to reschedule the Alvarez site review as the Alvarez family will be on vacation and we have been prohibited from entering the apartment unless Ms. Alvarez is available to be present. We have requested that her counsel agree to have one of her office personnel present as the review is expected to only take a short time and the remediation contractor is available on the 20th. We advised counsel that we are willing to work with her schedule if she will make her staff available in the morning time window that the contractor has provided. Once United Restoration completes its site review, they will submit proposals for the remediation of the apartments which will be approved and scheduled for completion.

[I want to set up a scheduled recurring time to review the status of remediation of outstanding issues which have been identified by; residents to me, Town Manager/City Mayor walkthrough and LLHD/City of Groton Building Inspector inspections.](#)

Responses to the letters from the City's Building Inspector are due Friday, 9/16/2022 and we will be sure to copy you on those responses. Once you have had the opportunity to review those responses we can discuss the best method to provide you information on a regular basis.

Thank you

Heather Phillips, CPM® (she/her/hers)
Regional Vice President New England
Affordable East

203-240-9847 - Phone
HEPhillips@Related.com



 Please consider the environment before printing this email.

From: Mayor <mayor@cityofgroton-ct.gov>
Sent: Wednesday, September 14, 2022 4:26 PM
To: Simmons, Zack <zack.simmons@related.com>; Phillips, Heather <hephillips@related.com>; Tacoronte, Lauryn <ltacoronte@related.com>; 'sharrison@relate.com' <sharrison@relate.com>
Cc: jburt@groton-ct.gov; Depot, Gweneviere <gweneviere.depot@cityofgroton-ct.gov>
Subject: FW: [EXTERNAL] Fwd: Branford Manor

Zack,

This is the latest email from Attorney Arscott. I was under the impression that Sara was relocated to a hotel.

Please provide an updated status on Sara Alvarez.

Is there a remediation Plan for the apartments where mold is identified?

I want to set up a scheduled recurring time to review the status of remediation of outstanding issues which have been identified by; residents to me, Town Manager/City Mayor walkthrough and LLHD/City of Groton Building Inspector inspections.

Very Respectfully,

Keith Hedrick
Mayor
City of Groton
295 Meridian Street
Groton, CT 06340
Office: (860) 446-4101
Cell: (860) 460-8925

From: Amity L. Arscott <alarscott@embryneusner.com>
Sent: Wednesday, September 14, 2022 7:42 AM
To: Mayor <mayor@cityofgroton-ct.gov>
Cc: David Rosen <drosen@davidrosenlaw.com>; Anna Maria Chicoine <achicoine@davidrosenlaw.com>; Patricia A. Sexton <PSexton@embryneusner.com>
Subject: Fwd: [EXTERNAL] Fwd: Branford Manor

[EXTERNAL EMAIL] CAUTION: This email originated from an outside source. Do not click on links or open attachments unless you trust the sender and expected this message. Report all suspicious emails to GU – IT ServiceDesk immediately.

Dear Mayor and City Councilors,

Attached is the order Ledge Light Health District issued for Sara Alvarez's apartment. You met Sara Alvarez earlier this month when she participated in public comment. These conditions, existing for months, are causing stress, humiliation, depression, and respiratory issues for this family. The landlord agreed to pay for temporary

relocation, but they are now 3 weeks in arrears, causing her family to have to return to this mold-infested home (sample photos attached).

Here's what the Council can do:

*amend the rental housing code to explicitly authorize the building department to enforce environmental hazards, such as mold, moisture incursion, and other airborne contaminants.

*find Related in default of their agreement to improve residents' lives; indeed, they have been making residents' lives objectively worse since 2017.

*call Related to account at a public City Council meeting, for these conditions. In June, they told the Town Council that they knew exactly what had to be done. The truth is they have NO plan in place to remediate the moldy conditions while they try to figure out solutions for the systemic moisture incursion.

I am ready, willing, and able to speak with each of you further to provide whatever information you need. I have been working with these families since early June, and have amassed a lot of information I'm willing to curate and share with you. We can't let our neighbors live like this!

Very truly yours,

Amity L. Arscott
Attorney for Sara Alvarez (and over 100 Branford Manor residents)
Cell Phone: (860)235-5876

Sent from my iPad

Begin forwarded message:

From: Gordon Videll <gpv@synodividell.com>
Date: September 8, 2022 at 7:06:12 PM EDT
To: "Amity L. Arscott" <alarscott@embryneusner.com>
Subject: [EXTERNAL] Fwd: Branford Manor

Amity-

Please find the attached order that was issued by Ledge Light earlier today. I believe I sent it to your phone earlier today. I was out of the office and used the number you called from yesterday.

Please let me know if I can help you as everyone works through this process.

Talk soon,
Gordon

Get [Outlook for iOS \[url.emailprotection.link\]](#)

From: Stephen Mansfield <smansfield@llhd.org>
Sent: Thursday, September 8, 2022 11:36 AM

To: MFinkle@Related.com <MFinkle@Related.com>
Cc: Zack.Simmons@Related.com <Zack.Simmons@Related.com>;
WPurdue@morrisonmahoney.com <WPurdue@morrisonmahoney.com>;
jcallahan@related.com <jcallahan@related.com>; Gordon Videll <gpv@synodividell.com>;
Katie Baldwin <kbaldwin@llhd.org>; Jennifer Muggeo <jmuggeo@llhd.org>; John Burt
<jburt@groton-ct.gov>; Keith Hedrick (mayor@cityofgroton-ct.gov) <mayor@cityofgroton-ct.gov>

Subject: Branford Manor

Good morning,

Please find attached a Public Health Order issued by LLHD for conditions noted at 102 Branford Ave, Building 35. To date, we have conducted 19 separate dwelling unit inspections, with additional inspections scheduled for next week. LLHD will utilize this email group to share any additional Public Health Orders that may be necessary.

Best,

Steve

Stephen Mansfield REHS, MPH
Director of Health
Main phone: [860-448-4882](tel:860-448-4882) ext. 1307
Direct dial: [860-326-0026](tel:860-326-0026)
Fax: [860-448-4885](tel:860-448-4885)
smansfield@llhd.org
www.llhd.org [[url.emailprotection.link](#)]
Promoting healthy communities

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