

April 22, 2022

Jeffrey Respler  
Respler Homes, LLC  
833 Glen Drive  
Woodmere, NY 11598

**RE: Mystic Oral School Development**

Dear Jeffrey:

It has come to our attention that Respler Homes, LLC, is exploring the possibility of a buyout of interest in the LLC by an entity called Blue Lotus Group (“BLG”). It is our understanding that this would result in a shift of control of Respler Homes, LLC, from yourself to BLG. In addition, we are aware that BLG has created a website, [www.bluelotusmystic.com](http://www.bluelotusmystic.com), advertising its intent to develop a “final product” providing “wellness-focused living for the 55+ community” at the Mystic Oral School site. By request, we have also been sent a notification about this change in plan.

While we have limited details at this time, we understand the new proposal is a significant departure from the proposal we received from Respler Homes, LLC, in response to our 2018 Request for Proposals (“RFP”). We are in the process of gathering further information about and reviewing the information we have about the updated plans, as the diversion from the original RFP response is concerning.

As you are aware, Respler Homes, LLC, and the State of Connecticut are parties to a 2019 Purchase and Sale Agreement related to the Mystic Oral School property. The Agreement is the result of an RFP promulgated by the State and the Town of Groton in 2018, to which there were multiple respondents. The RFP was conducted in accordance with Public Act 15-193, which seeks to return dormant state-owned or formerly state-owned brownfield properties to economically productive use.

Respler Homes, LLC, proposed to redevelop the Mystic Oral School property into a mixed-use site that would include residential units as well as recreational and commercial space. The development details contained in the proposal of February 15, 2018, are incorporated into the Purchase and Sale Agreement and are designated therein, in aggregate, “the Project.” The Agreement, in addition to citing the Public Act, reiterates that Respler Homes, LLC, was selected via the RFP process as a result of its proposal and specific plans for the Project.

Section 7 of the Agreement requires the State, as seller, to obtain all approvals required by state law. These approvals include, but are not limited to, the State Properties Review Board, the Office of Policy and Management, and the Department of Administration Services. At this point, we are concerned those entities may not accept a new set of principals and a project not reviewed or vetted through the RFP process when and if approval is sought. Notably, Public Act 15-193 requires the



Commissioner David Lehman  
Department of Economic and Community Development

Department of Economic and Community Development to solicit and review proposals from companies interested in purchasing state-owned or formerly state-owned properties placed on a priority list. Respler Homes' proposal was reviewed and selected accordingly.

The interests and obligations of the State in this matter center on economic development and the return of otherwise derelict properties to productive use. We hope to see the Mystic Oral School property redeveloped in a way that benefits the residents of the Town of Groton and the region.

Thank you for your attention to this matter. Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "David Lehman". The signature is written in a cursive style with a long horizontal flourish extending to the right.

David Lehman  
Commissioner

cc: Gary O'Connor, Esq.  
Paige Bronk, Town of Groton  
John Burt, Town of Groton