

1. Meeting Agenda - May 13

Documents:

[MEETING AGENDA - NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE - 05 13 16 \(PDF\).PDF](#)

2. Revised Meeting Agenda - May 13

Documents:

[REVISED MEETING AGENDA - NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE - 05 13 16 \(PDF\).PDF](#)

3. Approved Minutes - May 13

Documents:

[APPROVED MINUTES - NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE - 05 13 16 \(PDF\).PDF](#)



**TOWN OF GREENWICH
BOARD OF ESTIMATE AND TAXATION**

Nathaniel Witherell Strategic Planning Committee

Friday, May 13, 2016

**Mazza Conference Room, 1st Floor
8:30 A.M.**

AGENDA

1. Approval of the May 4, 2016 Meeting Minutes
2. Legal, Regulatory, Charter Issues Discussion
 - John Wetmore, Law Department
 - Katie DeLuca, Planning & Zoning Department
3. Financial Models & Auditing Services
4. Items for Future Committee Meetings
5. Future Committee Meetings Schedule
 - May 18, 2016, Wednesday
 - May 25, 2016, Wednesday
 - June 8, 2016, Wednesday
6. Adjournment



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TOWN OF GREENWICH
BOARD OF ESTIMATE AND TAXATION
NATHANIEL WITHERELL STRATEGIC PLANNING COMMITTEE

MINUTES – Mazza Room, Town Hall

Friday, May 13, 2016

Committee: Arthur D. Norton; Elizabeth K. Krumeich; Jill Oberlander; Nancy Weissler

BET: James Lash; Leslie Tarkington

Others: John Wetmore, Law Department; Peter Mynarski, Comptroller; Larry Simon, Nathaniel Witherell Board Chair

The meeting was called to order at 8:36 A.M.

1. Approval of the May 4, 2016 Meeting Minutes

On a motion by Ms. Krumeich, seconded by Ms. Weissler, the Committee voted 4 to 0 to approve the May 4, 2016 minutes, as amended.

2. Legal Regulatory, Charter Issues Discussion

John Wetmore, Special Counsel in the Town Legal Department, briefed the Committee on the history and real property restrictions on the property underlying The Nathaniel Witherell (TNW) site.

There are two primary properties: the first parcel gifted by Mr. Bruce in 1903 for hospital purposes; and the second parcel gifted by Mr. Bruce in 1906 with no restrictions (these two parcels, collectively, the "Bruce Property"). There is a third parcel gifted by Ms. Rebecca Witherell in 1912 to provide care for tuberculosis patients (the "Pavilion"). In 1931, a Special Act was enacted granting authority for the Town and Greenwich Hospital to operate a hospital on the Bruce Property. In 1956, the Town received authorization from two of the Bruce descendants (out of a possible three) to use the property as a non-profit hospital. In 1972, this Act was amended to allow creation of a nursing home. In 1984, the Town adopted a Charter amendment that authorized use of the Pavilion site for apartment rentals for the elderly. In 1995, the Town received authorization from the Bruce descendants to operate a licensed home for the aged on the Bruce Property. Mr. Wetmore stated that he was not aware of any for-profit use of the Bruce Property to date.

In response to Committee questions, Mr. Wetmore agreed to provide a plot plan identifying the specific deeded plots, and a title search on each plot. He will provide Committee members with copies of the relevant documents and determine the legal meaning of "licensed home for the aged." Further investigation into limitations arising out of the historic tax credits is recommended.

3. Financial Models

After a conversation on different ways to analyze the cost of service, Mr. Simon agreed to provide data on the cost structure of: (1) long-term care; (2) care on the dementia units; (3) short-term/rehabilitation services separated by payor class and by RUG rates (if possible). Mr. Simon will look at the variable rates for medical and pharmacy services and will attempt to provide information by the June 8th meeting.

4. Items for Future Committee Meetings

The Committee agreed to invite Katie DeLuca, Greenwich Town Planner, to the May 18th meeting discuss applicable land use laws.

Mr. Simon will present on the cost allocation data at the June 8th meeting.

The Committee discussed inviting Mr. Ormsby, former TNW Board Chair and representatives from the State, and meeting with representatives from Westchester Medical Center to talk about future trends in elder care.

Members of the Committee discussed visiting other long-term and short-term care facilities within 20 miles of TNW.

5. Future Committee Meeting Schedule

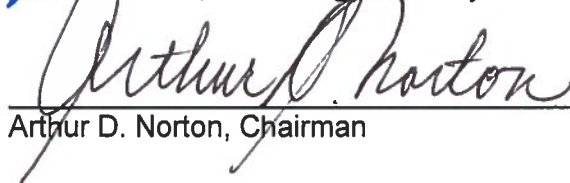
The next meeting of this Committee is scheduled for Wednesday, May 18th at 8:30 A.M. in the Hayton Room. Subsequent meetings are scheduled for Wednesday, May 25th, 8:30 A.M. in the Parks & Recreation conference room, and June 8th, all at 8:30 A.M., in the Mazza room.

6. Adjournment

On a motion by Mr. Norton, seconded by Ms. Weissler, the Committee voted 4 to 0 to adjourn the meeting at 11:38 A.M.



Jill Oberlander, Recording Secretary



Arthur D. Norton, Chairman