

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

MINUTES – Mazza Room, Town Hall

Wednesday, June 8, 2016

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

Others: Peter Mynarski, Comptroller; Larry Simon, Nathaniel Witherell Board Chair

The meeting was called to order at 8:08 A.M.

1. Approval of previous Meeting Minutes

On a motion made by Nancy Weissler and seconded by Beth Krumeich, the Committee voted 4 to 0 to postpone consideration of the May 13, 2016 minutes until the next scheduled meeting.

On a motion made by Nancy Weissler and seconded by Beth Krumeich, the Committee voted 4 to 0 to approve the May 18, 2016 minutes with the changes discussed at the meeting. A copy of the approved minutes will be sent to Katie DeLuca, Director, Planning & Zoning Department.

2. Legal Issues Discussion

Mr. John Wetmore, Esq. was unable to attend this meeting. He will be invited to attend a future meeting.

Mr. Simon inquired about the Pavilion apartments and which entity has responsibility for the leaseholds and building maintenance. The Committee agreed to ask the Law Department to identify any restrictions on usage, rental amounts, tenant relocation, responsibility for building maintenance and the constraint, if any, from the Historic District Tax Credits.

3. Financial Models & Auditing Services

Mr. Simon reported that TNW costs ten dollars more each day to care for a dementia patient. TNW's analysis relies on a staffing plan that provides the same level of staffing for all long-term care units, plus one additional staff member in the dementia unit at night. The personnel cost for this staff member is reduced by the additional revenue generated by private pay dementia patients.

In response to Committee questions about the cost allocation for medical devices (e.g. wheelchairs), pharmacy, psychological treatment, and other services such as transportation, Mr. Simon responded that he would inquire about what is included in the private pay daily rate. Mr. Simon did not know whether other facilities tracked these

types of costs by diagnosis or by payer source, and suggested reviewing the third-party cost report filed for Medicare/Medicaid.

4. Items for Future Committee Meetings

The Committee agreed to invite John Wetmore, Esq. to the June 14th meeting to discuss property restrictions on TNW property. Lloyd Bankson and Eugene McLaughlin, Esq. will be invited to a future meeting to discuss the State Historic District Tax Credits.

5. Future Committee Meeting Schedule

The next meeting of this Committee is scheduled for Wednesday, June 14th at 8:30 a.m. in the Evaristo conference room. A subsequent meeting is scheduled for June 20th at 4:00 p.m. also in the Evaristo Conference Room.

Upcoming facility tours are scheduled as follows: Waveny at 3:00 p.m. on Wednesday, June 8th; Maplewood at Darien at 2:15 p.m. on Tuesday, June 14th; Edgehill at 8:30 a.m. on Thursday, June 16th; and Greenwich Woods at 11:00 a.m. on Thursday, June 16th.

6. Adjournment

On a motion duly made and seconded, the Committee voted 4 to 0 to adjourn the meeting at 10:27 A.M.



Jill Oberlander, Recording Secretary



Arthur D. Norton, Chairman