Litchfield Board of Finance
Regular Meeting Minutes
August 10, 2026 ~ 7:00 p.m.
Litchfield Firehouse and Remote

1. Call to Order: Chairman Sam Olmstead called the regular hybrid meeting of the Board of Finance to order at 7:04 p.m.
Members Present: Regular members, Sam Olmstead, Elliott Fuessenich, Jennine Lupo, John Keilty and alternate Kristopher Wright
Members Absent: Stephan Krucker (Matt Dyer has resigned and Alternate Patrick Allers has resigned.)
Others Present**:** Finance Director Amaechi Obi, Finance Assistant Stacey Dionne, First Selectman Denise Raap, Matt Tobin and Town Treasurer Erich Marriott. No one was on remote accesss.

Chairman Olmstead seated alternate Kristopher Wright as a regular voting member.

Motion: J. Keilty moved and E. Fuessenich seconded a motion to add as 2a, "Public Comment". All voted aye and the motion carried.

2. Approval of June 8, 2026 Regular Meeting Minutes

Motion: J. Lupo moved and E. Fuessenich seconded a motion to approve the meeting minutes of June 8, 2026. All voted aye and the motion carried.

2a. Public Comment: None

3. Appointment of New Regular Member to Fill Vacancy: Motion: J. Lupo moved and J. Keilty seconded a motion to nominate Patrick Allers to fill the vacancy left by Matt Dyer. S. Olmstead explained that he had spoken with Patrick, and he was happy to serve in the regular seat. Upon voting all voted aye and the motion carried.

4. Appointment of New Alternate Member to Fill Vacancy: S. Olmstead explained that the Democratic Town Committee put forth Zack Miller-Murray as a replacement for the alternate vacancy left by Patrick Allers. He is well qualified with a financial background. **Motion:** J. Lupo moved to nominate Zack Miller-Murray to fill the alternate vacancy, and John Keilty seconded. There was a short discussion on his background and resume, as he was out of town and unable to attend. Upon voting all voted aye and the motion carried.

5. Appointment of Region 20 Negotiations Observer: S. Olmstead reiterated from the last meeting that this position is an observer only, with one from each of the four towns' BOF or body making appropriations. The negotiations can be lengthy, possibly with frequent and intense meetings. Stephan Krucker did show interest in being the representative from the Litchfield BOF. **Motion:** E. Fuessenich moved and J. Keilty seconded a motion to appoint Stephan Krucker to the position of Region 20 Negotiations Observer. All voted aye and the motion passed.

6. FY26 Financial Transfer #8: Upon question from S. Olmstead, S. Dionne explained that Transfer #7 got pulled back, therefore looking like we skipped a number. A. Obi said that the various accounts' excess funds on the first page ($229,579) are being transferred into the various accounts on the second page as an end-of-year transfer per the auditor's recommended method. Finance was asked to add another column after the Dept. number that describes the name the department. **Motion:** E. Fuessenich moved to approve Transfer #8 for $229,579 and J. Lupo seconded. This will go on to Town Meeting. Upon voting all voted aye and the motion carried.

7. FY27 Financial Transfer #1: E. Fuessenich moved to approve Budget Transfer #1, FY27, for $9,807.45. J. Keilty seconded the motion. S. Dionne explained that we were short $9,000 for the broadband bill for the center of Town, so we had to take it out of miscellaneous revenue, from ARPA interest. There is no time limit or restrictions on spending the ARPA interest, as long as it is spent on capital purchases. Upon voting all voted aye and the motion passed**.**

8. Bantam Annex Update: D. Raap reminded the group that the Facilities Review Committee had hired architectural firm TLBA to do an analysis of the Bantam building and the Town Hall to determine possible uses and associated cost. The Board of Selectmen has decided that since the $160,000 annual annex fund is depleted, something must be done. TLBA came up with five options for uses with associated cost to renovate.

<u>Option 1</u>: Locate the Town Hall in Bantam with added multipurpose space.

<u>Option 2</u>. Maintain Town Halls as is with a daycare added at the Bantam facility.

<u>Option 3</u>. Locate the Town Hall in Bantam with community programming and an arts center.

<u>Option 4</u>: Maintain Town Hall functions in the center and have workforce housing apartments in Bantam.

<u>Option 5</u>: Maintain Town Halls at current locations with 4 affordable housing units in Bantam. The property is now zoned for Municipal use only, with a limit of only 4 housing apartments. This ties the hands of the taxpayer because it would cost over $32 million to renovate the building.

Other options could include demolishing the building (last estimate $750,000) and using modular offices behind the Town Hall. Perhaps the building could be used for LIS students. They could also invoke the 8-30g State Statute to force workforce housing in Bantam, since we are below the 10% threshold of affordable housing (we are currently at 4.7%). There will be a public hearing 9/29/26 to talk about options and answer questions. S. Olmstead said that under no circumstances should the Town of Litchfield take back the Litchfield Intermediate School from Region 20. It is way more building than we need, double to triple the square footage, and will have a host of maintenance costs.

9. Region 20 Update: D. Raap said the BOS talked about a Litchfield audit that would rebuild years 2023/2024. The Superintendent thought we should do it simultaneously with the former Region 6 towns. Warren is a no, and Morris and Goshen have not yet decided. S. Olmstead will ask the CFO and Superintendent to come to our September or October meeting.

10. Monthly Financial Reports for June and July: A. Obi presented Revenue and Expenditure reports for both June, 2026 and July, 2026. **Motion:** E. Fuessenich moved to accept all financial reports as presented, and J. Lupo seconded. All voted aye and the motion carried.

11. New Business

a. Correspondence: None

b. Payment of Bills: None

c. Future Agenda Items: Audit discussion

12. Adjourn: Motion: E. Fuessenich moved and J. Lupo seconded a motion to adjourn at 7:52 p.m. All voted aye and the motion carried.

Ann D. Combs, Recording Secretary