

# RESOLUTION OF THE CITY COUNCIL

No. 565

Approved November 11, 1974

City of Providence  
Business Administration  
11/11/74

WHEREAS, the State of Rhode Island has abandoned the Charles V. Chapin Hospital Complex property, so called, which was conveyed to the State of Rhode Island by the City of Providence, by deed dated March 26, 1968, and

WHEREAS, said deed provided that legal title to said complex, including land and buildings, shall revert to the City of Providence, if and when the State of Rhode Island shall abandon the same for curative and convalescent health purposes, and

WHEREAS, in the opinion of the Committee on City Property of the City Council, after that Public Hearing held on August 21, 1974, the said complex has become unsuitable for any public purpose or purposes, and has ceased to be used for such purposes,

NOW THEREFORE BE IT RESOLVED, that in accordance with the reverter clause, in that deed from the City of Providence to the State of Rhode Island, dated March 26, 1968, the City of Providence hereby accepts the reversion of said Charles V. Chapin Hospital Complex, and

BE IT FURTHER RESOLVED, that the Charles V. Chapin Hospital Complex has become unsuitable for hospital purposes or for any public purpose or purposes.

IN CITY COUNCIL

NOV 7 1974  
READ AND PASSED

\_\_\_\_\_  
PRES.  
*William C. ...*  
\_\_\_\_\_  
CLERK

APPROVED

\_\_\_\_\_  
MAYOR  
*Joseph A. ...*  
NOV 11 1974

RECORDED

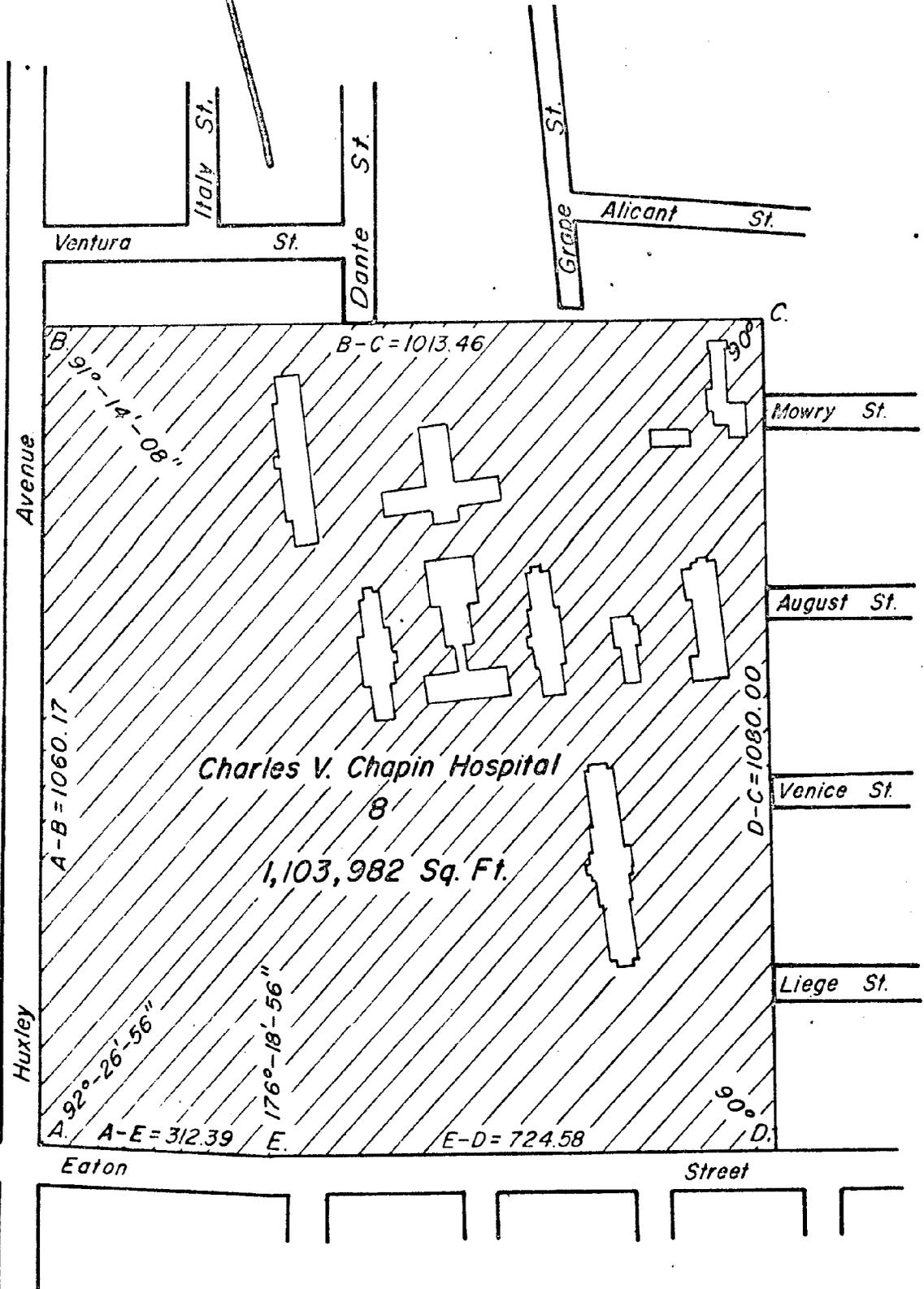
INDEXED

NOV 10 1914

THE COMMITTEE ON  
*City Property*  
Approves Passage of  
The Within Resolution

*Wm. W. ...*  
Chairman  
October 27, 1914

PROVIDENCE, R. I.  
 P.W. DEPT. - ENGINEERING OFFICE  
 PROPERTY SECTION  
 063838  
 July 19, 1974



Note  
 Cross-Hatched Area A-B-C-  
 D-E-A Indicates Proposed  
 Sale

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. - Engineering Office  
 Showing Proposed Sale Of  
 Charles V. Chapin Hospital  
 Drawn by Donofrio Checked by R.Q.  
 Scale 1" = 200' Date July 19, 1974  
 Corrected by Associate Engr.  
 Approved Joseph St. Lambert  
 CHIEF ENGINEER

Lot Numbers From Assessor's Plat 119

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CITY OF PROVIDENCE  
COMMITTEE ON CITY PROPERTY  
OF THE CITY COUNCIL

\* \* \* \* \*  
PUBLIC HEARING  
IN RE: CHARLES V. CHAPIN  
HOSPITAL COMPLEX  
\* \* \* \* \*

August 21, 1974  
2:00 p.m.  
Council Chambers  
Providence City Hall  
Providence, Rhode Island

BEFORE:

Councilman Michael E. Kelly, Chairman  
Councilman John M. Murphy, Vice Chairman  
Councilman William G. Bradshaw

ALSO PRESENT:

Louis Mascia, City Solicitor  
Stephen Napolitano, Deputy City Solicitor  
  
Vincent Vespia, City Clerk

The CLERK. The Public hearing will please be in order. This is a hearing before the Committee on City Property of the City Council. It is chaired by Councilman Michael E. Kelly.

Mr. KELLY. Good afternoon ladies and gentlemen. I will read the advertisement as it appeared in the Providence newspaper.

"The Committee on City Property of the City Council will conduct a Public Hearing on Wednesday, August 21, 1974, at 2:00 o'clock P.M. (D.S.T.) in the Chamber of the City Council, City Hall, relative to the following:

Whether, the Charles V. Chapin Hospital Complex, consisting of land and buildings, located within that area bounded generally by Eaton Street; Huxley Avenue; southerly by adjacent lots along Ventura, Ceres and Grape Streets; easterly by adjacent lots along Mowry, August, Venice and Liege Streets, become unsuitable for use for hospital purposes and has ceased to be used for such purposes.

All persons interested in the above matter are cordially invited to be present at that time and place to be heard thereon, by order of the Committee on City Property."

Sitting on my right is William Bradshaw and to my left is John Murphy, both councilmen. At this time I will call upon our City Solicitor, Mr. Louis Mascia..

Mr. MASCIA. Mr. Chairman and members of the Committee, I have here a letter directed to the Honorable

Joseph A. Doorley, Jr., Mayor of the City of Providence, City Hall, Providence, Rhode Island, 02903, dated July 29, 1974. It was received in the Executive Office on July 30, 1974. The letter reads,

"Dear Mayor Doorley: RE: CHAPIN HOSPITAL  
Please be advised that the State of Rhode Island has abandoned the Chapin Hospital as of June 1, 1974. While the State is occupying a portion of the premises, it is doing so at your sufferance, for the State is waiting for the completion of the rehabilitation of the units out at the Howard complex. I trust that this enables the city to enter into whatever negotiations it deems appropriate, since the State is of the opinion that the Chapin site has effectively been abandoned.  
Very truly yours, James M. Jerue,  
Director."

I would like to offer this to the Committee as part of the record.

(Letter of July 29, 1974 to Mayor Doorley from Mr. Jerue made part of the record)

Present in the Chambers, Mr. Chairman and members of the Committee, is Mr. Paul Pisano, Chief Legal Counsel for the Department of Mental Health, Retardation and Hospitals for the State of Rhode Island and Mr. Pisano would like to address the Committee.

PAUL J. PISANO. Thank you very much Mr. Mascia. Mr. Chairman and members of the Committee, my name is Paul J. Pisano. I am an attorney at law and I am the Chief

Legal Counsel for the Department of Mental Health,  
Retardation and Hospitals for the State of Rhode Island,  
and I am here representing the Department and also the  
State of Rhode Island.

The Chapin Hospital Complex, so-called, has been  
abandoned by the State of Rhode Island, and the reason  
for this is that the hospital units that were presently  
at the Chapin Hospital have been partially moved out to  
the Howard Medical Center in terms of its Alcoholism  
program, and the only program that the State is operating  
at the Chapin Hospital at the present time is the Drug  
Abuse and Chemical Abuse section. That will be moving  
out shortly to the hospital complex.

I have two matters, or three matters, that I would  
like to present to the Committee for their perusal and  
their study. The first is a letter which I would like to  
read into the record which is a letter addressed to the  
Honorable Philip W. Noel, Governor of the State of Rhode  
Island, written by the Director of Mental Health, Retar-  
dation and Hospitals, Dr. Charles C. Goodman. Dr. Good-  
man is present here and will also address this body. It  
says,

"Dear Governor: For some time I have  
been concerned about the need to con-

solidate our chemical abuse services to assure more efficient administration and operation. At one time an effort was made to have the entire alcoholic and drug abuse program located at Chapin but this did not prove possible. At the present time only the drug program is at Chapin in quarters quite unsuitable for Hospital accreditation without extensive renovations. I am reluctant to make major renovations in property over which we do not have full control.

Until recently there did not appear to be suitable space to relocate the drug program at the Medical Center. In planning for the study of the General Services Medical Building and Aging Center a new opportunity has arisen. A very sound building at Center General Hospital, which is currently a dormitory for employees, would lend itself to relocation of the entire drug program. The building is in good repair and is already protected by a fire detection system. The square feet available would meet the drug program needs for inpatient, methadone maintenance, outpatient and day programs, and administrative quarters. Some renovation would be necessary in order to meet Federal regulations for drug programs and necessary security. Although I cannot give a firm estimate I believe renovation costs should not exceed \$250,000.

The building is very well located in a central spot with good access for parking and at the same time open enough to assure security supervision. It would be sufficiently separated so as not to interfere with programs for psychiatric patients or the medical-surgical programs and yet near enough to utilize laboratory, x-ray, and other clinic services.

To relocate from the Chapin Annex it is estimated that savings in operating costs

such as fuel oil, electricity, and other utilities would amount to an estimated \$58,000 annually. The need for various repairs at Chapin alone could be eliminated and these savings are estimated at \$27,000. This relocation would make for more efficient collaboration with other units of the Department that serve this program.

Relocation of the drug program would not result in the loss of a position for any employee. All present employees could be utilized even more effectively at the single Medical Center location.

It is my professional and administrative judgment that such a relocation of our drug program would be in the best interest of both the patients and the Department. I am presenting this recommendation to you hoping for an early decision in order to coordinate any necessary steps with the Budget Office.

Immediate affirmative action would lead to completion of the task in approximately five to six months. Realizing this brief note summarizes a tremendous amount of information, I am ready to discuss this further with you and Mr. Coleman at your convenience. Awaiting your reply, I am,  
Sincerely yours, Charles C. Goodman, M.D.,  
Director."

I would like to offer this into the record, please.

(Letter of February 1, 1974 to  
Governor Noel from Dr. Goodman  
made part of the record)

Mr. PISANO. As noted by the first exhibit presented to you by Mr. Mascia, you will note that the State has effectively taken steps necessary to abandon the complete Chapin complex. I do not consider myself

an expert in determining the use as a hospital. I will leave that to people more attuned and capable of that, such as Dr. Goodman, who is the director. However, I do have two matters I would also like to present.

First, is a letter from the Fire Department, Bureau of Fire Prevention, Donald F. Walsh, Fire Marshal, 209 Fountain Street, Providence, Rhode Island. It is addressed to Daniel Mellor, Administrator of the Chapin Annex, 153 Eaton Street, Providence, Rhode Island. This is the only building used at the present time for our drug program, the Lippitt building. I will not read it all but it says here,

"It is the opinion of this inspector that this building constitutes both a life and fire hazard..."

This continues on at length in particular detail as to the deficiencies within the hospital complex or the Lippitt Building itself.

I would also like to present this into the record.

(Letter of February 13, 1974 to Mr. Mellor from Mr. Butler made part of the record)

A lot of this is background which has accumulated over several years, so I am presenting highlights and summaries which are contained in here. I also have present a statement of construction and fire protection

which is presented by the Joint Commission on Accreditation of Hospitals, Hospital Accreditation Program. This is "hospital identification," and this is concerning the Chapin Annex, particularly the Lippitt building. This is the best building which is being occupied presently. With the exception of two items, they are in complete violation of hospital accreditation. In order for us to maintain the accreditation of that hospital, you would have to completely rebuild the building. As you are familiar, I'm sure, by reading in the papers, there was a recent survey of the Institute of Mental Health of which this is part of, out at the Howard complex and at the present time, their findings of non-accreditation is under appeal. While we are at the present time still in full accreditation at the Medical Center, it would have to be updated and are being updated so we can assure ourselves of full accreditation. It would be almost an impossibility to bring this up to conformance. I would also like to present this to the Committee.

(Statement of Construction and  
Fire Protection by Joint Commission  
on Accreditation of Hospitals made  
part of the record)

Further, I would like to present to the Committee a purchase requisition by the State of Rhode Island for ser-

vices of an architect to prepare the plans and specifications for remodeling of a dormitory building at the Medical Center to be used as a drug control unit dormitory. Estimated construction costs, \$350,000. It's got alterations, 50% Group III, 50% Group IV, 8.7%, Alterations, 3.4% for a total of 12.1%. I would like to enter that as part of the record.

(Purchase Requisition of March 29, 1974  
made part of the record)

The State of Rhode Island has made up its mind that they are moving out of the Chapin complex for the fact they are relocating at the Medical Center and for the fact it would be just prohibitive for the State to enter into any construction costs to maintain the hospital as a unit.

Are there any questions from the Committee? I would be glad to answer them concerning the hospital accreditation, etc., and as for its use of a hospital, I probably would defer to Dr. Goodman who is also the director. This purchase requisition was authorized by the Director of Administration of the State of Rhode Island.

The CHAIRMAN. We have no questions.

Mr. PISANO. Thank you.

Mr. MASCIA. Mr. Chairman, at this time, I would like to introduce a copy of a deed executed by

Mayor Doorley on March 26, 1968, whereby the Chapin Hospital complex was deeded to the State of Rhode Island, and I would like to read into the record Reverter Clause in the deed which states that, "This conveyance is made subject to the understanding and agreement that legal title to the above described real estate shall revert to the City of Providence if and when the State of Rhode Island shall abandon the same for curative and convalescent health purposes."

At this time, Mr. Chairman, I should like to call on Dr. Charles Goodman, who is the Director of Mental Health, Retardation and Hospitals for the State of Rhode Island.

DR. CHARLES GOODMAN. Mr. Chairman, Mr. Pisano has told the story of our present situation quite well. Knowing that I was to come to this hearing this afternoon, I asked for a current statement from my hospital administrator, Mr. Robert Reidy, which in effect summarizes the bulk of material already presented. If you don't mind, I would like to read that and also offer it to you for your records. Mr. Reidy, in writing to me concerning the long-range use of Chapin Hospital says:

"Charles V. Chapin Hospital complex has no existing facilities that are in substantial compliance with either the NFPA Code that is followed for Accreditation or the State Fire Code.

The best building on the grounds, the Lippitt Building, has been described as both a life and fire hazard in a report of the Providence Fire Department dated February 13, 1974.

To correct this facility's shortcomings and make it acceptable as a patient care hospital building would probably cost from 2/3 to 3/4 of the cost of total replacement. It is very likely that at the completion of such a project, the building would not be satisfactory from a functional standpoint because of limitations in the existing structure.

All other buildings on the grounds of the Chapin Hospital are totally unacceptable for patient care and would have little or no potential for renovation for long term use. The only use they would have is for administrative office area."

I would like to add, however, that the present plan for the State for my department to move the services to the central complex on the Howard campus is hardly a hasty move. I think well over a year ago, I can't recall the exact date, I had the privilege of meeting with the Providence City Council to discuss the State's long-range plans for the use of that property, and I said at that time, because of the nature of the construction and the cost of renovation, the sooner we can get out, the better we would be and that was a matter of record in the Providence Journal for some

following morning so we have been working in that direction for some time. I am available for any further questions.

The CHAIRMAN. We can assume Dr. Goodman that the State will have considerable savings as a result of moving out of Chapin.

Dr. GOODMAN. Yes, especially in administrative costs of operating a facility some distance from our main campus with all the attendant things that go with it, physical, administrative, and so on.

The CHAIRMAN. That is the motivating factor?

Dr. GOODMAN. One of the motivating factors. The other motivating factor is that it is to our advantage in terms of operating a program to have everything compact in one place, not having to operate two laboratories and things like that. So there is the program purpose, which is the higher purpose and the secondary is administrative efficiency. The third reason for us to being able to move in that direction is that our efforts have been to reduce the census either by keeping people out or returning them to the community, or although we have not had a lot of publicity, our census has dropped over the years, has dropped two or three hundred patients and this now permits us to move some people into other quarters and free us of some space so we can now make this move.

The CHAIRMAN. Thank you doctor.

Mr. MASCIA. Mr. Chairman and members of the Committee, after Mayor Doorley received the letter dated in Exhibit I, July 29, shortly thereafter in August, Mayor Doorley engaged the services of Henry W. Cooke Company, a real estate office in the City of Providence and requested of that office, through Mr. Sweeney, to determine on a real estate point of view whether or not the Chapin Hospital complex has become unsuitable for hospital purposes. I would like to present Mr. Sweeney please.

ROBERT E. SWEENEY. Gentlemen, I have a prepared statement that I would like to read into the record and I have copies so I will distribute them to you.

Mr. MASCIA. Mr. Chairman, will the Committee waive the qualifications of Mr. Sweeney as a real estate appraiser?

The CHAIRMAN. We will.

Mr. SWEENEY. Thank you gentlemen.

"Gentlemen: Pursuant to the request of Joseph A. Doorley, Jr., I have personally inspected the real estate known as Charles V. Chapin Hospital further designated as Lot No. 8 on Plat No. 119 of the Tax Assessor's Plats of the City of Providence, State of Rhode Island. The purpose

of my inspection was to render an opinion as to the functional utility of this property for hospital purposes. Functional Utility is defined as the sum of a property's usefulness and attractiveness as improved.

Herewith is the result of my investigation and inspection:

The subject property is located on the northeasterly corner of Eaton Street and Huxley Avenue and consists of 1,103,982 square feet of land or 25.34 acres of land. Utilities serving the area are: city water, storm and sanitary sewers, electricity, gas and telephone. The subject parcel slopes downward gradually from Huxley Avenue easterly with the contour of Eaton Street. The parcel graduates gently upward from the south boundary toward the northerly boundary. Miscellaneous shrubs and trees give the grounds a parklike setting. An asphalt paved road network gives access to the buildings and the several parking areas that accomodated visitors and employees of the hospitals. Access to the grounds are from Eaton Street and Mowry Street.

The hospital complex consists of essentially eleven (11) buildings.

#### ZONING DATA

The subject property is zoned R-3, General Residence Zone.

Upon inspection of the buildings presently located on the subject site, it was my opinion that this facility would no longer have value

as a hospital facility. It is my opinion that because of age, and the present stringent requirements under the new fire code that the existing facility was unsuitable for hospital purposes. My opinion has been supported by the fact that the State of Rhode Island abandoned this facility on June 1, 1974 after making a determination that it was unsuitable for their purposes. The cost of rehabilitation and renovation would have been prohibitive to make the present facilities functional. Because it was no longer suitable for use by the State or the City of Providence as a hospital, it is my opinion that the present improvements are not functionally useful, therefore the present facilities are not suitable presently or in the future for hospital purposes. Respectfully submitted, Robert E. Sweeney, SRA."

The CHAIRMAN. Thank you Mr. Sweeney.

Mr. MASCIA. Mr. Chairman, members of the Committee, that concludes the testimony. In conclusion, I would like to sum up and recommend to your Committee, speaking on behalf of Mayor Doorley, that (1) the Committee does determine that the State of Rhode Island has abandoned Chapin Hospital for hospital purposes and that the City of Providence, in accordance with the deed which is introduced in evidence, accepts back the Chapin Hospital complex and further that this complex ceases to be used for hospital purposes.

The CHAIRMAN. Thank you Mr. Mascia, and also

the witnesses. We will now ask for those opposed to this resolution to step forward. I would ask that those wishing to speak against confine their remarks to the subject matter. Would you please state your name.

EARLE F. COHEN, M.D. I previously functioned as the president of the Friends of Chapin Hospital and also as the chairman of the Rhode Island Taxpayers Action Committee. Mr. Chairman, the one member of the Committee that seems to be seated with you still -- by the way, does it take a quorum of the Committee in order for you people to do business? I wonder if Mr. Mascia, the legal counsel for the City would rule on this.

Mr. MASCIA. At the start of the meeting there was a quorum and, therefore, there is a quorum present.

Dr. COHEN. I take exception to that, as I will to many other things. I think it should be clearly noted that a quorum is necessary in order to hear both sides of the argument, not just the affirmative side.

Mr. MASCIA. May I point out, Doctor, that there is a transcript and this transcript will be prepared and presented to the full Committee.

Dr. COHEN. I think a public hearing is one where, if the people in the Committee are interested, and it is quite obvious they are not here, the fact is, I could

say three words, the fix is on, and I would like to be quoted on that. It is quite obvious, "the fix is on," and the fix has been on for a long time now, and I am talking to the subject, Mr. Chairman. I am speaking to the subject and the issue. The fix is on.

The CHAIRMAN. Doctor, if you would contain your remarks. If you wish to continue your remarks...

Dr. COHEN. I will be happy to.

The CHAIRMAN. I can hear you quite readily. It is not necessary for you to shout to me and the Committee members. I will ask that you continue with your testimony pertaining to the subject matter. Should you deviate, I will ask you to sit down.

Dr. COHEN. I may deviate and it may be the ruling of the Chair frequently, I would ask him not to ask me to sit down, but ask me to get back to the subject that interests you.

The CHAIRMAN. Please proceed.

Dr. COHEN. I would like the names of the other members of the Committee to be read into the record so we can know who is absent.

The CHAIRMAN. For the record, the members of the Committee are myself, Michael E. Kelly, Chairman, John M. Murphy, Vice Chairman. John was here a little while

ago; he had to leave. Thomas L. Payne, Jerry Lorenzo, and William G. Bradshaw, who is sitting to my right.

Dr. COHEN. May I ask someone to make a ruling as to how many members of the Committee constitutes a quorum?

The CHAIRMAN. A majority constitutes a quorum.

Dr. COHEN. Of what sir?

The CHAIRMAN. The members of the Committee.

Dr. COHEN. Then there is not a majority of the members here present and I declare there is not a quorum.

The CHAIRMAN. There was at the beginning of this meeting. There was, I beg your pardon.

Dr. COHEN. There wasn't, and there is not now, and the meeting is improperly being held.

The CHAIRMAN. For the record, at the beginning we had Councilman Murphy, Councilman Bradshaw and myself present, which constituted a quorum. At this time, it is our ruling to continue with this hearing.

Dr. COHEN. I might say I will continue, seeing that is the ruling of the Chair. I, of course, think the Chair ought to be removed and I also feel, besides this being a fix, it is a sham. We will go forward, but I want you to know we are going forward under protest.

I thought it might be interesting to go into a little background of the Chapin Hospital here because, obviously, if we do have a certified deed that was presented here, we should go back to the original deed which was filed in this same city hall back when the Chapin Hospital became part of the City of Providence, and we should because it took place in these same chambers and I would like to feel that the people who were here then did constitute a quorum and were here and present and wanted to do things that were good for the City of Providence. One might refer back to Chapter 308, Section 192 on June 4, 1907, at which time an ordinance requiring \$335,000 for authorizing the erection of a city hospital for the City of Providence. That was the Enabling Act which, of course, came about in this very same council chamber, but I believe with a different type of councilman present and seated at that particular time than we have today, chairing this meeting. We go on, I have heard conversations here from a variety of individuals who in my opinion are part of the fix. To start with, this hearing is taking place in the wrong place, actually. This hearing should not be taking place here in the City Hall because the truth of the matter is that this is a State problem right now. We know that the City councilmen are

unconcerned. They are only concerned with grabbing a piece of property sometimes at Randall Square for a gas station and sometimes on Smith Street for something else.

The CHAIRMAN. Dr. Cohen, one more such remark from you and I am going to ask you to just forget about your testimony.

Dr. COHEN. Can I ask the Chair a question?

The CHAIRMAN. You cannot. Keep your remarks specifically to the matter of Chapin Hospital.

Dr. COHEN. May I then object to the fact that the person speaking is not allowed to even question the Chair?

The CHAIRMAN. Does it concern Chapin Hospital?

Dr. COHEN. It concerns the City of Providence.

The CHAIRMAN. We are talking about Chapin Hospital.

Dr. COHEN. It concerns the Property Committee in the City of Providence.

The CHAIRMAN. Dr. Cohen, we are speaking specifically...

Dr. COHEN. I will go forward. Chapin Hospital, we might just as well let it be known that it really is all over and there is really no point in a public hearing

here. The public hearing, as I said, should have taken place with the State of Rhode Island, which in fact presently pays over \$2 Million a year for various leaseholds that they have in properties in various areas of the city, but pays only \$1.00 a year to lease 23 acres -- was it 23 Mr. Representative?

Mr. SWEENEY. Yes.

Dr. COHEN. To lease 23 acres in buildings and pays only \$1.00 a year, but is willing to give this up in deference -- I am not sure to what -- and with it to give up major services. I think, actually, more than this just being what I call a fix, I think it borders on cruelty. There are actually services that our community has come to learn that it needed and has actually gotten from the Chapin Hospital. For instance, services regarding mental health, drug abuse, alcoholism -- I might say that the State government has assured us that those services which historically have been at Chapin will be returned to the community, and according to Kevin McKenna, and I quote him -- is he here -- because the Governor's office assured me he would be here. I wish he were here to refute it himself. Kevin McKenna in a personal communication to me indicated that the services presently at Chapin Hospital would be returned to the community within about two years. Of course, that also

presupposes Governor Noel will still be in the State House.

We find that cities such as Providence which are deteriorating and decaying because of the problems and the crimes which are associated with drug abuse, alcoholism, and mental health, actually need the type of facilities we have had at Chapin. Actually, the problems are not out in the middle of the wilderness somewhere on about a thousand acre location in Cranston. The problems are in the community here, and Mr. Councilman, Mr. Chairman, I think you are aware of these problems.

Basically, we should look back to some of the other historical things that have taken place with Chapin Hospital to remind the two members of the Committee who are here to vote so that we can actually remind you people of what some other people have said about Chapin Hospital.

In October, 1963, Governor Chafee by executive order created the Mental Health Council to study the mental health program in Rhode Island and develop a long-range statewide mental health plan, and I would guess that Dr. Goodman knows about it -- I hope he does. This plan was paid for by a \$65,000 federal grant and it took two years to complete, and some of the people who are very eminent and prominent people, who were part of it, were Dr. Joseph Cannon, Director of Health, Augustine W. Riccio, Director of Social Welfare,

Dr. William P. Robinson of the State Commission of Education. Serving on the council, Dr. Maurice Laufer, Dr. Harold R. Musiker, representing the Rhode Island Association for Mental Health, Dr. Harold W. Williams, representing the Rhode Island Medical Society, William L. Turner, Administrator of the Newport Hospital, Judge Joseph R. Weisberger, Maxwell C. Huntoon of Little Compton and Thomas F. Kelleher, and also in addition to that was the chairman of the council, J. Emery Long, who was the Vice President of the Industrial National Bank, and after their study, they came out with some recommendations, which I will read.

The recommendation was that the "psychiatric services and the facilities of the Charles V. Chapin Hospital be continued and strengthened. Further that as this facility does in fact serve a population well beyond the limits of the City of Providence, it should be considered in fact in terms of support a metropolitan or state hospital. To this end, discussions should begin between appropriate state and municipal officials. Above all, the services of this, the second largest psychiatric facility of the state should not be allowed to flounder where the need for psychiatric, outpatient and inpatient services is so great."

From that illustrious group, there were others. There

were commissions formed to study the Chapin Hospital. I bring you to a newspaper article, I brought the whole paper because I want you to really see what happened. On the front page, for your perusal, is a picture of the Chapin Hospital and it says, "Chapin unit urged as mental health center," and it says, "Development of Charles V. Chapin Hospital as an expanded mental health facility was recommended today by a special study commission" and this study commission, by the way, was headed by ex-governor Frank Licht, who was then a judge in the Superior Court. Establishment of a halfway house for selected mental patients in preparation for the return of the community was a major need. Inauguration of a program of inpatient care for alcoholics was one of the recommendations and transfer of the State Division of Mental Health Hygiene Services and Alcoholism from rented quarters at Butler to Chapin was recommended. I might say interestingly, that the job to affect these things was put into the hands of a very capable person. It was put in the hands of the then Director of -- and they have changed the names repeatedly -- Director of Mental Health and Hospitals, and from his hands it was transferred over to the very capable hands of the man now in charge of the Mental Health and Retardation and Hospitals in the State of Rhode Island,

and we are fortunate enough to have him right here right now and right in his trusting hands and knowledgeable hands, we have had the fate of the Chapin Hospital over a period of some years now and he is the same one who stood up here just a few minutes ago and told us the place ought to be closed and if he knew the place ought to be closed then, for a number of years he has been wasting taxpayers' money on it and I can tell you who it is because his credibility has been subject to doubt before. Ask Ed Beard about the credibility of that doctor right there, Dr. Goodman. Dr. Goodman actually ought to be removed from his office in charge at the state institutions because as far as I am concerned, he is derelict in his duty. If he sat here knowing what he knows about that hospital on...

(Mr. Murphy Returned to Chambers)

The CHAIRMAN. Excuse me, I don't really think these remarks are necessary.. I would hope one in your position would behave in a more orderly manner.

Dr. COHEN. This is Wednesday. I am not functioning as a doctor.

The CHAIRMAN. I understand, but I would expect that you maintain decorum and act as a gentleman.

Dr. COHEN. May I, while retaining decorum, once again call for the resignation of Dr. Goodman?

The CHAIRMAN. Also at this time, I would like to make it a matter of record that Councilman Murphy is in our presence.

Dr. COHEN. Welcome back Councilman.

Mr. MURPHY. I never left. I was in the building.

Dr. COHEN. We were not able to observe your body here.

Mr. MURPHY. I don't have to report to you, doctor.

Dr. COHEN. Welcome back Councilman.

Mr. MURPHY. Did you hear me?

Dr. COHEN. Did you hear me? You should have been here right along.

Mr MURPHY. It's none of your business where I was.

Dr. COHEN. Were you here when I said the fix was on?

The CHAIRMAN. You are not running the meeting.

Dr. COHEN. Excuse me, I will direct my remarks through the Chair.

The CHAIRMAN. Do so.

Dr. COHEN. We welcome Councilman Murphy back. Actually, a little bit of sense and logic ought to come

into this. I could go on through my book with all sorts of information on the Chapin Hospital, going from the first study to all the studies made, all of them call attention to the fact that we are sorely in need of these types of health services in our community. I realize the Chapin Hospital has deteriorated to a problem where the issue is no longer people. The issue is no longer services with the City Council here, unfortunately. The issue seems to be real estate and there is no question about it, that we have a large growing college next door which wasn't there when Chapin Hospital got there, which seems to have a desire to take over those 23-odd acres of land that exist between Chapin Hospital and Providence College, and God knows that Providence College can use the land and where else could you get a piece of land at a better price than you could through the City of Providence and it is sort of very nice to have it there.

Plus, these buildings that are there on the land, that are so deteriorated, I might say, one of these extremely deteriorated buildings that one of the establishment group, that I guess is also part of the fix, has talked about, the fire violations that are in it -- well, I might tell you that building with all those fire violations is, right now, housing many many students from Providence

College and I think the one thing the fire inspector ought to do is immediately, at least, empty out those students who are in violation of everything, have been living there on the taxpayers, and I think it is against all regulations, that the nurses' dormitory<sup>is</sup>/there, and by the way, this has also been known to the Mayor of the City of Providence.

The CHAIRMAN. For the record, Doctor, those buildings there, they are leased from the state. They are receiving income from that.

Dr. COHEN. But those buildings are in violation, I am told, and they are beyond rehabilitation and beyond all use. I can talk back to the report of the study from the Chapin Hospital Commission which would completely refute the reports given here because as a result of this, the Chapin Hospital Commission came out with a unanimous report to remodel and refurbish those buildings and that was done with a \$65,000 study and those people meant business, but there is no point in our doing that because I know, as well as you do, the fix is on. What I want to do is request what can we salvage for the people. We know the grass is growing on the front steps of the City Hall. You might look on the way down. But we know up in this chamber where real estate is involved, there may be a little grass growing too, but what can we do when people are out looking for

our property? Let's retain some of the services and facilities for our people because really, P C doesn't need all those buildings right now and they don't need all that land right now. It would be like doubling the size of their campus.

If this property committee had in their hearts -- I know in their minds it hasn't yet been implanted -- but in their hearts that we retain part of the property for the services we know are necessary and because we know it is inevitable and the die is cast and the deal has been made that we then slowly, over a period of years, at least when maybe Kevin McKenna from the state office who has told us the city will be getting those services back, maybe we can get those services for the halfway house that was recommended in 1968, but in 1974, Dr. Goodman doesn't think we need, couldn't we maybe retain a little of the land over the eastern end and give P C the rest of it? They are not going to devour it all at once and actually, it may take them many many years to go forward with the planning to utilize. I would like to call on you people to try to think about retaining some of this.

There are one or two other points that should be made. I would ask this Committee, if it would, and I don't think it is your job to do, actually -- your job is only to accept

back the land that is being offered to you -- the services to the people aren't important but there maybe at least one member of the Committee that would like to have them back. You have heard them talk about moving these people back out to the State institutions. I do want you to know, and you can question Dr. Goodman on this subject as to whether or not the planning for mental health care, for alcoholism and for drug abuse problems, whether the planning overall is a plan to centralize these services or a plan to decentralize them. Actually, Dr. Goodman, if he is honest, he will agree with me that the plan is to decentralize. You hear them talking about breaking up these major complexes so that actually the Chapin Hospital existing in the center of a core city like Providence, with its major problems, I think ought to be looked on as an oasis in some semblance of good sense, honesty, integrity, a concern for the care of people, a concern for the services that the people deserve, and a concern of course for the taxpayers of our community should be felt and I would like to urge this Committee not to move hastily, although, obviously, I am quite convinced that the deal has been made and I would like to urge you all to see that this doesn't happen that fast without at least a little careful thought and understanding in an attempt to retain the services, not out at the State

institutions where the person with the drug problem couldn't ever find his way around out there. I am sure most of you have never gone out there to take a look, but if you do, you will find it is a maze of buildings, a jungle, and that is why they are looking to cut it back in size and not increase it in size, and for your information and Dr. Goodman's information, the State institutions have lost their accreditation, it's been rumored, number one, and also it's been rumored they have a severe overcrowded condition out there. With such an overcrowded condition out there, somebody must have twisted his arm, because I understand he is a good doctor. Somebody must have twisted his arm awful hard in this political jungle we are living in to recommend all these people be moved out there. I don't believe he really believes it.

The CHAIRMAN. Any other speakers?

MICHAEL JAMES SPLAINE. I am a resident of Warwick, Rhode Island. I would like to speak to the issue, to give you the benefit of my experience as a voter in the state and as a resident of Warwick, as a social service worker with the Rhode Island Internship Program under the Department of Community Affairs. I would like to suggest, as Dr. Cohen already has, that the fix is indeed on.

Social service workers in Warwick, who work for Warwick

Community Services as well as others have been aware that Chapin is going to close for at least three or four months. In discussion, we have met with other social service workers and I mean to make this very clear that we do not work for the State Department of Social and Rehabilitative Services, but for a separate agency. The need for Chapin seems to be passed in the mind of the Committee.

Before I go further, Mr. Chairman, how many members are there on the Committee in all?

The CHAIRMAN. Five members.

Mr. SPLAINE. Okay, the need for Chapin in the past has always changed with the times. When Chapin originally opened as a city hospital, it was considered to be a disease clinic. When scarlet fever was raging, it was a scarlet fever clinic, and it went to diphtheria and tuberculosis, and in 1967 the decision was made to move to drug abuse, mental health and alcoholism. It seems now, that the decision has been made to take needed services away from it and stick them at New London Avenue. Social services from Warwick disagree. There is a definite need for Chapin services. The state seems to be jumping between decentralization and consolidation. I don't understand -- my understanding of the state's position is one of decentralization of all its services, and it seems we are jumping

back and forth between consolidation, when it is convenient, and decentralization, when it is election year.

I would like to suggest in the overall plan for the state and Dr. Goodman I believe knows this, the overall plan is for decentralization, so why move Chapin now? Dr. Goodman also emphasized three or four reasons for the phase out of Chapin besides all the other evidence introduced to this Committee by other witnesses. He said Chapin Hospital, the services of Chapin Hospital at the Howard complex would be better for program purposes, for administrative efficiency and he said, of course, we have been reducing our census year by year anyway, and other witnesses, as well as Dr. Goodman, all stated it would save money.

What about the people in it and the social service workers who need Chapin services? Mr. Chairman, I believe the fix is on. We need those services and it seems because P C or whoever wants those 24 acres, the community is going to have to go without. The issue seems to be no longer services but real estate, and that is a crime.

I work in Oakland Beach in Warwick. It is a census tract of approximately 5,000 people. Most of the people are poor and white, and there are drugs in that neighborhood that beat any neighborhood, I'm sure, that any of the members of this Committee live in. There are drugs on the street

constantly and there is often a need when somebody is either having a bad trip or trying to get off drugs and has need for the services Chapin has been providing to date. The issue, gentlemen, is services and not real estate.

You have to work and be on the street to appreciate the potential and the value as it stands now of Chapin Hospital and decentralized alcohol program, and decentralized drug abuse program, and decentralized community-based mental health program, I believe sincerely that the Committee is thinking this issue over, but I also believe the Committee should hear from the city and the street says, "We need Chapin and its services." I do not believe that centralizing the services is going to help the drug addict, the psychologically disadvantaged or disturbed, or those who are in need of treatment for alcoholism.

I suggest, as Dr. Cohen already has suggested, that we should retain some of the services at Chapin Hospital until Mr. McKenna's state plan that will take effect in two years, Noel in office, and willing, that will take effect, until that takes effect, I believe we should retain some of the services for the community. It shouldn't just become a matter of real estate.

There are people, lives involved, young people's lives involved, older people's lives involved, the life of a

community is involved, because if a community's members are sick and there is no treatment available for them, then the entire community will suffer. Until the state's plan to return services to the community is put through and is in operation, I suggest the Chapin Hospital be phased out slowly and partially and until such time that we, who work on the street and work with people who have these needs of assurances, that these social services will not be forgotten. Thank you.

The CHAIRMAN. Thank you. Are there any more people to speak?

JEAN COUGHLIN. I am a candidate, Mr. Chairman, for mayor of Providence, and I would just like to ask one question, please, first. Will another hearing be conducted concerning the actual sale of this property?

The CHAIRMAN. At this point, I don't believe there will be. The Committee will meet when the transcript is finished and they will take and study the transcript individually and we will deliberate amongst ourselves.

Mrs. COUGHLIN. Then, Mr. Chairman, if this is the case, may we have a copy of the appraisal, the valuation of this property, put into the record.

The CHAIRMAN. There is no copy or appraisal, officially, as of yet.

Mrs. COUGLIN. As of yet. So, in other words, the community does not know what the price tag will be on this property on this date.

The CHAIRMAN. At this point, the land isn't for sale.

Mrs. COUGLIN. Mr. Chairman, may I refer to you this Providence Journal article.

The CHAIRMAN. I would like to say that the Providence Journal is not the official document of City Hall.

Mrs. COUGLIN. Mr. Chairman, it seems very very amusing and interesting that on this date, this sudden urgency has arisen to cast off this very valuable piece of city property and I might add that the City of Providence and this administration is notorious for its very very bad moves in the past with city property. For example, may I produce this, dated December 17, 1970, where, "Doorley says, Engineers Field will be sold only to Local 57." I think we have had a history of, shall we say, bungling with the city property in this community, and because of the political climate being as it is in the City of Providence right now, I would urge this Committee to delay any decision at this time concerning the Chapin Hospital property. I might also add that this city is spending great amounts of money to lease facilities from privately owned office buildings in

this community.

For example, the Providence School Department is leasing offices from City Hall Hardware for a considerable amount of money. It is also leasing office space in many many areas of this city for the city agencies and city government programs, and to give away a valuable piece of property at this point, I think, should be delayed until after the next election, because I am very suspicious that this is a very politically motivated action on behalf of the City of Providence, and the Mayor's office. This is all I have to say.

The CHAIRMAN. Thank you. I might, for the record, state that this meeting is not to discuss the sale of property but rather to state for the record that the land is no longer suitable for hospital use.

Mrs. COUGLIN. We just agreed another hearing would not be provided for this land. Did you not say that?

The CHAIRMAN. I said at this point there is no need for a public hearing.

Mrs. COUGHLIN. Concerning the sale of this land?

The CHAIRMAN. That is correct.

Mrs. COUGHLIN. Very good.

The CHAIRMAN. Are there any further witnesses?

CHARLES PISATURO, COUNCILMAN. Mr. Chairman,

members of the Committee, I too was under the impression this was a hearing on the sale of land, sale of the property.

Mr. MASCIA. No, sir.

The CHAIRMAN. Charlie, if you would refer to the ad.

(Mr. Pisaturo Reading Newspaper Ad)

Mrs. COUGHLIN. The grammatics are not clear.

The CHAIRMAN. You have already spoken. If you wish to speak again, you can come forward after Mr. Pisaturo is finished.

Mr. PISATURO. If this is the only purpose of this hearing as stated in here, then you have got to have another hearing on the proposed sale or transfer of this land.

Mr. PISANO. If one is proposed.

Mr. MASCIA. Councilman Pisaturo didn't read the ad.

Mr. PISATURO. Listen, when I'm talking here I don't want any interruptions from this gentleman. I want to present my side. I have had enough of Louie Mascia.

Mr. MASCIA. The question is, is the question as to whether or not this complex has ceased to be used as a hospital purpose and I would state for the record, any other testimony should be stricken and irrelevant and immaterial

to this hearing.

Mr. PISATURO. I want to express my opinion just as anybody else and I don't need Mr. Mascia to tell me what the purpose of this hearing is. I want to establish for the record that this is merely for the termination of this as a hospital, is that correct?

The CHAIRMAN. That is correct.

Mr. PISATURO. If that is the case, I am just saying, and I submit to this body, that another hearing must be held. That is my opinion, Mr. Mascia. That another hearing must be held as to the propriety, the suitability, the desirability of transferring this land to P C. That is the big issue.

Mr. MASCIA. As City Solicitor...

Mr. PISATURO. I don't want any of your comments.

Mr. MASCIA. I am the City Solicitor. I am just saying we cross one legal bridge at a time. We don't even know if the property is going to be sold at this time.

Mr. PISATURO. You better read the newspapers, "Doorley to Propose Sale of Chapin Hospital" on the front page of the Journal.

Mr. MURPHY. Don't believe the newspaper, Charlie.

Mr. PISATURO. You're right. On many instances, they are wrong, but I think they got the dope here. Again,

I reiterate my position. First of all, if this is only to determine the suitability of this property for hospital use, it is held in the wrong place because that is a decision that the state has to make. We cannot force the state to operate a hospital there.

Mr. MURPHY. You're right.

Mr. PISATURO. We can just appeal to them to do it. Since you are the City Property Committee, it would seem that you should be concerned with whether or not this property should be transferred to P C and it is to that issue I want to speak, primarily.

The CHAIRMAN. Please do so.

VOICE. You said transfer. We are not transferring any property.

Mr. PISATURO. Let me say my piece.

The CHAIRMAN. Can we have the remarks directed to the Chair. Are there any further comments?

Mr. PISATURO. Yes, I am just beginning, Mr. Kelly.

The CHAIRMAN. Charlie, actually, if you could keep the remarks confined to whether or not the hospital is any longer suitable for use.

Mr. PISATURO. Let me say, if that is the sole issue here, I would be opposed to the transfer of this pro-

perty to P C without a further public hearing being held on that issue, and I don't think it should be done without a public hearing on that issue. Why did we have an appraisal presented here by the company of Henry W. Cooke if we are not concerned with the transfer of these properties?

The CHAIRMAN. It is to supplement the fact that the land is no longer suitable for habitation by the hospital for mental health facilities.

Mr. PISATURO. Is he a doctor -- he is a land expert.

The CHAIRMAN. He is a land expert and also a structural expert.

Mr. PISATURO. With all due respect to the real estate company, I don't know how they can tell the City of Providence or the State of Rhode Island whether Chapin Hospital is any more suitable for hospital purposes. That is why I was misled. It seemed that he was talking with regard to suitability of this land for other uses.

For the record, I am not yet persuaded it would be in the best interest of the people of the City of Providence to transfer Chapin Hospital to P C. However, since the City of Providence cannot force the state government to operate a hospital on this site, and I don't think the city on its own can afford to run a hospital facility there, it may very well

be that the logical alternative may very well be to sell this property to P C provided -- provided -- these are strong provides -- that the city gets full and fair and top market value for this property.

I do however object very strongly to that part of the proposal that would give P C the right to select the developer and the type of development and the future use of the Elmhurst property which it would be relinquishing. That is the city's right to do. If this transaction is to be consummated at all, it must be held substantially as follows...

The CHAIRMAN. Charlie, that doesn't pertain.

Mr. PISATURO. Can you assure me you will have another public hearing on the question of the transfer? If you can, I will stop here and my remarks are out of order. If you cannot assure me on that question, maybe this is immaterial, but I want it to go on the record. Can you assure me there will be another public hearing?

The CHAIRMAN. Please continue.

Mr. PISATURO. Then, it should be done as follows. Both pieces of property are appraised, should be appraised. Now, I understand these properties have been ordered to be appraised, is that right, Mr. Chairman?

The CHAIRMAN. I'm sorry?

Mr. PISATURO. I understand that both parcels, P C and Elmhurst, have been ordered to be appraised. However, you do not have the reports here today?

Mr. MURPHY. Who ordered?

The CHAIRMAN. That is not known to me.

Mr. PISATURO. One of the prior speakers asked if appraisal reports were here and you said they were not ready yet.

The CHAIRMAN. Who said?

Mr. PISATURO. Didn't Mrs. Coughlin ask?

Mrs. COUGHLIN. Yes I did. I asked for the appraisal reports on the value of the both pieces of land.

The CHAIRMAN. There is none under study.

Mrs. COUGHLIN. It was stated by the Mayor's office it was going to be so.

Mr. PISATURO. Reading from the first page of the Providence Journal, 7/74, "Doorley to Propose Sale of Chapin Hospital." Both the city and the college have hired appraisers for the Chapin property, the Mayor said, adding that no price has been discussed. I take it these appraisals are not available at this time.

The CHAIRMAN. No, sir, they are not. There aren't any.

Mr. PISATURO. Have they been ordered or not?

The CHAIRMAN. Not that I know of. It is not known to the Property Committee any appraisals were made of the Chapin Hospital property. That is sort of before the fact.

Mr. PISATURO. Anyway, both properties definitely should be appraised by independent appraisers. I don't think...

The CHAIRMAN. I will assure you, Mr. Pisaturo, we will, should this come about. At this time, we are discussing this other issue.

Mr. PISATURO. Well, they should be appraised by independent appraisers beyond reproach. Providence would then deed over the Chapin property to P C. P C would deed over the Elmhurst property to the city, who will have the right to determine who shall develop it and in what way, and then P C will pay to Providence the difference in value of these two properties because I am sure that the Chapin Property is worth a lot more than the Elmhurst property. That is the way it should be done if it is going to be done, and, as I say, at this point, I am not persuaded that is in the best interest of the people of the City of Providence. I would like to hear more from the residents of that area and a greater response to this type of public hearing. I think it should be held at night. I mean there are a lot of

people that might be concerned with the whole picture here, not just the small issue of termination of hospital use, but with the whole picture and I definitely feel that a public hearing of this type should be held at night and I would strongly request and suggest further hearings be held on the broader picture and held at night. Thank you for your attention.

The CHAIRMAN. Mr. Pisano, please.

Mr. PISANO. Mr. Chairman and members of the Committee, I am a little befuddled. Number one, I am the attorney for the Department of Mental Health, Retardation and Hospitals and in that capacity am representing the State of Rhode Island. The Director of Administration sent a letter to the Mayor of the City of Providence stating that the State of Rhode Island, after serious study and a number of consultations and expert reports and what have you, that they were abandoning Chapin Hospital. Now, the decentralization of Chapin Hospital, since I have been involved for the past four years with the Department of Mental Health, Retardation and Hospitals, both under the Licht administration and the Noel administration, the population and the services with Chapin Hospital have been gradually phased out. The only thing that is left at Chapin Hospital at the present time is the drug program. That is the last

thing that is there. Now, since that is going to be phased out and moved over to the Howard complex, the Director of Administration, since they have no further use and since they, in their opinion, the expert medical opinion, and more importantly the Joint Commission on the Accreditation of Hospitals says it no longer suffices as a hospital. Since that was going to take place in a very short period of time and since the state has spent a great deal of money both at the Medical Center and Chapin, our letter to the Mayor stating that the time is here, after a long period of moving out of Chapin, that we are going to move out of Chapin. Now, I come here this afternoon after that letter because of a public hearing, and I was a little confused as to that public hearing, that a public hearing would be held on the acceptance of the abandonment by the State of Rhode Island, and where the property would revert back to the City of Providence. Now, I come here this afternoon and I find not only the Director but everybody else from the Mayor all the way down, talking about Providence College, is berated and that I was called a part of a fix. What fix? I am here presenting a legal argument on behalf of the Department because of a public hearing called by the Property Committee which I think is in excess and that they are holding everything

above board. Now, I resent the fact, personally, and I am speaking only for myself, that I am considered a part of the fix of some kind, of one way or the other, and I resent that and I hope I get an apology for that, but above and beyond that, it is completely befuddling to me that we go into other areas, as to what the City of Providence is going to do and that myself and the Director become a part of a chastisement by Dr. Cohen and the other people. We are simply here to state, number one, that in regards to this letter that you have received, that the State of Rhode Island has abandoned Chapin property, number two, that it is not considered, and I guess the language of the lease states it more specifically, it is not intended to be used for hospital purposes by the state any longer. Also, we have added proof from the Joint Commission on Hospital Accreditation and the Fire Marshal's office that it is unsafe, that it could not be used under any circumstances for hospital services, and number three, that apparently you accepted the abandonment of it and I don't think you really have any choice once we have abandoned it, because it reverts back to the city by operation of law, but all of this other matter is after the fact, what the City of Providence determines to do with that property after that, it's entirely their business. However, the State of Rhode

Island has no further need of that property and they have so stated that and it does not qualify under the Joint Commission standards and the fire standards as a hospital, and that is the only reason why we are here. There are a number of other things that have gone in because I have been privileged to sit in on a number of meetings regarding the long-term planning of both the hospital and the curative services that the State of Rhode Island perform, not only in alcoholism and drugs, but in mental health and retardation and all of the other physical curative services.

Where we are decentralizing the population out at the Institute of Mental Health, we are opening up group homes all over the State of Rhode Island. What we are doing is we are trying to centralize within a corner of the state, the services that would serve in a closer proximity, Warwick and Oakland Beach included and all the rest. It will only take a few minutes to get there from these places. We're also in a proximity of less than 100 yards of the general hospital in which if someone has an overdose, he can receive medical attention almost immediately instead of waiting for an ambulance somewhere to get to another hospital. There are a number of reasons why we are doing this. If we are talking about the real estate, I guess we are talking about real estate. The State of Rhode

Island cannot afford to keep several buildings which are in disrepair. We can also not afford to do the repair work over the course of a year that is necessary to keep these buildings adequately safe, if not safe within the eyes of the law. But I must repeat, I am a little befuddled, we come here this afternoon on a notice of hearing regarding the abandonment by the State of Rhode Island of the Chapin property and its discontinuance as a use as a hospital and I think presenting adequate information that it no longer is regarded as adequate by the Joint Commission and also by the fire safety standards, and I just had to say this, Mr. Chairman, because of the fact I did resent the fact of being named as part of a fix.

Mr. BRADSHAW. Mr. Pisano, you put the whole picture directly in front of us clearly and precisely and I agree a hundred percent. Your statement, Dr. Goodman's statement, would have sent us all home early. This is all we are dealing with. I would like to ask a question of Dr. Goodman. I think Mr. Cohen doesn't realize that the 1963 report was done in a time well before the stringent fire code which is now in effect, which has a great deal of a different picture than what we could have done with this facility in the past. The fire code almost cancels out any other plans. I would like to ask Dr. Goodman a couple of

quick questions.

Dr. COHEN. May I answer that, it was directed to me?

The CHAIRMAN. It is not necessary.

Dr. COHEN. To me it is.

Mr. BRADSHAW. From the point of view of hospital administration, is there no other related use that these buildings could be put to, laboratory, research, for example. I know the fire code immediately cuts out putting people, patients in buildings like that, and it becomes hazardous and dangerous. Are there any other related services that the hospital has that it could use those buildings for. I hate to see them tear down quite substantial, satisfactory buildings.

Dr. GOODMAN. The buildings are substantial. It would be quite a job to tear them down. Nevertheless, they are in no condition, nor can they be put in condition, at reasonable cost, for the State of Rhode Island to continue to use them for patient care or parts of a hospital, and except for patient care, the facility is too far removed from our main complex to justify using it for storage, for administrative use or anything else. I would like to say, then, one point that may be overlooked, although it is a matter of public record. We have been talking about Chapin

Hospital and we have also made reference to Chapin Annex. Just for the record, Chapin Hospital has not been a separate hospital for some years now. In the course of our gradual phase out, Chapin Hospital was changed from a separate hospital to being an annex of our Howard complex. By this, I mean it has no separate divider number and therefore has been for a couple of years, as if it were just a group of buildings on the Howard complex, although physically somewhat removed. All we are saying is there is no further justification to keep just a few people in what buildings have been usable. Our census has dropped, our employees have moved into the community so that we can use former employee dormitories and convert them to patient care units and have one central complex. If I may speak to some points that have been made, which may not be relevant to the reason for the hearing, but they have been made on the record, and I would like to respond to them.

First of all, I do want to thank Dr. Cohen for his very kind remarks and high praise of me, but I am willing to overlook his less than charitable comments in addition.

In terms of centralization versus decentralization, we all stand together. We are trying to decentralize and keep most of the programs in the community and because we are doing it, not two years from now, but have been doing

it for several years and continue to do it, we now have in Newport a mental health center which, by its very existence, has reduced the number of people coming from Newport to the central complex, saving some space. We have allocated state and federal funds to Woonsocket for an equivalent center. We are earmarking funds for Kent County area for an equivalent center. We are developing community residences, group homes, or whatever you want to call them, and in terms of Chapin, as a service, the same services are now available in terms of drug abuse and alcoholism in a facility centrally located with ready access between two major -- well two interstate highways and across 37 -- but in terms of the community services, we are moving alcohol programs out by grants to different facilities, drug program out, so that except for limited hospital care and intensive care programs, will indeed be in the community. We are working closely with the Providence Mental Health Center in order to see that the services referred to appropriate to Providence residents will indeed be available to those Providence residents in Providence.

The CHAIRMAN. Thank you very much, Dr. Goodman.

Mr. BRADSHAW. One more thing, I want to agree with Charlie Pisaturo that testimony of a real estate

expert was premature at this time and only clouded the issue. This we should take up later. I don't think it has any place in this hearing.

Mr. MASCIA. It is just added evidence to produce before the Committee, Mr. Chairman. I would like to speak in my individual capacity as a citizen and resident. I live at 50 Italy Street and if you look at your map, I live 100 yards from the northern boundary of the Chapin complex. Mr. Pisaturo stated there were no residents to state their opinion. The people within the area on Ventura and Dante Streets are happy that the state has abandoned these for curative and alcoholic and drug purposes. For the record, I would say as an almost adjoining landowner, most of us are very happy.

The CHAIRMAN. This concludes the meeting. If there are any further questions, you may address the City Property Committee in writing.

(Hearing Closed)

C E R T I F I C A T E

I, Elaine T. Grenier, do hereby certify that the foregoing is a true, accurate and complete transcript of my notes taken at the time of the above-entitled hearing.



ELAINE T. GRENIER, CERTIFIED SHORTHAND  
REPORTER

THE COMMITTEE ON  
CITY PROPERTY

Recommends

*Be Continued*  
*Vincent Vespa*  
*Sept. 24, 1974*

Clerk

THE COMMITTEE ON  
CITY PROPERTY

Recommends

*Be Continued*  
*Vincent Vespa*  
*September 27, 1974*