

RESOLUTION OF THE CITY COUNCIL

No. 21

*Rescinded by Res No. 211
Approved: March 4, 1983*

Approved January 28, 1982

RESOLVED, that His Honor the Mayor is hereby authorized to execute a Deed of Conveyance to The Miriam Hospital, 164 Summit Avenue, Providence, Rhode Island 02906 for land and buildings located along 86 Fourth Street, designated as Lot 374 on City Assessor's Plat 73, comprising an area of approximately 50,045 square feet of land, more or less, known as the former Summit Avenue School, for the total sum of One Hundred Forty Thousand (\$140,000.00) Dollars.

Said conveyance is to be made subject to an annual payment, made by The Miriam Hospital or its successors to the City Collector, in lieu of taxes. Said payment is to be in the amount of Eight Thousand (\$8,000.00) Dollars for the first five (5) years after the execution of said Deed of Conveyance. After the expiration of said five (5) year period, said payment is to be determined in accordance with the tax rate established by the City Assessor and shall be adjusted annually as said tax rate is adjusted; provided, however, that the assessed value of said premises shall remain at its present level. It is further provided that in the event that the General Assembly of the State of Rhode Island enacts legislation subjecting property owned by hospital institutions to property taxation, then The Miriam Hospital or its successors will not be obligated to make said annual payments, once said legislation takes effect; rather, The Miriam Hospital or its successors shall be obligated to make such payments as required by the said legislation.

Further, it is provided that the following clause be made part of said Deed of Conveyance:

It is hereby agreed, understood and stipulated that if ever the said land and buildings hereby conveyed are sold by The Miriam Hospital or its successors to an institution exempt from property tax by the General Laws of the State of Rhode Island or by Charter, then said land and buildings shall revert to and become the property of the City of Providence.

Said conveyance is to be further made under such terms and conditions as may be provided for by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL

JAN 21 1982
READ AND PASSED

Louis R. Stavaris PRES.
Robert M. Mendonca CLERK

Approved Jan 28, 1982
Vincent A. Cianci
Mayor

THE COMMITTEE ON
CITY PROPERTY

Approval Passage of
The Within Resolution

Rose M. Mendonca
Chairman

January 18, 1982

Date **Sept. 8, 1981**

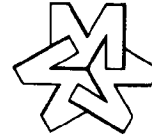


768

THE MIRIAM HOSPITAL

Office of the President

164 Summit Avenue
Providence, Rhode Island 02906



Patient Care
Education
Research

September 29, 1981

Councilman Harry A. Johnson
Chairman, Committee on City Property
Department of the City Clerk
City Hall
Providence, RI 02903

Dear Councilman Johnson:

This letter is a Proposal from The Miriam Hospital, 164 Summit Avenue, Providence, Rhode Island, 02906, to acquire the former Summit Avenue School, 86 Fourth Street (corner of Summit Avenue and Fourth Street). The former Summit Avenue School is Lot 374 and improvements on City Assessor's Plat 73.

As we indicated to you in our letter of May 28, 1981, our Hospital is faced with a pressing need for expansion of the support services necessary to maintain our standards of patient care. In that letter we outlined potential Hospital uses for the building. It should be emphasized that the Summit Avenue School will allow the Hospital to expand, within the Hospital per se, its patient care services to our community.


The Proposal of The Miriam Hospital for land and building is \$140,000. Consistent with the document from the City Clerk, this Proposal is accompanied by a certified check of \$14,000 payable to the City Collector, City of Providence, representing 10% of the amount proposed.

The Miriam Hospital is willing to discuss an agreement or other arrangements in lieu of taxes, if it is necessary.

Representatives of The Miriam Hospital are available to meet with you and your Committee at a time and place convenient to the Committee to begin discussions concerning this Proposal.

We look forward to hearing from you.

Very truly yours,


Jerome R. Sapolsky
President

*Received Check No 271
QIM Inc Co -
\$14,000.00
Chris Monahan*

JRS/sme

Enclosure



Affiliated with Brown University, Program in Medicine

Member, Council of Teaching Hospitals, Association of American Medical Colleges

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 6, 1981

TO: City Solicitor John Rotondi

SUBJECT: REQUEST FOR LEGAL OPINION

CONSIDERED BY: Councilman Harry A. Johnson, Chairman - Committee on
City Property

DISPOSITION:

The members have received an offer from Miriam Hospital to pay \$50,000 if they are allowed to purchase the Summit Avenue School in lieu of taxes.

It is requested that you submit a legal opinion to the above named Committee, as to whether the sum of \$50,000 can be placed in a trust fund and the City draw the interest each year.

Rose M. Mendonca
City Clerk

OUTLINE OF PRELIMINARY IMPACT STUDY ON THE NEIGHBORHOOD AROUND

THE MIRIAM HOSPITAL

Section 1. Property Acquisitions since 1968

Section 2. Potential Current and Future Programmatic and Bed Expansion

Section 3. Impact on the Neighborhood Around The Miriam Hospital

3a. Property acquisition and parking

3b. Esthetics

1. Current

2. Future

SECTION 1.PROPERTY ACQUISITIONS BY THE MIRIAM HOSPITAL SINCE 1968

Since 1968, The Miriam Hospital's policy has been to attempt to acquire property immediately contiguous with or within the Hospital's main parking facilities. This has resulted in the following four acquisitions which have been converted to parking spaces for visitors, employees, and medical staff (See Exhibit #1):

<u>Address and Description of Acquisition</u>	<u>Acquisition Date</u>
1. 113-115 Sixth Street, Two family house	November 1976
2. 112 Fifth Street, Single family house	April 1978
3. 85 Eighth Street, Single family house	April 1979
4. 91 Eighth Street, Single family house	August 1980

The Miriam Hospital currently owns the following properties (See Exhibit #1):

<u>Address and Description of Property</u>	<u>Current Use</u>
5. 80-82 Eighth Street, Two family house	Hospital storage
6. 216 Summit Avenue, Single family house	Employees sleeping quarters and adjoining vacant lot
7. 244-246 Summit Avenue) 84-86 Ninth Street) Two family houses 90-92 Ninth Street)	Vacant lot
8. 247 Highland Avenue, Single family house	Employees sleeping quarters
9. 106 Eighth Street, Single family house	Hospital storage
10. 114-118 Eighth Street, Two family house	Employees sleeping quarters

It was our intent in acquiring the properties on the corner of Ninth Street and Summit Avenue to make this area a parking lot. However, in deference to the overt concerns of our neighbors, the Hospital did not proceed with this action... This Ninth Street location of 20,000 square feet does not lend itself

THE MIRIAM HOSPITAL

Section 1

Page Two

to construction for hospital-based purposes since it is so far removed from the main Hospital site. The property also is only 20,000 square feet in comparison with the Summit Avenue School site which is over 50,000 square feet...

It should be noted that the Ninth Street property was acquired in 1968, well before any possible consideration of the availability of the Summit Avenue School.

It is of interest to point out that during the same thirteen year span, the Hospital has expanded within its current site, completing a Research Building (Building E) in 1969 and an Intensive Care Unit Building (Building F) in 1977... This construction has fostered programmatic changes to provide higher quality Critical Care services to our patients and has enabled the Hospital to attract to it physicians who have added significant expertise in the areas of hypertension, atherosclerosis (hardening of the arteries), metabolism, nutrition, stress, and other areas of major importance to the patient population of Providence.

THE MIRIAM HOSPITAL

SECTION 2.

POTENTIAL CURRENT AND FUTURE PROGRAMMATIC AND BED EXPANSION

The Miriam Hospital is currently considering, as part of its long range planning, the following potential programmatic and/or bed expansion possibilities:

- Expansion of Program in Open Heart Surgery; Implementation of a New Program in Ambulatory Surgery

At The Miriam Hospital approximately five open heart operations currently are being performed each week. In response to a perceived community need, the Hospital currently is reviewing an expansion of this Program to approximately ten operations per week...In order to accommodate to the impact of this proposed expansion, the Hospital is considering requesting permission for the addition of 23-25 beds to its current complement of 247. This will include an eight bed Cardiac Surgical Intensive Care Unit and fifteen additional medical/surgical beds directly related to the expanded Program in Open Heart Surgery...There is also the possibility of an additional medical/surgical unit of approximately 30 beds to relieve the long-term over-crowding of the Hospital. It should be stressed that these bed expansion considerations would be within the existing buildings of the Hospital, namely Buildings B and C.

- New Program in Ambulatory Surgery (Surgery performed either on a walk-in, walk-out basis or, at the most, requiring up to 24 hour observation)

The Miriam Hospital would provide as a cost-effective alternative to inpatient hospitalization a Program in Ambulatory Surgery. The physical space required would consist of 2-3 procedure rooms, a change area, general support space, and a recovery area. Implementation of this Program not only would reduce costs to the community, but would ameliorate some of the intense pressure for inpatient occupancy at this institution. (During the past several years, this Hospital has averaged well over 90% occupancy).

THE MIRIAM HOSPITAL

Section 2

Page Two

- Additional Hospital-Based Staff

The Hospital currently is evaluating the patient care needs for additional hospital-based staff including but not limited to the following areas: Infectious Diseases, General Internal Medicine, Psychiatry and Behavioral Medicine, General Surgery, Cardiovascular Surgery. Space will be required to house physicians and their support personnel.

- Expansion of the Emergency Unit

The Miriam Hospital currently is evaluating the need for expanding the Emergency Unit. It appears that additional space is required in the following general areas: waiting, triage, treatment, general support space. Were this to occur, there would be construction on the Hospital's site in the courtyard bordering Fifth Street.

- Emerging Technology

Technological advances in medicine are emerging at an ever-increasing pace. As applications become clinically proven, this Hospital will consider over the next several years the possible acquisition of digital radiology apparatus and an emission tomographic capability. Were these acquisitions to occur, this equipment would be installed within existing hospital buildings.

- Long Range Bed Expansion

In the long term, future consideration could be given to bed expansion - beyond that already described - by one or two possible options to be implemented on the Hospital's current site...One alternative is to expand vertically on the main hospital building constructed in 1967. That building was initially "footed" for seven stories and currently is a four story building; accordingly, at least two floors could be added to that existing structure...The second option is to construct a building on stilts in the courtyard leading to the main entrance lobby. The structure would begin at the third story level and would be immediately contiguous with existing Building "C".

THE MIRIAM HOSPITAL

Section 2
Page Three

It should be noted that the expansion of the Open Heart Surgery Program, the implementation of the Program in Ambulatory Surgery, additional office space for hospital-based staff, and other programmatic expansions are very much dependent upon acquisition of the former Summit Avenue School...As has been mentioned in other forums, the Hospital would consider the relocation of certain administrative and support services to that School, thus freeing up space for the previously-mentioned bed expansion and other direct patient care requirements...It is also worth noting that the Summit Avenue School does contain a large auditorium (which the Hospital currently lacks) which could be used not only for hospital in-service educational programs but for health education programs for the general community.

THE MIRIAM HOSPITAL

SECTION 3

IMPACT ON THE NEIGHBORHOOD AROUND THE MIRIAM HOSPITAL

3a. Property Acquisition and Parking

In Section 1, there was an outline of property acquisitions by The Miriam Hospital since 1968...There appears to be no need for the Hospital to acquire additional property on Eighth Street (North side of the Street) between Highland and Summit Avenues. The Hospital will continue to use these properties as previously mentioned or would consider in one or several of these houses community activities which would foster closer ties between The Miriam and its neighbors...The Hospital has no interest in acquiring additional property on Eighth Street east of Summit Avenue.

The Miriam Hospital is interested in acquiring the properties, should they become available, at 55 and 59 Eighth Street at the corner of Eighth Street and Highland Avenue. These two properties are immediately contiguous to the main parking facility between Seventh and Eighth Streets and Highland and Summit Avenues. Were these two properties to be acquired by The Miriam Hospital, the Hospital would consider divesting itself of the 20,000 square feet vacant lot on the corner of Ninth Street and Summit Avenue.

At some point in time over the next several years, this Hospital will, in all probability, give consideration to the development of an additional parking level in the Seventh Street parking lot. It is anticipated that approximately 250 additional parking spaces thus would be created, accommodating to future programmatic changes at this Institution. Due to a fortunate circumstance (the natural level difference between Summit Avenue and Highland Avenue) the Hospital has the opportunity to create a two level parking situation (half of the first level below ground) whereby Level I could be reached from Highland Avenue and Level II reached from Summit Avenue. If this were accomplished sometime over the next several years, the Hospital then would not be interested to pursue additional properties east of

THE MIRIAM HOSPITAL

Section 3
Page Two

and contiguous with the Hospital parking facilities on Summit Avenue.

3b. Esthetics

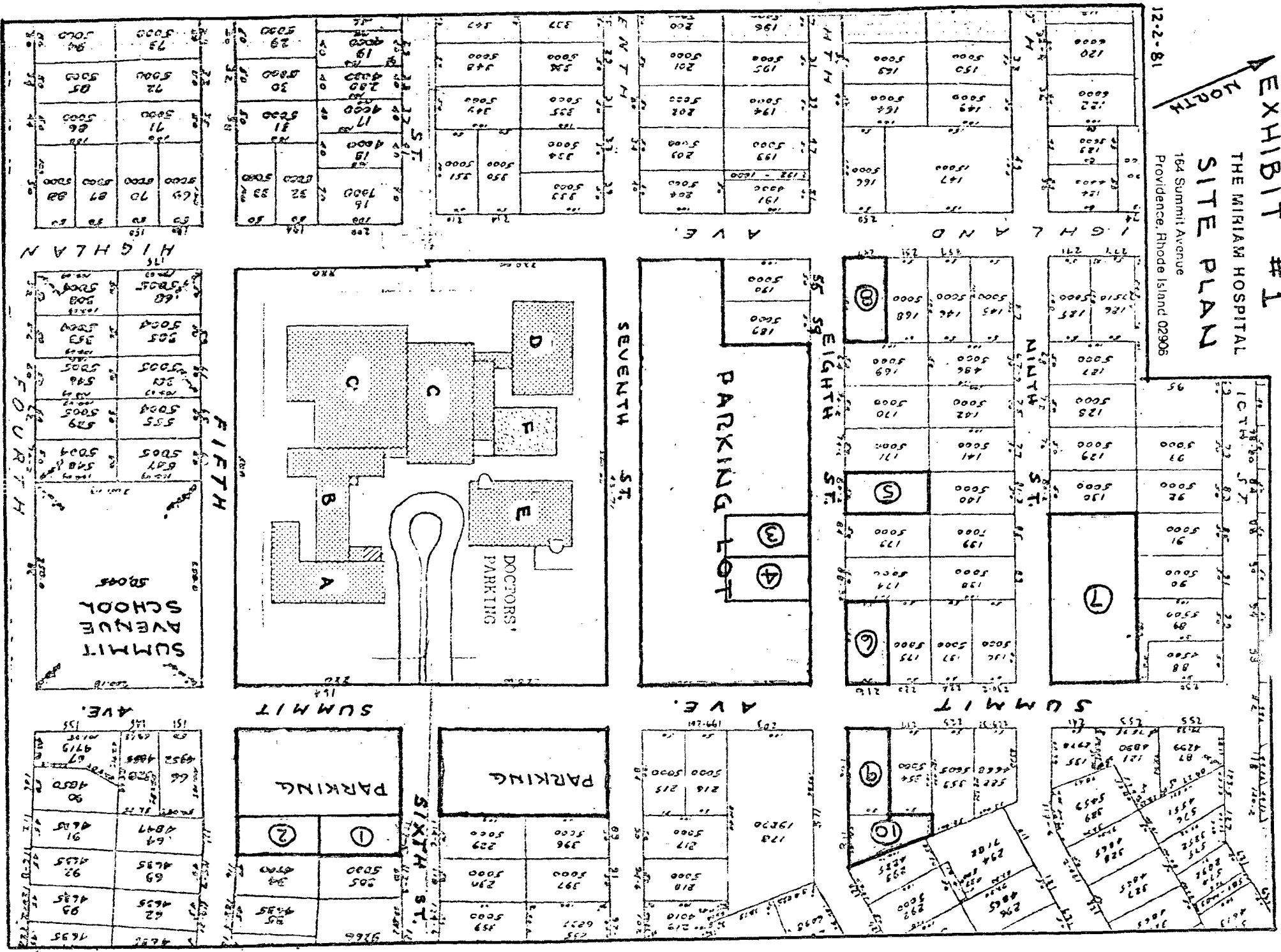
Current:

There already has been a considerable attempt by the Hospital to enhance the appearance of the environment of the Hospital and around the Hospital...There have been considerable expenditures for ground plantings, landscaping, tree plantings and new sidewalks...The immediate program is to continue this effort by additional landscaping and plantings especially in the main parking lot on Seventh Street and augmenting existing plantings on the Summit Avenue parking facilities. The Hospital is aware of the esthetics of its environment and intends to pursue this upgrading vigorously and expeditiously.

Future:

Mention has been made of the possibility of additional parking capabilities on the main Seventh Street lot. The creation of that second level lends itself to a marked improvement of the esthetics of that area. The facility will be designed to convey an architecturally pleasing environment for the neighborhood by use of landscaping, ground coverings, flower beds, shrubs and trees on all exposed surfaces.

EXHIBIT #1 THE MIRIAM HOSPITAL SITE PLAN 164 Summit Avenue Providence, Rhode Island 02906 12-2-81



February 1, 1982

Jerome R. Sapolsky, President
The Miriam Hospital
164 Summit Avenue
Providence, Rhode Island 02906

Dear Mr. Sapolsky,

Enclosed is certified copy of Resolution No. 21, approved January 28, 1982, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's Office so that the deed of conveyance for said land and buildings will be executed.

Very truly yours,

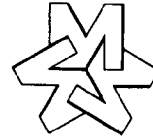
Rose M. Mendonca,
City Clerk.

RMM/jma
Enclosure

THE MIRIAM HOSPITAL

Board of Trustees

164 Summit Avenue
Providence, Rhode Island 02906



Patient Care
Education
Research

December 29, 1981

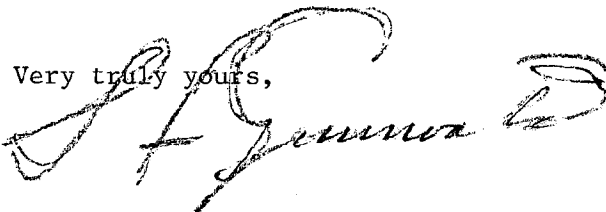
Councilman Harry A. Johnson
Chairman, City Property Committee
City Hall
City of Providence
Providence, Rhode Island

Dear Councilman Johnson:

Enclosed are seven copies of the "Outline of Preliminary Impact Study on the Neighborhood Around The Miriam Hospital" in accordance with your request. This Preliminary Study was approved by the Executive Committee of the Board of Trustees at its regularly-scheduled meeting on December 15, 1981.

Two minor revisions have been made to the original administrative version: one on section 2, page 2 and the other on section 3, page 1.

Thanks for your consideration.

Very truly yours,


Sidney F. Greenwald
Chairman
Board of Trustees



Affiliated with the Brown University Program in Biomedical Science
Member, Council of Teaching Hospitals, Association of American Medical Colleges

FILED

JAN 4 10 06 AM '82

DEPT. OF CITY CLERK
PROVIDENCE, R.I.