

MAINE STATE LEGISLATURE

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ONE HUNDRED AND SECOND LEGISLATURE

Legislative Document

No. 493

S. P. 163

In Senate, January 26, 1965

Referred to Committee on Health and Institutional Services. Sent down for concurrence and ordered printed.

EDWIN H. PERT, Secretary

Presented by Senator Harding of Aroostook.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SIXTY-FIVE

AN ACT Authorizing the Leasing by the State of Wing of Community General Hospital, Fort Fairfield, to the Hospital.

Be it enacted by the People of the State of Maine, as follows:

Lease. The Bureau of Public Improvements is authorized, on behalf of the State of Maine to Community General Hospital, Inc., Fort Fairfield, to execute and deliver a lease of the State of Maine Tuberculosis Sanatorium in Fort Fairfield, constructed as a wing on the Community General Hospital, Inc. The terms of the lease shall be as follows:

1. Facilities for Department of Mental Health and Corrections. Community General Hospital, Inc. will provide, for a 10-year period, the following facilities for use by the Department of Mental Health and Corrections, Bureau of Mental Health:

- A. Three rooms for administrative purposes;
- B. Reception area;
- C. Occupational therapy room;
- D. Ten beds for in-patient service.

2. Facilities for Department of Health and Welfare. Community General Hospital, Inc., will provide, for a 25-year period, the following facilities for use by the Department of Health and Welfare:

- A. Examination room and office space for tuberculosis out-patient service.

3. Other services. Community General Hospital, Inc., will provide all

services usually incident to the operation of a building, including heat, lights, janitor service and maintenance, but not telephone service.

In-patients of the Department of Mental Health and Corrections, Bureau of Mental Health, will be admitted and cared for by the Community General Hospital, Inc., in accordance with its established procedures for admission and in-patient care, said patients to be charged by the Community General Hospital, Inc., according to its established rates for such care.

4. Option. Community General Hospital, Inc., at the end of the 10-year term of the tenancy of the Department of Mental Health and Corrections, and subject to the 25-year term of the tenancy of the Department of Health and Welfare, shall have the option of purchasing from the State of Maine for \$1 the land and building comprising the sanatorium facility, together with all fixtures, furniture and equipment in the building at the beginning of the 10-year term, and all replacements thereof, plus fixtures installed during the 10-year term.

This option may be exercised by written notice from Community General Hospital, Inc., to the Commissioner of Health and Welfare within 3 months of the termination of the 10-year term of the tenancy of the Department of Mental Health and Corrections. If not exercised within the 3-months period, the option shall terminate 30 days after written notices from the Commissioner of Health and Welfare to the administrator and to the president of the board of directors of Community General Hospital, Inc.

5. Other conditions. The Department of Health and Welfare and the Department of Mental Health and Corrections shall have authority to specify other terms and conditions of their respective tenancies consistent with this Act and with the agreement of Community General Hospital, Inc.