
RESOLUTION 2011 - 25

**A RESOLUTION TO AUTHORIZE PURCHASE OF PROPERTY FROM MICHELLE MEDLEY AT
166 WEST CORRAL AVENUE, SOLDOTNA, ALASKA**

1. **WHEREAS**, the Kenai Peninsula Borough owns and provides for the operation of Central Peninsula Hospital (the "Hospital"), and for other health services and Medical Facilities, through the Central Kenai Peninsula Hospital Service Area,(the "Service Area"); and,
2. **WHEREAS**, the Borough has entered into a Lease and Operating Agreement with Central Peninsula General Hospital, Inc. ("CPGH, Inc.") for the lease and operation of the Hospital and other Medical Facilities, to operate these Medical Facilities on a nonprofit basis in order to ensure the continued availability of the Medical Facilities to the Service Area residents and visitors; and,
3. **WHEREAS**, Michelle Medley is the owner of real estate identified as:
 - (a) Lot 2, Block 2, Aspen Flats S/D Addition No 5.
4. **WHEREAS**, the one-story building containing of 1,040 square feet of space is situated on 13,500 square feet at 166 West Corral Avenue, Soldotna, Alaska; and,
5. **WHEREAS**, these properties and buildings may be used for future hospital expansion; and,
6. **WHEREAS**, CPH has been approached by Michelle Medley to purchase property adjacent to the hospital facility; and,
7. **WHEREAS**, Michelle Medley offered the property to the hospital at a price of \$200,000; and,
8. **WHEREAS**, CPH authorized Derry and Associates, Inc. to perform an appraisal of the property. The fair market value is based on value indications developed by the Sales Comparison and Income Approaches to value; and,
9. **WHEREAS**, fair market value of the property is estimated at \$185,000;
10. **WHEREAS**, in accordance with corporate policy CP101, Contract Authority and Review, ¶3, CEO Authority, (a)(i) Board approval is required for contracts to purchase supplies, software, or equipment and maintenance service agreements by any cost in excess of \$100,000.00 per project per year;

THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF CENTRAL PENINSULA GENERAL HOSPITAL, INC., A NOT-FOR-PROFIT ALASKA CORPORATION, THAT:

SECTION 1. The CPGH, Inc Board of Directors authorizes the purchase of land from Michelle Medley at a total price of \$200,000 with the funds to be paid from the CPH Plant Replacement and Expansion Fund; and that the purchase of these properties is subject to the approval

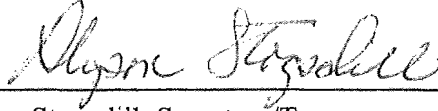
of the Borough Assembly, and is further subject to the Borough's appropriation of funds for payment of the total purchase price from the Plant Replacement and Expansion Fund.

SECTION 2.

Approval by the Kenai Peninsula Borough Assembly, and the Borough Assembly's appropriation of funds from the Plant Replacement and Expansion Fund, will be obtained prior to closing and payment of the purchase price, or the transactions will be canceled without penalty.

I certify that the above resolution was approved by vote of the Board of Directors of Central Peninsula General Hospital, Inc. at the 03/31/11 Board meeting.

Date: 3/31/11



Alyson Stogsdill, Secretary/Treasurer
CPGH, Inc. Board of Directors