

Introduced by: Mayor  
Date: 06/21/11  
Action: Adopted  
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
RESOLUTION 2011-068**

**A RESOLUTION AUTHORIZING THE ACQUISITION OF  
REAL PROPERTY AT 158 W. CORRAL AVENUE, SOLDOTNA, ALASKA  
ON BEHALF OF THE CENTRAL PENINSULA HOSPITAL**

- WHEREAS,** the Central Peninsula Hospital is operated by Central Peninsula General Hospital, Inc. (CPGH, Inc.) under the Lease and Operating Agreement dated January 1, 2008, as amended; and
- WHEREAS,** CPGH, Inc. desires to purchase real property at 158 W. Corral Avenue as it adjoins the hospital campus; and
- WHEREAS,** subject property would be used for long term future hospital expansion and relieve anticipated space issues with new physician clinics opening in the near future; and
- WHEREAS,** subject property lies within the Soldotna city limits and is zoned as Limited Commercial which is appropriate for hospital related uses; and
- WHEREAS,** hospital use of subject property is supported by the goals of the city's comprehensive plan update (Envision Soldotna 2030) as it lies within the proposed health care overlay district; and
- WHEREAS,** as the proposed funding source is the CPH Plant Replacement and Expansion Fund, no hospital service area tax funds are proposed to be used; and
- WHEREAS,** the property was appraised by Peninsula Appraisal Group on May 19, 2011, which concluded an estimated market value of \$142,500; and
- WHEREAS,** acquisition for subject property has been negotiated with the property owner and agreement has been reached for the purchase price of \$145,000, subject to assembly approval; and
- WHEREAS,** CPGH, Inc. Board of Directors authorized the purchase of subject property at its May 26, 2011, meeting through CPGH Resolution 2011-39; and
- WHEREAS,** in accordance with the Lease and Operating Agreement, property for the hospital shall be purchased and owned by the Kenai Peninsula Borough; and

**WHEREAS,** upon the property acquisition it is the intent of the Kenai Peninsula Borough to amend the Lease and Operating Agreement to include the subject property; and

**WHEREAS,** the KPB Planning Commission, at its regularly scheduled meeting of May 23, 2011, passed a motion by unanimous consent to recommend approval of this resolution;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the purchase of the following described real property on behalf of the Central Peninsula General Hospital, Inc. is in the best interests of the Borough:

Lot One (1), Block Two (2), Aspen Flats Subdivision, Addition No. 5, according to Plat No. K-1643, Kenai Recording District, Third Judicial District, State of Alaska (Assessor Parcel No. 059-270-07)

**SECTION 2.** That the terms and conditions substantially in the form of the Purchase Agreement accompanying this resolution are hereby approved. The purchase price shall be \$145,000.00, plus one-half of closing costs shall be paid by the Borough not to exceed \$2,500.

**SECTION 3.** That paying \$2,500 more than the appraised value is in the Borough's best interest and serves a public purpose based on the following findings:

- a. There is a finite amount of property adjacent to the hospital and the opportunity to purchase such properties is not always available.
- b. Purchasing the parcel when the opportunity presents itself is a cost-effective way of allowing for the hospital's future expansion.

**SECTION 4.** That this acquisition is for the purpose of supporting the campus and operations, including staff housing and other hospital related uses.

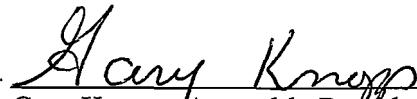
**SECTION 5.** That the proposed classification of this land is government.

**SECTION 6.** That the Mayor is authorized to execute any and all documents necessary to purchase the real property described in Section 1 in accordance with the terms and conditions contained in this resolution and the accompanying Purchase Agreement, consistent with applicable provisions of KPB Chapter 17.10.

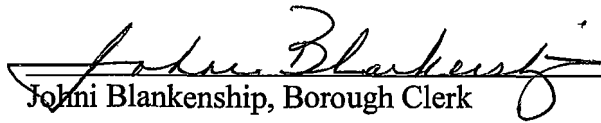
**SECTION 7.** That the Central Peninsula Hospital Plant Replacement and Expansion Fund shall bear all costs associated with this acquisition, up to \$147,500.

**SECTION 8.** That this resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 21ST DAY OF JUNE, 2011.**

  
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Gary Knopp, Assembly President

ATTEST:

  
\_\_\_\_\_  
Johni Blankenship, Borough Clerk



Yes: Haggerty, Johnson, McClure, Murphy, Pierce, Smalley, Smith, Tauriainen, Knopp  
No: None  
Absent: None