

AGENDA ITEM



KENAI PENINSULA BOROUGH

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MEMORANDUM

KPB
CLERK'S OFFICE DALE BAGLEY
MAYOR

TO: Gary Superman, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Dale Bagley, Mayor

FROM: Colette Thompson, Borough Attorney

DATE: January 17, 2005

SUBJECT: Resolution 2005-010, authorizing Central Peninsula General Hospital, Inc. to enter into a three-year lease of space with Sol-Ken Enterprises

At its January 10, 2005, meeting, the Central Kenai Peninsula Hospital Service Area Board received revised CPGH, Inc. Resolution 2004-111, which changed the dates for the term of the above lease with Sol-Ken Enterprises. According to the CPGH, Inc. administration, this correction was authorized by the CPGH, Inc. Executive Committee. Attached is the revised resolution and a memo from the service area board secretary.

Please amend Resolution 2005-010 as follows:

- ▶ **SECTION 2.** The term of the lease shall be for three years, commencing on ~~December 1, 2004~~ **January 19, 2005**. Lease payments shall be \$3,018 per month, not including heat, electricity, and utilities. The terms and conditions of the lease shall be substantially in accordance with those of the accompanying lease agreement.

MEMO

TO: Colette Thompson

FROM: Jackie Hewett – Secretary to the Board
Central Kenai Peninsula Hospital Service Area

REGARDING: CPGH, INC. RESOLUTION 2004-111
A RESOLUTION AUTHORIZING LEASE WITH SOL-KEN
ENTERPRISES FOR BASEMENT SPACE AT THE MUNDELL
BUILDING

The Central Kenai Peninsula Hospital Service Area Board was presented with a revised Resolution 2004-111 at the January 10, 2005 regularly scheduled board meeting.

The action regarding this Resolution is as follows:

CPGH, Inc. Board of Directors President, Loretta Flanders presented the CKPHSA Board with a revised Resolution 2004-111. The revision is of the term of the lease commencing January 19, 2005 until January 18, 2008. This revision was not presented to the CPGH, Inc. Board for revision approval as this was a *Clerical Correction-dates did not get revised to allow for review by the Service Area Board and approval by the Borough Assembly. A copy of a revised lease agreement was not received.

Neal DuPerron made a MOTION to approve the revised Resolution 2004-111.
Esther Hopkins seconds the MOTION. Ellen Adlam called for discussion.
A roll call vote was taken. The MOTION passed unanimously.

If I can provide you with any further information, please do not hesitate to contact me.

Sincerely,



Jackie Hewett

*Please see attached Resolution 2004-111

Introduced by: CEO, 11/24/04
Committee: Finance
Action: Forward to Board with recommendation for approval
Action by Board: Approved 12/9/04
Vote: 9 Yes, 0 No, 1 Absent



Central Peninsula General Hospital, Inc.
250 Hospital Place, Soldotna, AK 99669
(907) 714-4404

RESOLUTION 2004-111

**A RESOLUTION AUTHORIZING LEASE WITH SOL-KEN ENTERPRISES
FOR BASEMENT SPACE AT THE MUNDELL BUILDING**

WHEREAS, Phase II construction of the Hospital Expansion Project will force the occupants of the Physical Medicine, Oncology, and Administrative departments to relocate their operations in order to allow the contractor to perform work in the existing north wing of the hospital; and,

WHEREAS, leasing off site space is necessary to accommodate the loss of the Borealis conference room, provide space for the Chief Financial Officer, Risk Manager and Quality Manager, and will afford Health Information Management the space required for the electronic scanning of medical records; and,

WHEREAS, CPGH currently leases a storage unit to house records; leasing this basement space will provide ample room for records storage and that storage unit, in the amount of \$1,107 per month, will no longer be required; and,

WHEREAS, CPGH desires to enter into a lease agreement with SOL-KEN Enterprises for 4,025 sq. ft. of basement space located at 245 Binkley Street, also known as the Mundell Building; and,

WHEREAS, lease of this basement space will meet our office space needs; and,

WHEREAS, in accordance with corporate policy CP-101, Contract Authority and Review, ¶15, Review and Approval, CPGH has received approval from legal counsel and the compliance officer as to the content of the lease agreement between SOL-KEN Enterprises and CPGH, Inc.; and,

WHEREAS, in accordance with corporate Policy CP-101, Contract Authority and Review, ¶14, Board Authority, (b)(iii), Board approval is required to enter into lease and/or rental agreements for land, buildings or office space; and,

WHEREAS, in accordance with the Lease and Operating Agreement with the Kenai Peninsula Borough, Section 13, Finances, ¶1(e) Debt Service, review by the Service Area Board and approval by the Borough Assembly, or its designee, will be obtained prior to entering into this lease agreement;

NOW, 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 Chief Executive Officer to execute the lease with SOL-KEN Enterprises for 4,025 sq. ft. of basement space in the Mundell Building, located at 245 Binkley Street, on behalf of CPGH, Inc., upon review by the Service Area Board and approval by the Borough Assembly.

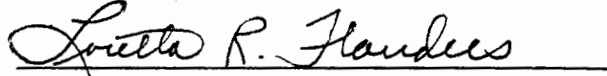
SECTION 2. Cost per month is \$3,018.

January 19, 2005*

SECTION 3. The term of the lease is for three (3) years, commencing ~~December 1, 2004~~ and ending on ~~November 30, 2007~~ January 18, 2008*.

SECTION 4. This resolution takes effect immediately upon its adoption.

I certify that the above resolution was approved by vote of the Board of Directors of Central Peninsula General Hospital, Inc. at the 12/09/04 Board meeting.



Loreta R. Flanders, President
CPGH, Inc. Board of Directors

DATED: 01/10/05

**1/10/05 - Clerical correction - dates did not get revised to allow for review by the Service Area Board and approval by the Borough Assembly*