

Introduced by: Mayor at request of South Peninsula Hospital  
Service Area Board  
Date: 08/07/01  
Hearing: 09/18/01  
Action: Postponed until 11/06/01  
Action: Tabled  
Date: 11/06/01  
Vote: 9 Yes, 0 No

**KENAI PENINSULA BOROUGH  
ORDINANCE 2001-19-08**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF LOTS 2 & 3, BLOCK 8,  
FAIRVIEW SUBDIVISION, PLAT NO. 56-2936, HOMER RECORDING DISTRICT,  
FOR AN ADDITION TO THE SOUTH PENINSULA HOSPITAL AND  
APPROPRIATING \$121,000 TO ACQUIRE THE PROPERTY**

**WHEREAS,** the South Peninsula Hospital's strategic plan acknowledges that the hospital is currently landlocked with no ability to expand or correct long-standing problems with traffic flow and access to the hospital; and

**WHEREAS,** the planned use of subject Lots 2 & 3 is to provide additional contiguous land that will provide space to replace the existing clinic building with a new administrative office and medical clinic building; and

**WHEREAS,** the owner has signed an Earnest Money Receipt and Purchase Agreement to sell subject Lots 2 & 3 for \$120,000; and

**WHEREAS,** an appraisal completed by Derry and Associates in 1998 estimated a market value of \$53,500 for subject Lots 2 and 3; and

**WHEREAS,** refinement of the South Peninsula Hospital's plans for the Phase II development has significantly changed the scope, timing and funding requirements of the construction project; and

**WHEREAS,** a portion of the funds previously appropriated for the South Peninsula Hospital, Phase II development will need to be redirected by the Assembly for the acquisition of subject Lots 2 & 3; and

**WHEREAS,** the South Peninsula Hospital Service Area Board of Directors approved the land purchase with a purchase price of \$120,000.00 on April 12, 2001; and

**WHEREAS,** the KPB Planning Commission at its regularly scheduled meeting of \_\_\_\_\_, 2001 recommended . . .

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

**SECTION 1.** That the purchase of the following described real property for \$120,000.00 is in the best interests of the borough:

Lots 2 and 3, Block 8, Fairview Subdivision, according to Plat No. 56-2936, on file in the Homer Recording District, Third Judicial District, State of Alaska

**SECTION 2.** That the terms and conditions of the purchase agreement accompanying this ordinance are hereby approved.

**SECTION 3.** That the sum of \$120,000.00 plus \$1,000 in closing costs is redirected from previously appropriated South Peninsula Service Area account No. 601.81211.SPHP2.49999 to account 601.81211.02LND.48610 for the acquisition and closing costs of the land described in this ordinance. Closing costs paid by the borough shall not include any past due taxes, assessments, penalties, or interest associated with the property.

**SECTION 4.** That the proposed classification of this land is government.

**SECTION 5.** That the assembly finds that purchase of the real property, described in Section 1 of this ordinance, is in the best interests of the public and the Borough. This finding is based on:

- a. The South Peninsula Hospital's strategic plan acknowledges that the hospital is currently landlocked with no ability to expand or correct long-standing problems with traffic flow and access to the hospital.
- b. The planned use of the land described in Section 1 above is to provide additional contiguous land that will provide space to replace the existing clinic building with a new administrative office and medical clinic building.
- c. Acquiring the land described in Section 1 above will contribute to the long-term viability of the current hospital site.

**SECTION 6.** That the mayor is authorized to execute any and all documents necessary to purchase the real property described in Section One on behalf of the South Peninsula Hospital Service Area for the price of \$120,000.00 and pay up to \$1,000 of the closing costs, in accordance with the terms and conditions contained in this ordinance, the above-described purchase agreement, and consistent with applicable provisions of KPB Chapter 17.10.

**SECTION 7.** That this ordinance shall take effect immediately upon its enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \*  
DAY OF \* 2001.**

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Timothy Navarre, Assembly President

ATTEST:

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Linda S. Murphy, Borough Clerk