

Introduced by: Glick
Date: Feb. 21, 1984
Vote: Unanimous
Action: Adopted

KENAI PENINSULA BOROUGH

RESOLUTION 84-43

AUTHORIZING THE BOROUGH MAYOR TO ENTER INTO A LEASE/PURCHASE CONTRACT FOR FIVE (5) ACRES OF LAND TO BE USED EXCLUSIVELY FOR A SHELTERED WORKSHOP/RESIDENTIAL CARE FACILITY.

WHEREAS, the Kenai Peninsula Borough Assembly passed Resolution 83-76 on March 1, 1983 in support of a sheltered workshop/residential care facility; and

WHEREAS, such facilities are needed on the peninsula; and

WHEREAS, the Kenai Peninsula Borough Planning Commission considered the proposed development at the meeting of January 23, 1984 and February 6, 1984; and

WHEREAS, the commission found, by unanimous decision, that this was an acceptable use for the land and recommended the Borough Assembly authorize the Borough Mayor enter into a lease/purchase contract with certain restrictions;

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

Section 1. That the Borough Mayor is authorized to enter into a lease/purchase contract with People Count, Inc. for no more than five (5) acres described as:

A 5 acre tract located within the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 1, T4N, R11W, S.M. Alaska subject to a survey and plat.

Section 2. That such lease/purchase is subject to the following conditions:

1. The property is to be used exclusively for a sheltered workshop/residential care facility or it reverts back to the Borough.

2. Construction of the sheltered workshop facility shall be completed within three (3) years or the property will revert back to the Borough.

3. The property is paid off over a ten (10) year period at 10% per year.

4. An additional five (5) acres immediately adjacent to the designated parcel is to be set aside for exercise of an option to purchase by People Count, Inc, under the same con-

ditions as contained herein. Such option must be exercised within fifteen (15) years or whenever the land is proposed for conveyance whichever is first. The price will be at the current borough appraisal in effect at the time of exercising the option. The purchase must be completed within sixty (60) days of notification by People Count, Inc.

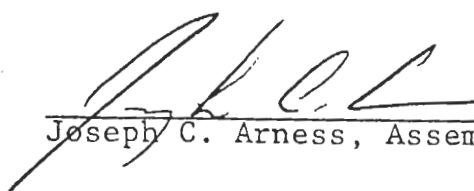
5. The purchase price is to be at current borough appraisal. However, if the lease/purchase is still in effect at the end of five (5) years, the property shall be reappraised and the lease/purchase shall be adjusted to the new appraisal.

6. The lease or purchase agreement and any of its terms are subject to approval by the Assembly and any agreement will not be effective until such approval is obtained. The Assembly may modify any proposed terms or add such terms to the agreement as it feels are in the best interest of the Borough.

Section 3. That the lease/purchase agreement shall contain such provisions as are deemed necessary to ensure that the conditions specified herein are met.

Section 4. That this resolution takes effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON THIS 21 DAY OF February, 1984.



Joseph C. Arness, Assembly President

ATTEST:



Francis Brymer
Borough Clerk