

Introduced by: Mayor
Date: 01/18/05
Action: Adopted as Amended
Vote: 8 Yes, 1 No

**KENAI PENINSULA BOROUGH
RESOLUTION 2005-010**

**A RESOLUTION AUTHORIZING CENTRAL PENINSULA GENERAL HOSPITAL,
INC. TO ENTER INTO A THREE-YEAR LEASE OF SPACE WITH SOL-KEN
ENTERPRISES CREATING A DEBT OBLIGATION NOT TO EXCEED \$108,648**

- WHEREAS**, Phase II Construction of the Central Peninsula General 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 electronic scanning of medical records; and
- WHEREAS**, CPGH, Inc. desires to enter into a lease agreement with SOL-KEN Enterprises for 4,025 sq. ft. of basement space for records storage located at 245 Binkley Street, also known as the Mundell Building; and
- WHEREAS**, the storage unit that CPGH, Inc. currently leases for \$1,107 per month would no longer be required; and
- WHEREAS**, in accordance with CPGH corporate policy CP-101, Contract Authority and Review, ¶5, Review and Approval, CPGH, Inc. has received approval from its legal counsel and the CPGH Compliance Officer as to the content of the lease agreement between SOL-KEN Enterprises and CPGH, Inc.; and
- WHEREAS**, in accordance with CPGH corporate policy CP-101, Contract Authority and Review, ¶4, Board Authority, (b)(lii), CPGH, Inc has authorized the lease of space with SOL-KEN Enterprises through the approval of CPGH, Inc. Resolution 2004-111; and
- WHEREAS**, the Lease and Operating Agreement for Central Peninsula General Hospital, Section 13, Finances, ¶(e), Debt Service, requires CPGH, Inc. to obtain authorization from the Borough Assembly prior to entering into the desired lease agreement as a debt obligation;

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

SECTION 1. CPGH, Inc. is authorized to enter into a three-year lease in an amount not to exceed \$108,648 of the real property described as follows:

4,025 square feet of basement space in the Mundell Building situated at 245 Binkley Street, Soldotna, Alaska, 99669, located in the Kenai Recording District, Third Judicial District, State of Alaska.

SECTION 2. The term of the lease shall be for three years, commencing on 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 and shall authorize an assignment to the successor to CPGH, Inc. if its contract with the borough is terminated before the lease expires.

SECTION 3. That expenditures for the lease will be made through CPGH, Inc. Operating Funds.

SECTION 4. That CPGH, Inc. is authorized to execute all documents for a lease agreement substantially similar to the lease agreement submitted with this resolution, and to make all agreements deemed necessary in accordance with this resolution.

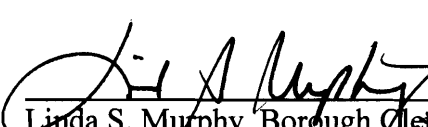
SECTION 5. That this resolution takes effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 18TH DAY OF JANUARY, 2005.



Gary Superman, Assembly President

ATTEST:



Linda S. Murphy, Borough Clerk

