

Introduced by: Administration  
Date: January 26, 2022  
Action: Approved  
Vote: Yes - 8, No - 0,  
Excused – 2; Recused - 1

**SOUTH PENINSULA HOSPITAL  
BOARD RESOLUTION  
2022-01**

**A RESOLUTION OF THE SOUTH PENINSULA HOSPITAL BOARD OF DIRECTORS  
APPROVING CAPITAL REPAIRS OF THE PROPERTY LOCATED AT 203 WEST  
PIONEER AVENUE, HOMER AK 99603**

**WHEREAS**, South Peninsula Hospital (the Hospital) recently purchased a medical office building located at 203 West Pioneer Avenue, Homer, AK 99603, KPB Parcel number: 17514304 which houses its Home Health Department, Functional Medicine, Surgical Clinic, and Staff Training room, and

**WHEREAS**, that building requires certain durable capital repairs to ensure long-term maintenance and protection of the physical property, and

**WHEREAS**, an inspection of the property was performed prior to purchase revealing the necessary repairs and a credit was provided by the seller toward the purchase price for half of the repair costs; and

**WHEREAS**, SPH Administration has obtained an estimate for the capital repairs required, and

**WHEREAS**, the necessary capital repairs were known at the time of the building's purchase and a mutually agreed upon purchase discount was negotiated between the buyer and seller, and

**WHEREAS**, the estimated costs of the repairs are approximately \$295,000; and

**WHEREAS**, the purchasing guidelines of the Kenai Peninsula Borough require that a formal Request for Proposal be issued for the aforementioned repairs; and

**WHEREAS**, South Peninsula Hospital currently has \$10 million in Unobligated Plant Replacement and Expansion Funds; and

**WHEREAS**, SPH Administration would like to use approximately \$147,500 in Unobligated Plant Replacement and Expansion Funds and \$147,500 in SPH Operating Cash to pay for these capital repairs: and

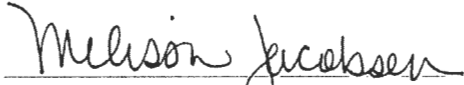
**WHEREAS**, the repairs were discussed at Finance Committee on January 20, 2022.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH PENINSULA HOSPITAL:**

1. That the South Peninsula Hospital Board of Directors approves the use of \$147,500 in Plant Replacement and Expansion Funds and \$147,500 in SPH Operating Cash to repair the property located at 203 West Pioneer Avenue, Homer, AK 99603.
2. That the South Peninsula Hospital Administration shall notify the Kenai Peninsula Borough Contract Administrator and Purchasing and Contracting Director and the South Kenai Peninsula Borough Service Area Board of this project.
3. That the South Peninsula Hospital Board of Directors shall submit this request to the South Kenai Peninsula Borough Service Area Board with a recommendation to approve their appropriation request for the use of Unobligated Plant Replacement and Expansion Funds.
4. That the South Peninsula Hospital Board of Directors shall request that the Borough Assembly appropriate \$147,500 of Unobligated Plant Replacement and Expansion Funds for the capital repairs of the property located at 203 W. Pioneer Ave, Homer, AK 99603.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SOUTH PENINSULA AT ITS MEETING HELD ON THIS 26th DAY OF JANUARY, 2022.**

ATTEST:

  
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Melissa Jacobsen, Board Secretary

  
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Kelly Cooper, Board President