

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

FROM: Michele Turner, Borough Clerk 

DATE: June 16, 2026

RE: Ordinance 2025-19-44: Authorizing the Acquisition of Real Property in Soldotna, Alaska, on Behalf of Central Kenai Peninsula Hospital Service Area, Appropriating Funds from the Central Kenai Peninsula Hospital Service Area Plant Replacement and Expansion Fund, and Authorizing an Amendment to the Operating Agreement with Central Peninsula General Hospital, Inc. (Mayor)

Per KPB 22.40.050(F), the borough clerk, or the clerk's designee in his or her absence, has the authority to revise pending resolutions and ordinances prior to assembly action, by filling in any blanks in the legislation stating advisory board recommendations made concerning the legislation.

Therefore, this serves to advise the Assembly, that last two Whereas clauses in Ordinance 2025-19-44 have been updated:

“WHEREAS, the CPGH, Inc. Board of Directors, at its regularly scheduled meeting held on May 28, 2026, adopted Board Resolution 2026-19 approving the purchase of the Property; and

WHEREAS, the KPB Planning Commission, at its regularly scheduled meeting held on June 8, 2026 recommended approval by unanimous consent;”

Thank you.

RESOLUTION 2026-19

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY LOCATED AT 299 N. BINKLEY STREET AND 121 W. MARYDALE AVENUE IN SOLDOTNA, AND APPROPRIATING \$2,030,000 FROM THE CPGH, INC. PLANT REPLACEMENT AND EXPANSION FUND FOR THE PURCHASE OF BOTH PROPERTIES, AND AUTHORIZING AN AMENDMENT TO THE CPGH, INC., OPERATING AGREEMENT

1. **WHEREAS**, the Kenai Peninsula Borough ("Borough") owns and provides for the operation of Central Peninsula Hospital ("Hospital"), and for other health services and medical facilities, through the Central Kenai Peninsula Hospital Service Area, ("Service Area"); and
2. **WHEREAS**, the Borough has entered into an Operating Agreement with Central Peninsula General Hospital, Inc. ("CPGH, Inc.") for the operation of the Hospital and other medical facilities, to operate these medical facilities on a nonprofit basis in order to ensure the continued availability of the medical services to the service area residents and visitors; and
3. **WHEREAS**, finds that it is in the best interest of the Central Kenai Peninsula Hospital Service Area to purchase the properties located at 299 N. Binkley Street and 121 W. Marydale Avenue; and,
4. **WHEREAS**, the property at 299 N. Binkley Street includes an existing 5,980-square-foot building currently occupied by Inlet Pharmacy Group, Inc. In addition, the adjoining vacant parcel at 121 W. Marydale Avenue provides valuable land for future development. Securing both parcels will allow CPH to maintain control over a key block within the medical district, preserving future expansion opportunities and ensuring surrounding land use remains compatible with the Hospital's mission and strategic priorities; and,
5. **WHEREAS**, funding in the amount of \$2,030,000 for the purchase of both properties and associated closing costs will be sourced from Plant Replacement and Expansion Funds held by the Kenai Peninsula Borough; and,
6. **WHEREAS**, CPH leadership is committed to a smooth and collaborative transition with the current tenant, Inlet Pharmacy Group, Inc., and will work closely with the tenant to ensure a supportive and coordinated transition out of the building later this year, minimizing disruption to patients and preserving positive community relationships; and,
7. **WHEREAS**, Central Peninsula Hospital Administration seeks approval from the CPGH, Inc. Board of Directors for the acquisition of both properties and for inclusion of the properties in the Operating Agreement as Hospital facilities and assets supporting the delivery and future expansion of healthcare services within the Central Kenai Peninsula Hospital Service Area; and,

THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF CENTRAL PENINSULA GENERAL HOSPITAL, INC., A NOT-FOR-PROFIT ALASKA CORPORATION, THAT:

SECTION 1. CPGH, Inc., Board of Directors hereby approves the purchase of the properties located at 299 N. Binkley Street and 121 W. Marydale Avenue, Soldotna, Alaska, for an amount not to exceed \$2,030,000, inclusive of closing costs.

SECTION 2. The CPGH, Inc. Board of Directors support funding the acquisition through the Plant Replacement and Expansion Funds held by the Kenai Peninsula Borough on behalf of the Central Kenai Peninsula Hospital Service Area.

- SECTION 3.** Upon acquisition, the properties shall be incorporated into the Operating Agreement between the Kenai Peninsula Borough and Central Peninsula General Hospital, Inc. as Hospital facilities and assets.
- SECTION 4.** the Chief Executive Officer, or designee, is authorized to execute all documents and take all actions necessary to complete the acquisition and carry out the intent of this resolution.
- SECTION 5.** This resolution becomes effective upon adoption by the CPGH, Inc. Board of Directors.

I certify that the above resolution was approved by vote of the Board of Directors of Central Peninsula General Hospital, Inc. at the 05/28/26 Board meeting.

Dated: 05/28/26



Carrie Couey, Secretary/Treasurer
CPGH, Inc. Board of Directors