




**MEMORANDUM**

**TO:** Brent Hibbert, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Charlie Pierce, Mayor   
Melanie Aeschliman, Planning Director 

**FROM:** Marcus A Mueller, Land Management Officer 

**DATE:** December 22, 2020

**RE:** Ordinance 2021-02, Authorizing the Negotiated Lease of Classroom Space at the Soldotna Prep Building with the Boys and Girls Club of the Kenai Peninsula (Mayor)

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The Soldotna Prep (SoPrep) building was vacated by the Kenai Peninsula Borough School District (KPBSD) and is under evaluation for long term planning. In the meantime, the Boys and Girls Club of the Kenai Peninsula has proposed use of 10 classrooms and gymnasiums for youth programs. The proposal was evaluated by the administration's SoPrep Interim Facility Management Team and found to be consistent with facility capabilities.

A short term lease has been negotiated which would extend through the current school year and then continue month-to-month by mutual agreement. The proposed lease rate is based on the building cost for the classroom space, with a monthly flat fee for the gymnasiums on an "as available basis". The "as-available basis" would maintain the ability for the borough to schedule other uses in the gymnasiums which may arise during the term of the lease. The proposed lease rate structure considers spaces outside the classrooms to be common spaces in which Boys and Girls Club would have management privileges associated with the lease.

Borough code does not specifically address the leasing of building space. Several of the requirements of KPB 17.10 for the leasing of land are not applicable to the leasing of building space. While KPB 17.10.100(l) authorizes this negotiated lease, the ordinance provides that other provisions of KPB 17.10 including land classification, notice of disposition, lease types, lease terms and conditions, and general conditions are not required.

The attached ordinance would authorize the mayor to lease classrooms and as-available gym use at the Soldotna Prep Building to the Boys and Girls Club of the Kenai Peninsula for youth programs.

Your consideration is appreciated.