

Introduced by: Administration  
Date: December 02, 2020  
Action:  
Vote: Yes - X, No - X,  
Excused - X

**SOUTH PENINSULA HOSPITAL  
BOARD RESOLUTION  
2020-21**

**A RESOLUTION OF THE SOUTH PENINSULA HOSPITAL BOARD OF DIRECTORS  
APPROVING THE PURCHASE OF PROPERTY LOCATED AT 4135 HOHE STREET,  
HOMER AK 99603**

**WHEREAS**, the South Peninsula Hospital (Hospital)'s current campus is landlocked by residential and commercial properties and unable to expand, and

**WHEREAS**, there is a need for additional clinical, parking, and office space for use by the Hospital, and

**WHEREAS**, future expansions and strategic facility planning are unable to be pursued without the purchase of additional properties near the Hospital, and

**WHEREAS**, the property located at 4135 Hohe Street, Homer, AK 99603, KPB Parcel number: 17506205 was listed for sale, and

**WHEREAS**, this property consists of .28 acres and a single family residence which may be converted to commercial medical office space as it resides in the Medical Zoning District; and

**WHEREAS**, an independent appraisal of the property indicates that its fair market value plus closing costs are estimated at \$315,000; and

**WHEREAS**, SPH Management has reviewed the appraisal and completed the KPB Real Property Need Questionnaire (RPNQ) and

**WHEREAS**, South Peninsula Hospital currently has over \$8 million dollars of unobligated Plant Replacement and Expansion Funds being held at the borough; and

**WHEREAS**, SPH Management would like to use Plant Replacement funds to purchase the property located at 4135 Hohe Street, Homer, AK 99603 Parcel number: 17506205; and

**WHEREAS**, the purchase was discussed at Finance Committee on November 19, 2020.

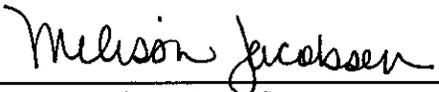
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH PENINSULA HOSPITAL:**

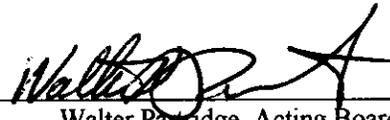
1. That the South Peninsula Hospital Board of Directors approves the use of Plant Replacement and Expansion Funds to purchase the property located at 4135 Hohe Street, Homer, AK 99603.

2. That the South Peninsula Hospital Board of Directors requests that the Kenai Peninsula Borough execute a purchase agreement on behalf of South Peninsula Hospital in an amount estimated at \$315,000 for purchase price and all closing costs.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SOUTH PENINSULA AT ITS MEETING HELD ON THIS 2<sup>nd</sup> DAY OF DECEMBER, 2020.**

ATTEST:

  
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Melissa Jacobsen, Board Secretary

  
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Walter Partridge, Acting Board President