

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Kelly Cooper, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *CP*
Marcus Mueller, Acting Planning Director *MM*
Marcus Mueller, Land Management Officer *MM*

FROM: Julie Denison, Land Management Technician *JD*

DATE: July 23, 2020

RE: Resolution 2020-054, Authorizing the Borough, on Behalf of the South Kenai Peninsula Hospital Service Area, to Enter into a Long-Term Lease Agreement for a Professional Office Building at 4251 Bartlett Street, Homer Alaska (Mayor)

On behalf of South Peninsula Hospital, Inc. (SPHI), the borough has leased the building located at 4251 Bartlett Street in Homer since 2010. The lease expires on October 31, 2020. A new lease has been prepared.

This resolution would authorize a lease of the property located at 4251 Bartlett Street. The leased property includes a 960 square foot building and parking lot on 0.39 acres. The initial lease term is 10-years with the possibility of two 10-year renewal terms. Rent begins at \$2.00 per square foot per month plus utilities, taxes, and insurance and the costs of general upkeep such as janitorial and grounds maintenance.

The leased property is part of the SPH Operating Agreement and would continue to be under the new lease. Per the terms of the agreement, SPHI will be directly responsible for the costs of this lease.

Your consideration of this resolution is appreciated.