

Introduced by: Mayor
Date: 01/05/21
Hearing: 01/19/21
Action: Enacted as Amended
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2021-02**

**AN ORDINANCE AUTHORIZING THE NEGOTIATED LEASE OF CLASSROOM
SPACE AT THE SOLDOTNA PREP BUILDING WITH THE BOYS AND GIRLS CLUB
OF THE KENAI PENINSULA**

WHEREAS, the Soldotna Prep Building (“SoPrep”) is mostly vacant and being maintained with minimal services through the general fund; and

WHEREAS, the borough administration is evaluating long-term plans for SoPrep in consultation with the school district; and

WHEREAS, the Boys and Girls Club of the Kenai Peninsula has proposed an interim use of 10 classrooms and the gymnasiums for youth programs; and

WHEREAS, the borough administration has determined the space to be available space for a short term lease; and

WHEREAS, there are various benefits to having some active, education-related, use of the facility; and

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regularly scheduled meeting of January 11, 2020 recommended approval by unanimous consent;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the assembly finds that leasing classroom space to Boys and Girls Club of the Kenai Peninsula pursuant to KPB 17.10.100(I) is in the best interest of the borough.

SECTION 2. That the provisions of KPB 17.10.080-.090 and KPB 17.10.110-.240 governing classification, disposition, and leasing of borough lands and related natural resources shall not apply to this lease of classroom space and two gymnasiums on an as-available basis.

SECTION 3. Based on the foregoing, the mayor is hereby authorized pursuant to KPB 17.10.100(I) to lease SoPrep Rooms #8-14 and # 16-18, being 10,179 sq. ft., at the monthly rental of \$2,075 in addition to a monthly rental rate of \$100 for each gymnasium on an “as available” basis, for an initial term of four months, with

month-to-month extensions thereafter. The authorization is for lease solely to Boys and Girls Club of the Kenai Peninsula, and it may not assign any rights to negotiate or enter an agreement to lease this space to any other person or entity.

SECTION 4. The mayor is authorized to execute a lease substantially similar in form to the lease form approved by the assembly.

SECTION 5. Boys and Girls Club of the Kenai Peninsula shall have 60 days from the time of enactment of this ordinance to execute the lease document.

SECTION 6. That rent shall be paid monthly and revenue from the subject lease shall be deposited in the General Fund account number 100.SPREP.36315.

SECTION 7. That the mayor is authorized to amend the lease by mutual agreement of the parties to expand or alter the number and location of classroom spaces leased to the Boys and Girls Club for youth services on similar terms as the original lease.

SECTION 8. That this ordinance shall take effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 19TH DAY OF JANUARY, 2021.

Brent Hibbert, Assembly President

ATTEST:

Jonni Blankenship, MMC, Borough Clerk



Yes: Bjorkman, Carpenter, Chesley, Cox, Derkevorkian, Dunne, Elam, Johnson, Hibbert
No: None
Absent: None