

RESOLUTION NO. 2025-174

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AUTHORIZING THE CITY MANAGER TO EXECUTE A SIX-MONTH LEASE
AGREEMENT WITH TEEN CENTER USA FOR USE OF THE CITY-OWNED
FACILITY AT 8978 ELK GROVE BOULEVARD**

WHEREAS, the City of Elk Grove (City) purchased the property and facility at 8978 Elk Grove Boulevard, also known as the Courthouse, in June 2005, and subsequently leased it to Teen Center USA (“Lessee”), a California nonprofit religious corporation, beginning August 1, 2006; and

WHEREAS, Lessee continued to lease the Courthouse facility under annual lease agreements that were regularly renewed, the most recent of which has a term ending on September 30, 2025; and

WHEREAS, pursuant to the terms of both the current and proposed lease, Lessee is responsible for complying with relevant provisions of Title 24 of the Code of Federal Regulations, Part 570, including documenting that activities undertaken in the Courthouse facility meet the Community Development Block Grant (CDBG) national objective of primarily benefitting low-income persons; and

WHEREAS, staff has proposed a new lease with Lessee that has a six-month term, during which staff can verify that Lessee remains eligible to occupy the facility under the requirements associated with CDBG funding; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301 sets forth a categorical exemption that applies to projects characterized as the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The project consists of the lease of an existing City-owned building to Lessee.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds the lease of the building to Teen Center USA to be exempt from CEQA pursuant to CEQA Guidelines Section 15301 as set forth herein, and authorizes the City Manager to execute a six-month lease agreement, in substantially the form presented, between Teen Center USA (Lessee) and the City of Elk Grove for property located at 8978 Elk Grove Boulevard.

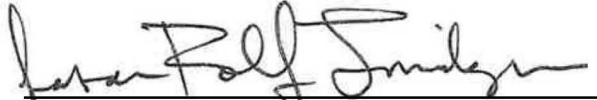
AND, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute a six-month extension to the lease with Lessee, contingent upon staff verification that Lessee continues to meet the eligibility requirements associated with CDBG funding.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of September 2025



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-174

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 24, 2025 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Robles, Brewer, Spease*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Suen*


Jason Lindgren, City Clerk
City of Elk Grove, California