

RESOLUTION NO. 2026-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING THE ACQUISITION OF THE PROPERTY LOCATED AT 9370 STUDIO COURT [APN 116-0860-038] EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONSISTENT WITH THE CITY OF ELK GROVE GENERAL PLAN; RATIFYING THE PURCHASE AND SALES AGREEMENT FOR THE PROPERTY LOCATED AT 9370 STUDIO COURT [APN 116-0860-038] AND AUTHORIZING THE CLOSE OF ESCROW OF THE PROPERTY; DISPENSING WITH THE COMPETITIVE PROPOSAL PROCESS FOR THE LEASE OF CITY-OWNED PROPERTY PURSUANT TO ELK GROVE MUNICIPAL CODE SECTION 3.42.280(A) AND AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH PHILLAUR CORPORATION, INC. A CALIFORNIA CORPORATION, FOR SUITE 100D AT 9370 STUDIO COURT IN SUBSTANTIALLY THE FORM PRESENTED AND SUBJECT TO CITY ATTORNEY APPROVAL; DISPENSING WITH THE FORMAL REQUEST FOR PROPOSAL PROCEDURE PURSUANT TO ELK GROVE MUNICIPAL CODE SECTION 3.42.140(B)(3) AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROPERTY MANAGEMENT CONTRACT WITH B&Z PROPERTIES IN A FORM ACCEPTABLE TO THE CITY ATTORNEY TO MANAGE THE PROPERTY AT 9370 STUDIO COURT; AND AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$6,243,000

WHEREAS, Studio Court Partners, L.P., a California limited partnership (Owner) acquired 9370 Studio Court [Assessor Parcel Number 116-0860-038] (the Property), a 2.11-acre property improved with a 20,160± square foot building and 91 parking spaces; and

WHEREAS, on December 10, 2025, the City Council authorized staff to negotiate the purchase of the Property for future expansion of the Elk Grove Police Facilities; and

WHEREAS, consistent with the authority provided by City Council, staff negotiated a purchase price of \$6,225,000 for the Property plus associated closing costs; and

WHEREAS, as part of the negotiations, the Owner requested a new lease for Phillaur Corporation, a California corporation, for Suite 100D at the Property for a term of 12 months at a modified gross lease rate of \$1,500 per month; and

WHEREAS, for the reasons presented, staff recommends that the City Council find that award of this lease without competitive proposals required for leases of City-owned property in excess of \$2,000 is in the best interest of the City; and

WHEREAS, to manage the Property, staff recommends that the City Council find that the formal request for proposal procedure required for procurement of general services with a value in excess of \$50,000 is not in the best interest of the City and authorize the City Manager to negotiate and enter into a property management contract with the existing property management team, B&Z Properties, Inc. in a form acceptable to the City Attorney and in an amount not to exceed the amount budgeted for such services in the approved annual budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds that the acquisition of the Property located at 9370 Studio Court (APN 116-0860-038) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based upon the following finding:

Finding The acquisition of the Property is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

Evidence: CEQA Guidelines section 15061(b)(3) states that an activity is covered by the Common Sense Exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. There is no possibility that the proposed property acquisition will result in a physical change in the environment. The acquisition of the Property does not approve any development project, nor does it disturb the physical environment. Any future development of the site would be subject to review under Title 23 of the Elk Grove Municipal Code (Zoning) and CEQA. Therefore, the proposed purchase is exempt from CEQA review;

AND, BE IT FURTHER RESOLVED, that the City Council finds the acquisition of the Property located at 9370 Studio Court (APN 116-0860-038) consistent with the City's General Plan as required by Elk Grove Municipal Code Section 23.10.030 and Government Code Section 65402(a) based upon the following finding:

Finding The acquisition of the Property is consistent with the General Plan.

Evidence: The acquisition of the Property is consistent with the General Plan as it supports public safety Goal SAF-1: A Safe Community, by supporting the necessary facilities for expansion of police services;

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby ratifies the Purchase and Sale Agreement, in substantially the form presented, including all associated documents necessary to complete the purchase of the Property located at 9370 Studio Court, Sacramento County Assessor Parcel Number 116-0860-038, in the amount of \$6,225,000, together with associated closing costs not to exceed \$18,000 for a total estimated acquisition cost not to exceed \$6,243,000;

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute all documents and take all actions reasonably necessary to close escrow on the purchase of the Property;

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby dispenses with the competitive proposal process for leases of City-owned property in excess of \$2,000 pursuant to Elk Grove Municipal Code 3.42.280(A) and authorizes the City Manager to execute a Lease Agreement with Phillaur Corporation, a California corporation, for Suite 100D at 9370 Studio Court, in substantially the form presented and approved by the City Attorney, for a term of 12 months at a modified gross lease rate of \$1,500 per month;

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby dispenses with the formal request for proposal procedures for procurement of professional services pursuant to Elk Grove Municipal Code Section 3.42.140(B)(3) and

authorizes the City Manager to negotiate and execute a property management contract with B&Z Properties in a form acceptable to the City Attorney to manage the property at 9370 Studio Court and in an amount not to exceed the amount budgeted for such services in the approved annual budget, notwithstanding that the aggregate amount of such agreement(s) may exceed the City Manager's otherwise applicable contracting authority.

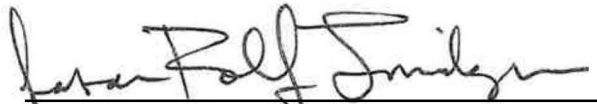
AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves an amendment to the Fiscal Year 2025-26 Budget in the amount of \$6,243,000 to fund the acquisition of the Property and associated transaction costs.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of June 2026



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. 2026-118

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 June 10, 2026 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California