



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING  
TUESDAY FEBRUARY 6, 2024, NOON

**SMP Office 8095 Suite D Greenback Lane Citrus Heights**

<https://us02web.zoom.us/j/3944921744?pwd=Y3V1UitodmdOcUkvVmdHemkrMDBiUT09>  
Meeting ID: 394 492 1744 Passcode: 95610 Dial by your location +1 669 900 9128 US  
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**Board Members**

**Present:** Tiffany Clement- Chair, Don Tollefson -Treasurer Kim Kelley- Secretary (Phone),  
Christina DeCelle Ted Mitchell, Ryan Eichorst (zoom), Ross Tolbert

**Absent:** Marcia Philemon, Brooke Bolden-Mallory, Phil Jarret, Andrew Gianulias,

**Guests**

**City:** City Manager, Ash Feeney, Mayor Bret Daniels, Planning Director Casey Kempenaar

**CHPD:** Chief Alex Turcotte, Commander Kris Frey

Jim Mitchell

**Staff :** Kathilynn Carpenter, Lisa Cordell, Mikhaila Freas

**CALL MEETING TO ORDER..... Tiffany Clement**

The meeting was called to order at 12:07pm by Tiffany Clement

**PUBLIC COMMENTS.....Tiffany Clement**

There were no public comments. Ross Tolbert was introduced as the representative for Ethan Conrad Properties, owner of the former Sears parcel. Tiffany called for introductions.

**ADMINISTRATIVE.....Tiffany Clement**

- **Action/Approve:** Just cause for remote participants (must participate visually and audibly)  
*A motion to approve the just cause for remote participants was (M/S/A T. Clement/D Tollefson).*
- **Action/Approve:** November 2, 2023, and December 14, 2023, Board Meeting Minutes.
- *A motion to approve the November 2, 2023, and December 14, 2023, board meeting minutes was (M/S/A Don Tollefson/Christina DeCelle).*

- **Action/Approve:** 2024 SMP Slate of Directors and Officers. Changes include:
  - Approved adding Ross Tolbert, Ethan Condran-Sunrise Mall Anchor Seat
  - Approved adding Ryan Eichorst, Gerrity Group - Marketplace at Birdcage Seat
    - Approved changing Christina DeCelle to At Large
    - Approved changing Phil Jarret to Restaurant

*A motion to approve the 2024 Slate of Directors/ Officers was (M/S/A K. Kelly/ D. Tollefson).*

**CITY OF CITRUS HEIGHTS.....Casey Kempenaar**

Meghan was unable to attend, Casey Kempenaar gave the City Update.

- Coming Soon
  - Off Road Warehouse is a potential tenant for the former Rite Aid at Sunrise and Arcadia. Council will need to approve an amendment to the zoning code to allow this use which falls under the auto-use ban in the District.
  - Home Goods will be opening in the former Stein Mart space in MarketPlace at Birdcage
  - Citrus Town Event Center opened in Citrus Town Center
- Business Incentive Program
  - There have been no applications for the grant. Funding will be available until June 2024.

**SECURITY & MAINTENANCE .....Carpenter/CHPD**

CHPD YTD Crime Statistics Comparison January 2023 vs. January 2024

- Commander Kris Frey gave the Crime Statistics Report
  - Burglary/Theft from Vehicle decreased -33%
  - Robbery increased 150%  
Shoplifting increased 380%
  - Stolen Vehicles no change 0%
  - Homeless Calls for services decreased -8%

*As with the 2023/2022 Year over Year statistics the large increase in shoplifting reflects the results of having an officer and private security on site.*

- **December Clean and Safe Report**

December Security and Maintenance Report was distributed previously.

- **January Clean and Safe Report**

Item continued to March meeting.

**Action/Approve:** Status of CHPD/SMP Contract for 2024. Cancel existing contract or continue with new restructuring of position.

*A motion to approve canceling existing CHPD/SMP contract with new restructuring of position was (M/S/A Don Tollefson/Christina DeCelle).*

Discussion:

Jeff retired in December, and a new officer, Daniel Hanson, was brought on in January.

- **CHPD Leadership:** The position is being refocused to prioritize criminal apprehension and proactive investigations, with a significant focus on organized retail crime (ORC) over standard high visibility patrol/ deterrence. This will include a majority of ORC work in conjunction with the City's grant and community focus on accountability and proactive law enforcement services. Removing homeless and mitigating transient activity would not be a priority.
- **SMP Board Members:** Given the cost of the contract, \$100,000 plus, members agreed that while ORC is important it is primarily the tenant's responsibility. Providing a safe, clean and attractive environment for customers is a priority. Additionally, NorCal private security officers have done a good job with theft prevention and merchandise recovery.
- It was also noted that the police officer is no longer located in the District and businesses are not allowed to call the officer but must call Dispatch. The officer would likely be pulled into ORC investigations and other activities.
- Both the City Manager, Ash Feeney, and Chief Turcotte, in an earlier meeting with Kathilynn and Lisa advised they would be okay with either option. But they noted that it would be more cost effective for NorCal to deal with the homeless and transient issues. They would continue to work with CHPD on retail crime and other issues. CHPD would not be abandoning the District. The department will be adding significant technological resources in the area to prevent and detect criminal activity through grant funding of camera systems etc. This will not impact the SMP contract either way.

- Kathilynn noted that the existing contract was funded in part via a Sacramento County ARPA grant. We have applied for another \$100,000 grant. If it is not approved, it would be difficult to find funds for the contract.
- Kathilynn advised that if the grant is approved, overnight patrols could be added. Most property vandalism, illegal dumping and break-ins occur in the overnight hours.

**FINANCIAL REPORT.....Kathilynn Carpenter**

Ran out of time, item continued to next meeting.

**Review/ Accept:** 2023 Year End Financial Report

**Action/Approve:** 2024 Draft Budget

**PBID RENEWAL..... Kathilynn Carpenter**

- Petition Update – currently at 16%- must have 51% by March 15

**MARKETING COMMITTEE REPORT.....L. Cordell/M. Freas**

Ran out of time to discuss. Reports were emailed out prior to the meeting.

- 25<sup>th</sup> Anniversary – new banners and logo.
- January Marketing Recap – December report was distributed with board notice.

**MEETING ADJOURN MEETING..... Tiffany Clement**

Time adjourned: 1:33pm

Submitted by: Kathilynn Carpenter

Approved by:

Tiffany Clement, Board Chair

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