



SMP BOARD OF DIRECTORS MEETING MINUTES

Thursday April 10, 2025, 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

Meeting ID: 394 492 1744 Passcode: 95610

Board Members

Present: Tiffany Clement- Chair, Don Tollefson -Treasurer, Christina DeCelle, Ryan Eichorst (remote), Ted Mitchell, Ross Tolbert

Present via remote but not noted on agenda – nonvoting Kareem Daniels

Absent: Andrew Gianulias, Brooke Bolden-Mallory, Erik Brickson -Secretary, Phil Jarrett

Non-Board Members

City of Citrus Heights/CHPD: Vice Mayor – Lopez Taft, Meghan Huber, Commander Kris Frey

Guests: Jim Mitchell, Keith Sippola, Vicki Adams (CH Pet Hospital)

Staff

Kathilynn Carpenter, Lisa Cordell, Mikhaila Freas

CALL MEETING TO ORDER.....Tiffany Clement

The meeting was called to order at 12:06 by Tiffany Clement.

PUBLIC COMMENTS..... Tiffany Clement

There were no public comments.

ADMINISTRATIVE.....Tiffany Clement

- **Action/Approve:** *Just cause for remote participants (must participate visually and audibly)*
- **Action/Approve:** *March 20, 2025, Board Meeting Minutes.*

A motion to approve March 20, 2025, Meeting Minutes and Just Cause for Remote Participation was (M/S/A Don Tollefson/Ted Mitchell).

- **Action/Approve:** 2024 Annual Report

A motion to approve the 2024 Annual Report was (M/S/A Ross Tolbert/Christina DeCelle).

Ross Tolbert: add 2023 data for security and porter stats for comparison.

- **Action/Approve:** Remove Brooke Bolden, Sunrise Mall, from Board of Directors (at her request)

A motion to remove Brooke Bolden, Sunrise Mall, from Board of Directors was (M/S/A Don Tollefson/Ted Mitchell).

CITY OF CITRUS HEIGHT..... Meghan Huber

- Sunrise Blvd. street repaving to happen sometime after Memorial Weekend.
- City Council Meeting on April 23rd will focus on the City's review of Ethan Conrad's proposed amendment to the Sunrise Tomorrow Specific Plan.
 - Kathilynn reported on SB781, which proposes a \$5.00 per square foot for buildings remaining vacant for 180 days or more. There is a recommendation in the City's Strategic Planning Report to explore a vacant building ordinance. Meghan advised that it was being considered to deal with bad faith landlords who do not maintain their buildings. She noted the City will be increasing code enforcement efforts to mitigate blighted buildings.

FINANCIAL REPORT.....Kathilynn Carpenter

- **Review:** *First Quarter Financials*

Item continued. Kathilynn advised she did not receive books back from accountant. Kathilynn handed out the sales tax revenue report noting the decline in sales tax revenue and how that decline tracks with the store closures at Sunrise Mall. At one point there were more than 110 stores at the mall, now there are 20 stores.

CLEAN & SAFE OMMITTEE Cordell/Carpenter

- Security Issues
 - The group of juveniles at the mall continue to cause trouble.
- Maintenance Issues
 - Hot spots include Marie Calendars, Union Bank, Former Firestone, Elephant Bar, Sunrise Mall.

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

- March Marketing Recap- *Report was previously distributed.*
- Sunrise MarketPlace Backyard Bash- event planning is in progress for this new event which will replace Brews in the Burbs.

MEETING ADJOURN MEETING..... Tiffany Clement

Time adjourned: 1:20pm

Submitted by: Kathilynn Carpenter

Approved by: Tiffany Clement, Chair
