



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday March 20, 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

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Board Members

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

Absent: Brooke Bolden-Mallory, Kareem Daniels, Phil Jarrett

Non-Board Members

City of Citrus Heights: Meghan Huber

CHPD: Chief Alex Turcotte, Commander Kris Frey

Guests: Jim Mitchell, Keith Sippola, Kim Hunter (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:** *December 12, 2024, Board Meeting Minutes.*
- **Action/Approve:** *February 13, 2025, Board Meeting Minutes.*

A motion to approve the just cause for remote participants, the December 12th Meeting Minutes, and February 13th Meeting Minutes. (M/S/A Don Tollefson/Christina DeCelle).

SUNRISE MALL..... Tiffany Clement

Board members discussed their concern that the Sunrise Tomorrow Plan is a complex process with many challenges, and the development could take several years. Property and business owners are worried about the blight and crime at the mall that will escalate as more stores close. There will be about 20 stores remaining in the mall after the two Macys stores close at the end of the month. The Mall may close by the end of the year. Owners wonder how 100 dead acres in the middle of the District will affect their businesses and tenants. Board members questioned who would keep the mall from becoming a giant eyesore, a magnet for crime and homelessness. The City advised they would be working the police department and the owners of the mall to mitigate negative issues.

CITY OF CITRUS HEIGHTS.....Meghan Huber

- **Black Sails Coffee Update:** Black Sails Coffee is the first recipient of the Small Business Design Program. This is a pop-up business at Marketplace at Birdcage. County Health regulations have changed and make these types of uses very difficult to get approved. Kathilynn worked with the applicant and Casey Kempenaar in Planning to get the issues resolved. Kathilynn noted that Casey and his team very helpful in moving this forward.
- **Fire Code:** Coming up for review in the fall. Staff noted that fire permit fees have gotten very high, \$2,800 for the Backyard Bash.
- **Sunrise Tomorrow:**
 - Ethan Conrad Properties has submitted an amended proposal, which will go before Council in April.
 - The City has received a lot of community feedback regarding the project.
- **Hotel Development Discussions:**
 - Looking at specific hotel brands, the city has conditioned the type and brand of hotel that will be acceptable.
 - The hotel could be three stories and approximately 90 rooms.
 - The Market is showing demand for recreational sports teams, medical professionals.
 - It will likely be a long process before any hotel is developed at the mall.

FINANCIAL REPORT.....Kathilynn Carpenter

- **Action/Approve:** 2025 Final budget.

A motion to approve the 2025 Final budget was (M/S/A Don Tollefson/Ross Tolbert).

Note: due to condition of mall, funds have not been budgeted for the Santa Set at the mall.

CLEAN & SAFE COMMITTEE..... Cordell/Carpenter

- Staff reviewed the February Clean and Safe report.
- Funding for overnight security expires in May.
- Sunrise Mall Concerns:
 - Very little security as it is. What will happen when the mall closes permanently?
How will this effect the surrounding shopping centers?
 - Eric asked if there are any plans in place with PD regarding the mall issues. Chief Turcotte explained that they have already been working on a plan with the decline of the mall and are not waiting for the mall to close to activate it.

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

- Staff reviewed the February Marketing Recap
 - Furever Love -LA Fire Pet event – Marketplace at Birdcage
- Sunrise MarketPlace Backyard Bash
 - Saturday, May 31, 2025, Sunrise Mall Parking Lot, 4pm -9pm

MEETING ADJOURN MEETING..... Tiffany Clement

Time adjourned: 1:26pm

Submitted by: Kathilynn Carpenter

Approved by: Tiffany Clement, Chair
