



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday May 15, 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, Eric Brickson -Secretary, Andy Gianulias, Christina DeCelle, Kareem Daniels (remote), Phil Jarrett (remote) Ryan Eichorst (remote), Ross Tolbert, Ted Mitchell

Absent: Don Tollefson -Treasurer

Non-Board Members

City of Citrus Heights/CHPD: Chief Alex Turcotte

Guests: Josh Gumacal (Ami Bera Office), Jim Mitchell, Keith Sippola, Vicki Adams (CH Pet Hospital), 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 12:08 by Tiffany Clement.

PUBLIC COMMENTS..... Tiffany Clement

Josh Gumacal gave an update from Ami Bera's office and encouraged members to sign up for Congressman Bera's newsletter for the latest updates.

ADMINISTRATIVE.....Tiffany Clement

- **Action/Approve:** Just cause for remote participants (must participate visually & audibly)
- **Action/Approve:** April 10, 2025, Board Meeting Minutes.

A motion to approve April 10, 2025, Meeting Minutes and Just Cause for Remote Participation was (M/S/A Ross Tolbert/Christina DeCelle).

CITY OF CITRUS HEIGHTS..... Meghan Huber

Meghan was unable to attend the board meeting. The City Council did deny Ethan Conrad’s plan for the Sunrise Mall; he will continue to make improvements on the former Sears parcel.

Tiffany announced new businesses coming to Sunrise Village:

Coming soon: Nothing Bundt Cakes, Juice Time and Pinkberry

FINANCIAL REPORT.....Kathilynn Carpenter

- **Review:** First Quarter Financials

CLEAN & SAFE COMMITTEE Cordell/Carpenter

- April Clean & Safe Report
- Legislation Update
 - **SB789:** Vacant Buildings (Oppose) – after much backlash, the \$5.00 per SF fine for vacant buildings, the bill was amended removing the fine. We remain opposed to the bill as SB 789 requires owners of commercial property to annually report vacancy details, including the number of vacant days, reasons for vacancy, and any ongoing renovations—to the California Department of Tax and Fee Administration. Property owners who fail to report would face state-imposed penalties.
 - **SB1435:** SB1435-Business Clean Up Relief. (Support) Tax credits to offset cost of clearing illegal dumping, waste removal, vandalism damage, and making security improvements.
 - **SB 634:** Homeless Assistance (Neutral) Prohibits a local jurisdiction from adopting or enforcing an existing ordinance that prohibits a person or organization from providing support services to a homeless person or assisting a homeless person with acts related to basic survival. *Previously prohibited local ordinances that impose civil or criminal penalties on a homeless person for any related to homelessness or acts related to basic survival.*

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

- April Marketing Recap- previously distributed.
- **Sunrise MarketPlace Backyard Bash Update:** Due to lack of ticket purchases and confusion with Brews in the Burbs, staff recommends pushing the event to October. The event will be free for general admission with the option to purchase a VIP ticket and beer/wine wristbands.

MEETING ADJOURN MEETING..... Tiffany Clement

Time adjourned: 1:19pm

Submitted by: Kathilynn Carpenter

Approved by: Tiffany Clement, Chair
