



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday July 31, 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, Phil Jarrett (zoom)
Ross Tolbert, Ryan Eichorst (zoom), Ted Mitchell

Absent: Christina DeCelle, Don Tollefson -Treasurer, Kareem Daniels

Non-Board Members

City of Citrus Heights/CHPD: Commander Kris Frey, Vice Mayor Lopez- Taff, Alicia Aguirre

Guests: Grant Bollinger, Jim Mitchell, Keith Sippola, Sherri Merrick

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

Guests, Grant Bollinger and Sherri Merrick were introduced. Kareem Daniel's last day with InterCal is Aug 15th with Grant Bollinger taking his board seat.

ADMINISTRATIVE.....Tiffany Clement

- **Action/Approve:** Just cause for remote participants (must participate visually & audibly)
- **Action/Approve:** May 15, 2025, and June 12, 2025, Board Meeting Minutes.

A motion to approve May 15th and June 12th, Meeting Minutes and Just Cause for Remote Participation was (M/S/A Ross Tolbert/Phil Jarrett).

CITY OF CITRUS HEIGHTS.....Alicia Aguirre

- Proposed Commercial Property Re-Occupancy Ordinance
 - Workshop is scheduled for August 11th at 3pm.

Board Member Feedback:

- Many concerns with the ordinance. Why punish good property owners who take care of their properties? This is what code enforcement does.
- Property owners wouldn't pay the fees; they would get passed down to the tenants.
- Concerns about businesses not wanting to locate in Citrus Heights due to the ordinance and fees being passed on to them.
- The City needs to find more ways to "yes" to potential businesses instead of "no".
- The ordinance creates barriers to entry reduces investment of real estate.
- Landlords do not want a vacant building/space; it is costly.
- The ordinance does not do anything to enhance the likelihood of finding a tenant; it makes it more difficult and more expensive.
- We shouldn't be punished if our building or spaces are taken care of.
- For those bad players out there, code enforcement can be used to get them to clean up their buildings.
- What are the fees?
- There are already restrictions in place in the PBID that make it more difficult to secure new tenants.

CLEAN & SAFE REPORTCordell/Carpenter

- June Clean & Safe Report
 - There was no time for this item; it will be continued to August or September Clean and Safe Committee meeting. CHPD gave their stat highlights.
 - SMUD is removing 8 palm trees along the Sunrise Blvd median near PetSmart for better access to the SMUD road. They will try to save the string lights on the trees.

FINANCIAL REPORT.....Kathilynn Carpenter

- **Review/Accept:** Second Quarter 2025 Financial Report
- **Action/Approve:** 5% increase in assessment rate to keep up with inflation and cost increases.
A motion to approve the 5% increase in assessment was (M/S/A Tiffany Clement/Phil Jarrett).
- **Action/Approve:** PBID's position on the City's vacant building ordinance and fees.
A motion to oppose the City's vacant building ordinance and fees was (M/S/Eric Brickson/Ross Tolbert).

MARKETING COMMITTEE REPORT.....Mikhaila Freas

- June Marketing Recap- report was previously distributed.

MEETING ADJOURN MEETING.....Tiffany Clement

Time adjourned: 1:37pm

Submitted by: Kathilynn Carpenter

Approved by: Tiffany Clement, Chair
