



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday October 9, 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:** Christina DeCelle, Grant Bollinger, Ross Tolbert, Ted Mitchell, Vicki Adams, Ryan Eichorst (zoom)

**Absent:**, Tiffany Clement, Andy Gianulias, Don Tollefson -Treasurer, Phil Jarrett

**Non-Board Members**

**City of Citrus Heights/CHPD:** Alicia Aguirre

**Guests:** Jim Mitchell

**Staff**

Kathilynn Carpenter, Lisa Cordell, Mikhaila Freas

**CALL MEETING TO ORDER.....Ross Tolbert**

The meeting was called to order at 12:05 by Ross Tolbert.

**PUBLIC COMMENTS.....Ross Tolbert**

Kathilynn noted that there is a serial ADA lawsuit filer active in the District. Oscar Ramos has filed a suit against Black Angus, their landlord, InterCal and the property owner Ted Mitchell.

**ADMINISTRATIVE.....Ross Tolbert**

- **Action/Approve:** *Just cause for remote participants (must participate visually & audibly)*
- **Action/Approve:** *September 11, 2025, Board Meeting Minutes.*
- **Action/Approve:** *Appoint Christina DeCelle as Treasurer*
- **Action/Approve:** *Remove Tiffany Clement from Board and as Chair.*

*The above items were combined as one motion and (M/S/A Grant Bollinger/Vicki Adams).*

**MARKETING REPORT..... Lisa Cordell/Mikhaila Freas**

- September Marketing Recap
  - **Facebook:** Followers are up 180 from August and Engagements are down by 207 from August after coming off of high engagement for Marie Calendars demo. We hosted bigger contests via website and Instagram.
  - **Instagram:** Followers are up 20 from August and Engagements are up 16 from August. Engagement was higher this month due to hosting the Friendship contest.
  - **New Businesses:** Sunrise Montessori at Ethan Conrad Properties and Nothing Bundt Cake at Sunrise Village, Bargain Supermarket on Greenback.
- SMP Fall Movie Night- Friday, October 17
  - The annual event will include a magic show, pumpkin decorating, kid's activities, food trucks and the showing of Beetlejuice.
- October 4th: Sunrise Rec & Park District's 75th Anniversary Jubilee
  - SMP sponsored this event by providing the two bands that had been secured for the now cancelled Backyard Bash Event.
- Other upcoming events, sponsored by Sunrise MarketPlace:
  - October 11<sup>th</sup>: Citrus Town Center's *Boo Bash on Candy Lane*
  - October 18<sup>th</sup>: Marketplace at Birdcage's *Citrus Heights Day*
  - October 24<sup>th</sup>: Marketplace at Birdcage's *Low Rider Trunk or Treat*
  - October 30<sup>th</sup>: CHPD Pal's *Trunk or Treat*

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

- **City/SMP contract-** Kathilynn reported on behalf of our attorney regarding progress of the contract. The attorney's main concerns with the current draft of the document include:
  - Language that is too vague.
  - Language that is contradictory to the Statute governing PBIDs.
  - Language that undermines the City's legal position that the BID is an independent contractor.

- Language that infringes on SMP's first amendment rights.
- Use of assessment funds by the City that is contradictory to the Statute. Assessment funds can only be used to benefit parcels in the District.

Our attorney is awaiting the response from the City.

**CITY OF CITRUS HEIGHTS..... Alicia Aguirre**

**Business of Distinction Award:** Being awarded to a business every quarter.

**ICSC:** Staff attended in September. Very productive program.

**State of the City:** November 6<sup>th</sup>

**Vacant Building Ordinance:** Still in the building phase. Staff sent a flash vote to residents asking for their opinions, council felt it wasn't good data since the fees do not affect CH residents. Ross asked if the City could survey property owners.

**CLEAN & SAFE REPORT.....Cordell/Carpenter**

- Clean and Safe Committee Report – the report was previously distributed. There was no one in attendance from the police department to discuss stats. It was noted in the Clean and Safe Committee that there has been a good police presence in the District. It has been quiet and many of the regular transients have not been seen for a few weeks. SMP's security along with the police patrols are making a positive difference. SMP security has been doing foot patrols at business and centers to deter panhandling and shoplifting.

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

These items were continued to the November meeting.

- **Review/Accept:** Third Quarter Financial Report
- Feedback/Priorities for 2026 draft

**MEETING ADJOURN MEETING..... Ross Tolbert**

Time adjourned: 1:18pm

Submitted by: Kathilynn Carpenter

Approved by: Ross Tolbert, Vice-Chair \_\_\_\_\_