



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday September 11, 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, Ross Tolbert, Ted Mitchell

Absent: Don Tollefson -Treasurer, Phil Jarrett, Ryan Eichorst, Kareem Daniels

Non-Board Members

City of Citrus Heights/CHPD: Chief Alex Turcotte, Commander Kris Frey, Meghan Huber, Alicia Aguirre

Guests: Grant Bollinger, Jim Mitchell, Keith Sippola, Vicky Adams

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**

Today will be Tiffany Clement's last SMP Board meeting as she will no longer be with Merlone Geier.

ADMINISTRATIVE.....**Tiffany Clement**

- **Action/Approve:** Just cause for remote participants (must participate visually & audibly)
 - There were no remote participants.
- **Action/Approve:** July 31, 2025, Board Meeting Minutes.
- **Action/Approve:** Remove Eric Brickson from board of directors and add Vicky Adams representing CH Pet Hospital. Remove Eric Brickson as Secretary and appoint Vicky Adams as Secretary.
- **Action/Approve:** Remove Kareem Daniels from board and add Grant Bollinger- Citrus Town Center Seat.

- **Action/Approve:** Appoint Ross Tolbert as Vice Chair.

The above items were combined as one motion and (M/S/A Christina DeCelle/Andrew Gianulias).

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

- August Marketing Recap
 - Top Highlights:
 - Website: Back To School Supplies Giveaway
 - Instagram: Tast of The District
 - Facebook: Flash Friday Giveaways
 - Business Spotlights. Staff will be promoting/ boosting one business a month to help promote their business. Staff will focus on the smaller businesses in the District.
 - SMP Wins Best Community Association at CH Best Of Awards
- Upcoming Events:
 - Sept 13th: Bubble Bash at Marketplace at Birdcage (Sponsored by SMP)
 - Sept 19th: Citrus Nights at Van Maren Park
 - Oct 4th: 75th Jubilee at Rush Park (Sponsored by SMP)
 - Oct 11th: CTC Halloween Event (Sponsored by SMP)
 - Oct 17th: Beetlejuice Harvest Festival & Movie Night (SMP Event)
 - Oct 18th: Citrus Heights Day at Marketplace at Birdcage (Sponsored by SMP)
 - Oct 24th: Low Rider Trunk or Treat at Marketplace at Birdcage (Sponsored by SMP)
 - Oct 30th: CHPD Trunk or Treat at CHPD Parking Lot (Sponsored by SMP)
- Fourth Quarter Marketing Preview

- Sunrise Mall will be having Santa photos this year and will utilize SMP's Santa Set. SMP did not include take down in the budget not knowing if the set would be installed this year. One concern is the lack of security at the mall and the set being damaged. Part of the set was damaged last year.
- Sunrise MarketPlace will host their annual Laser Light Show on Friday, December 5th at the Sunrise Mall. This year's event will feature a red and green beam. Our laser vendor created the purple beam for the Kings. We will have Santa and other activities for families.
- New Businesses:
 - Sunrise Montessori Grand Opening/Ribbon Cutting: Friday at 4:30 – former Sears Service Building.
 - Mancini's Sleepworld is now open in Citrus Town Center.
 - European Nails- Greenback Square
 - New Hair Salon- Greenfaire Village
 - Pinkberry (Sunrise Village) is close to opening.
 - Nothing Bundt Cake (Sunrise Village) is scheduled for late September, early October.
 - Juice Time (Sunrise Village) is scheduled for the end of 2025.
 - Nail Salon (Sunrise Village) is planned for the space behind Vision Works.
 - Possible tenant for the old brewery space at Sunrise Village. Information is not public yet.
- EV Charger awareness: staff will be promoting the EV Charging Stations at: Sunrise Village, Best Buy (Marketplace at Birdcage, former Sears parcel and CH Pet Hospital.

CITY OF CITRUS HEIGHTS.....City Representative

- Citrus Nights: September 19th at Van Maren Park. The event will have live music, food trucks and a beer/wine garden.
- The City executed an 18-month lease with the Field Haven Feline Center for \$1.00 per year to operate a low cost spay clinic. Residents have requested this service and are pleased to see it come to fruition. Local veterinarians were also supportive of the action.

CLEAN & SAFE REPORTCordell/Carpenter

- Clean and Safe Committee Report – The meeting yesterday was very productive with discussions regarding:
 - SMP's target list of those individuals who have been trespassed multiple times. Unfortunately, no one has violated their 602 trespass notices at the same location. We have approximately 80 active 602s and will focus on our target list.
 - Food tents- CHPD and SMP will work together to target unpermitted food tents, carts and other vendors operating on private property. SMP is also working with the County to remove the food tent in the former bus stop in front of CVS on Fair Oaks Blvd. Restaurants have understandably complained. These food tents do not have to pay lease, workers comp, payroll liabilities, insurance, etc. and are able to undercut their prices significantly. SMP officers will work later hours to target these operators.
 - Discussed the benefits of the See Click Fix app.

Kathilynn reported that the former Marie Callanders building was demolished. The City was very helpful in expediting the permit. The building was a magnet for homeless activity and vandalism. The owner of the parcel, Steve Patterson, is currently working on leasing the site to quick serve restaurant. Kathilynn praised the CH Water District for dispatching an emergency service technician to the site when she called on a Saturday to assist in turning off the water after it caused a large leak.

FINANCIAL REPORT.....Kathilynn Carpenter

There was no financial report for this meeting.

MEETING ADJOURN MEETING.....Tiffany Clement

Time adjourned: 1:07pm

Submitted by: Kathilynn Carpenter

Approved by: Tiffany Clement, Chair