



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday November 13, 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: Ross Tolbert – Board Chair, Christina DeCelle- Treasurer, Vicki Adams – Secretary, Grant Bollinger, Phil Jarrett (Remote), Ryan Eichorst (Remote), Ted Mitchell

Absent: Andrew Gianulias

**Non-Board Members:**

City of Citrus Heights/CHPD: City Manager, Ash Feeney, Councilmember Lopez-Taff, Meghan Huber, Casey Kempnaar, Chief Alex Turcotte, Commander Kris Frey

**Guests:**

Keith Sippola, Louis Mitchell, Andrea Velasquez (Sunrise Village)

**Staff:**

Kathilynn Carpenter, Lisa Cordell, Mikhaila Freas

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

The meeting was called to order at 12:02 by Ross Tolbert.

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

City Manager Ash Feeney attended the meeting to talk about the City/SMP agreement and the CPR Ordinance. He would like to see additional clarity on the PBID’s clean and safe programs and aligned missions for both parties. Mr. Feeney mentioned the PBID is pushing back on existing contract language that was agreed to in the last term. He offered for SMP Board Members to meet with him to discuss any concerns. Ross requested a meeting.

Kathilynn invited board members to attend a documentary viewing of Ted Mitchell and his family’s 160-year history in Citrus Heights.

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

- **Action/Approve:** *Just cause for remote participants (must participate visually & audibly)*
- **Action/Approve:** *October 9, 2025, Board Meeting Minutes.*
- **Action/Approve:** *Remove Don Tollefson from Board and as Treasurer.*

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

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

- October Marketing Recap
  - Spooky Season Photo Contest: Consisted of three contests for consumers to show off their Halloween décor, human costumes and pet costumes for their chance to win a \$250 gift card to a business in the District.
  - Finish the Spooky Story: Consumers were given a prompt that correlated with our upcoming Beetlejuice movie night, giving a creative response to the story line for their chance to win Halloween inflatables and a \$100 Lowes gift card.
  - New Businesses: Nothing Bundt Cakes & Pinkberry
  - October Events:
    - SMP’s Beetlejuice Movie Night & Harvest Festival
    - Sunrise Rec & Park District’s 75<sup>th</sup> Anniversary (SMP Sponsor)
    - Citrus Town Center’s Boo Bash on Candy Lane (SMP Sponsor)
    - Marketplace at Birdcage’s Citrus Heights Day (SMP Sponsor)
    - Marketplace at Birdcage’s Trunk or Treat (SMP Sponsor)
    - CHPD Trunk or Treat (SMP Sponsor)
- SMP Fall Food Drive to benefit Sunrise Christian Ministries Food Bank
  - SMP is collecting dry food from November 3<sup>rd</sup> to November 14<sup>th</sup> to help support the Sunrise Christian Food Ministry for the upcoming Holiday season.
- Laser Light Show- Friday, December 5
- Sunrise Rollerland/SMP Stranger Things Skate Night – Friday, December 12

Due to the conditions of Sunrise Mall, SMP will not be installing the Santa Set this year. Please advise if

anyone has any suggestions for an alternative location. The tree is 24 feet high.

**CITY OF CITRUS HEIGHTS..... Ash Feeney, Meghan Huber, Casey Kempenaar**

Ash and his team addressed the board’s opposition to the proposed Commercial Property Re-occupancy (CPR) Ordinance. They noted the blighted vacant buildings in the City and the shared interest of city, residents and businesses to see these issues mitigated. The ordinance is about dealing with bad actors; but acknowledges concern that good players will get swept up in the process. The City incorporated the board’s feedback into the revised ordinance. Modifications were made to the ordinance:

- Owners that self-register will not have to pay registration fees.
- Owners that maintain property in good standing will not have to pay monitoring fees.
- Confirmed that centers and office buildings that have vacant tenant spaces fall under the ordinance.
- City staff is unable to locate owner information on some vacant buildings and believe the registration process will assist in ownership information.
- There will be another workshop on December 3.

**Board feedback:**

- Do not support center and especially office space vacancies (which are interior and do not cause any visible blight).
- Some concern over definition of “good standing” .
- How to deal with owners who own or manage multiple properties.
- How will owners get the information to register if City does not have owner information.
- Would like to understand more about the underlying need for the ordinance.

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

- October Clean and Safe Committee Report – previously distributed report. Numbers are trending down.
  - CHPD: Auto theft is down; robbery is down. Gearing up for more patrols during the holiday season.
  - Beautification crew beefing up for the holiday season.

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

- **Review/Accept:** Third Quarter Financial Report

- 2025 Year-End Forecast – item continued

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

Time adjourned: 1:27pm

Submitted by: Kathilynn Carpenter

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