



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday March 12, 2026, 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

Meeting ID: 394 492 1744 Passcode: 95610

Board Members

Present: Ross Tolbert – Board Chair, Vicki Adams – Secretary, Phil Jarrett, Grant Bollinger, Ted Mitchell, Andrea Velasquez

Absent: Andrew Gianulias, Christina DeCelle- Treasurer, Ryan Eichorst

Non-Board Members:

City of Citrus Heights/CHPD: City Manager Ash Feeney, Chief Alex Turcotte, Commander Kris Frey, Economic Development & Community Engagement Director Meghan Huber

Guests:

Keith Sippola, Louise Mitchell, Andrea Velasquez (Sunrise Village), Kim Hunter (CH Pet Hospital)

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

ADMINISTRATIVE.....Ross Tolbert

- **Action/Approve:** January 22, 2026, Board Meeting Minutes.

The January 22, 2026, Board Meeting Minutes were (M/S/A G. Bollinger/ P. Jarrett).

- **Action/Approve:** 2025 Annual Report

The 2025 Annual report was (M/S/A Phil Jarrett/G. Bollinger).

CITY OF CITRUS HEIGHTS..... Ash Feeney, M. Huber

City Manager Feeney updated the board on the recently announced redevelopment proposal for Sunrise Mall. Tallen Capital is in escrow to purchase 50 acres of the mall from Namdar Realty (excludes JCPenney, Sears, US Bank and Red Robin parcels). Tallen Capital then proposes sell 13.5 acres to the Mettle Shop to develop the Sunrise Sports Center.

City Council approved a private public partnership between the City and the Mettle Shop for the development of the project. The city will finance \$60 million to The Mettle Shop in a municipal bond, secured by a lien on the complex. The Mettle Shop will provide an additional \$60 million in private capital. Mr. Feeney stressed that many protections for the City have been built into the agreement to mitigate any risk to the City's finances.

The center, approximately 160,000 square feet, will include a 4,000-seat arena. two NHL-sized sheets of ice. These will host hockey, ice skating, curling, figure skating, entertainment, with seating for 4,000 people. Adjacent to the ice there will be 126,000 feet of covered and lit turf field, additional turf space and 17,000 square feet of medical space.

Entitlements should be completed by the end of the year.

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

- 2025 Marketing – staff reviewed the annual marketing plan. The plan outlines social media and website contests and special events.
- Backyard Bash – three events will take place at Marketplace at Birdcage behind Jamba Juice. This is a nice space with the Ulta, Jamba Juice and sidewalk murals as backdrops. The three-event series will take place April 3, 17 and May 1. There will be a different band at each event, along with food trucks and a wine and beer garden. Staff will explore ideas for other smaller events in the District such as a Back-to-School Backpack Drive.

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

Chief Turcotte discussed the February report and noted that crime in the District is trending down. Shoplifting decreased 33%. Camp calls for service and camp contacts decreased. Proactive contacts for loitering and panhandling decreased, while loitering and panhandling calls for service increased. The POP team has been active and visible in the District.

Private security interactions with transients continue to decline. Numbers at the start of 2025 averaged 200 – 250 monthly interactions. Current interactions remain below 90. Officers have more time for proactive activities such as foot and vehicle patrols. Officers have been more aggressive in executing 602 trespass forms on those loitering and trespassing.

Trash and illegal dumping continue to be an issue in the District. Our porter picked up nearly 3,000 pounds in trash and 44 items in February.

Staff proposed changing our porter vendor from City Wide Property Services to Accurate Cleaning. The cost is slightly less. Accurate Cleaning will allow their porter to use our pressure washer. Accurate Cleaning has less turnover and good PBID experience.

MEETING ADJOURN MEETING..... Ross Tolbert

Time adjourned: 1:15pm

Submitted by: Kathilynn Carpenter

Approved by: Ross Tolbert, Chair _____

BROWN ACT

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 24 hours prior to a special meeting. Action may not be taken on items not posted on the agenda. Meeting facilities are accessible to persons with disabilities.

NOTICE TO PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (three minutes' maximum per person) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select one or two speakers to represent the opinion of the group. The order of Agenda items is listed for reference and may be taken in any order deemed appropriate by the Board of Directors. The Agenda provides a general description and staff recommendations; however, the Board of Directors may take action other than what is recommended.

RULES FOR VIRTUAL MEETINGS

In general, local agencies must give notice and provide an opportunity to the public to attend and comment at virtual meetings. If the virtual meeting technology is disrupted, the meeting must stop until public access is restored. Public comments may not be limited to only those submitted in advance - local agencies must allow an opportunity for live, direct public comment.