



SUNRISE MARKETPLACE BOARD OF DIRECTORS MEETING

Thursday September 10, 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

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Board Members Present: Ross Tolbert – Board Chair, Christina DeCelle- Treasurer, Angela Roche, Andrea Velasquez, Keith Sippola

Absent: Vicki Adams – Secretary, Grant Bollinger, Phil Jarrett

City of Citrus Heights/CHPD: Mayor Marijane Lopez -Taff, Councilmember Tim Schaefer, Alicia Aguirre, Commander Kris Frey

Guests: Joe Wagoner – Mettle Shop, Darrin Gross – Mettle Shop, Ray Riehle – CHWD, Mary Elise Conzelmann – CHWD, Eric Brickson, Louise Mitchell, Larry Lipp, Mark Cimino, Maria Gomez, Wayne Stokes, Torren Regan.

Staff: Kathilynn Carpenter, Lisa Cordell, Mikhaila Freas

CALL MEETING TO ORDER.....Ross Tolbert

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

PUBLIC COMMENTSRoss Tolbert

There were no public comments. Introductions around the room were made.

SUNRISE MALL SPORTS COMPLEX UPDATE.....Joe Waggoner

- **Timeline:**

- Next 3-4 Months: Entitlements & pre-construction.
- Dec 2026/Feb 2027: Close on Land, Demo
- Q2/Q3 2027: Break Ground
- Q3 2028: Open

- See link to presentation:  [Sunrise Marketplace Board Meeting Deck \(9-10-26\). V2.pdf](#)

CITRUS HEIGHTS WATER DISTRICT UPDATE..... Ray Riehle

- No price increase through 2027
- Project 2023: Water Main Replacement

ADMINISTRATIVE..... Ross Tolbert

- **Action/Approve:** *August 13, 2026, Board Meeting Minutes. Continued, due to no quorum, Ms. Decelle left early.*

CITY OF CITRUS HEIGHTS..... City of Citrus Heights

- See attached report.

MARKETING REPORT..... L. Cordell/M. Freas

- August Marketing Report - see attached report.

CLEAN & SAFE REPORT..... CHPD/ L. Cordell/K. Carpenter

- CHPD PBID Statistics January through August –
- SMP August Clean and Safe Report – see attached report. Homeless activity and crime continue to decline.

QUARTLERLY FINANCIAL REPORT..... Kathilynn Carpenter

- **Next report will be at the October meeting**

CHAIR ITEMS..... Ross Tolbert

Josh Hoover will be the speaker for the October 8 Board Meeting.

MEETING ADJOURN MEETING..... Ross Tolbert

Time adjourned: 1:36pm

Submitted by: Kathilynn Carpenter

Approved by: Ross Tolbert, Chair _____