

**PAPAGO PARK CENTER ASSOCIATION
MEETING NOTICE AND AGENDA**

2025 ANNUAL MEMBERS MEETING
Thursday, August 7, 2025, No Sooner Than 10:15 AM

SRP Administration Building
1500 N. Mill Avenue, Tempe, AZ 85288

Member Directors: Pam Collins and Susan Guerra
Declarant Directors: David Rousseau, President; Christopher Dobson, Vice President;
and Kevin Johnson and Leslie C. Williams

Call to Order
Roll Call

1. **CONSENT AGENDA:** The following agenda item(s) will be considered as a group by the Board of Directors and will be enacted with one motion. There will be no separate discussion of these item(s) unless a Board Member requests, in which event the agenda item(s) will be removed from the Consent Agenda and considered as a separate item..... CHAIR DAVID ROUSSEAU
 - Request for approval of the minutes for the meeting of August 8, 2024.
2. Fiscal Year 2026 Election and Installation of Two Directors for the Papago Park Center Association SECRETARY JOHN FELTY
3. Adjourn CHAIR DAVID ROUSSEAU



**NOTICE WILL BE SENT REGARDING THE NEXT MEMBERS
MEETING OF THE PAPAGO PARK CENTER ASSOCIATION**

07/31/2025

MINUTES
2024 ANNUAL MEETING OF MEMBERS OF
PAPAGO PARK CENTER ASSOCIATION

DRAFT

August 8, 2024

The nineteenth annual meeting of the Members of the Papago Park Center Association (PPC Association) convened at 9:55 a.m. on Thursday, August 8, 2024, from the Hoopes Board Conference Room at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona. This meeting was conducted in-person and via teleconference in compliance with open meeting law guidelines.

Declarant Directors of PPC Association present at roll call were Christopher J. Dobson, Vice President of PPC Association and SRP; and Kevin J. Johnson and Leslie C. Williams of SRP. Member Directors present at roll call were Pam Collins of Chamberlain Enterprises; and Susan Guerra of Chesnut Properties.

Declarant Director of PPC Association absent at roll call was David Rousseau, President of PPC Association and SRP.

Also present were Mario J. Herrera, Sandra D. Kennedy, Kathy L. Mohr-Almeida, and Mark V. Pace, Directors of SRP; J. Rocky Shelton, Council Chairman of SRP; Colleen Resch-Geretti, Council Member of SRP; Jon W. Hubbard, Treasurer of PPC Association and Treasurer and Senior Director of Financial Operations and Compliance of SRP; Jason I. Riggs, Assistant Treasurer of PPC Association and Director and Assistant Treasurer of Treasury Operations and Compliance of SRP; John M. Felty, Secretary of PPC Association and Corporate Secretary of SRP; Lora F. Hobaica, Assistant Secretary of PPC Association and Assistant Corporate Secretary of SRP; Nina J. Mullins, Assistant Secretary of PPC Association and Senior Director of Land and PPC Inc. of SRP; Mitchell B. Rosen, Assistant Secretary and Designated Broker of PPC Association and Development Manager of PPC Inc. of SRP; Mmes. Irene R. Avalos, Melissa J. Burger, and Sue Ann Perkinson of SRP; and Messrs. Jayson B. Carpenter, Scott E. Erickson, Brian J. Koch, Ken J. Lee, Michael J. O'Connor, and Jim M. Pratt of SRP.

Vice President and Director C.J. Dobson served as Chairman.

Consent Agenda

Vice President and Director C.J. Dobson requested a motion for approval of the Consent Agenda, in its entirety.

On a motion duly made by Director L.C. Williams, seconded by Director K.J. Johnson, the Board unanimously approved and adopted the following item on the Consent Agenda:

- Minutes of the PPC Association Members meeting on August 3, 2023, as presented.

Secretary J.M. Felty polled Directors on Director L.C. Williams' motion to approve the Consent Agenda, in its entirety. The vote was recorded as follows:

YES:	Directors Christopher J. Dobson, Vice President; and Pam Collins, Susan Guerra, Kevin J. Johnson, and Leslie C. Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Director David Rousseau, President	(1)

Election and Installation of Two Directors for the PPC Association Board

Using a PowerPoint presentation, John M. Felty, Secretary of PPC Association and Corporate Secretary of SRP, reminded the Members that the Board of Directors of the PPC Association was comprised of up to six members, including four Declarant Directors appointed by the PPC Inc. Board and two Member Directors to be elected by the PPC Association Members. He said that all of the Directors were elected for a one-year term.

Mr. J.M. Felty reported that, at its meeting on August 8, 2024, the PPC Inc. Board appointed Christopher J. Dobson, Kevin J. Johnson, David Rousseau, and Leslie C. Williams as Declarant Directors to serve on the Board of Directors of the PPC Association in Fiscal Year 2025 (FY25).

Mr. J.M. Felty announced that, in accordance with the Bylaws of the PPC Association, the election of two Member Directors was in order. He stated that the PPC Association Board had recommended two candidates: Susan Guerra, Chief Operating Officer of the Chesnut Properties LLC (Papago Gateway) and Pam Collins, Director of Property Management at Chamberlain Enterprises. Mr. J.M. Felty called for additional nominations from the floor. With no other nominations being made, nominations were closed.

Roll was called, and the votes (including those cast by proxy) were tabulated as follows:

<u>OFFICE</u> (elect two)	<u>CANDIDATE</u>	<u>TOTAL VOTES</u>
Member Director	Pam Collins	217.77
Member Director	Susan Guerra	217.77

Mr. J.M. Felty announced that after tabulation, Susan Guerra and Pam Collins received the majority of votes cast and were each declared elected to the Board of Directors of the PPC Association to serve for a one-year term in FY25.

Copies of the PowerPoint slides used in this presentation are on file in the SRP Corporate Secretary's Office and, by reference, made a part of these minutes.

There being no further business to come before the Annual Members Meeting of the PPC Association, the meeting adjourned at 9:58 a.m.

John M. Felty
Secretary

Papago Park Center Association Annual Members Meeting



John M. Felty

Corporate Secretary

August 7, 2025

Election of Member Directors

Elect the Papago Park Center Association Member Directors for FY26



Pam Collins *Director of
Property Management, Broker
G&M AZ Management Company*

Pamela Collins is the Director of Property Management and Designated Broker for G&M AZ Management Company, LLC at 1050 W. Washington Street, Tempe, AZ. Ms. Collins previously served as President of the Phoenix IREM Chapter and holds both the CCIM and CPM designation. She has been a Member of the Papago Park Center Association since 2014



Justin Merritt
*Managing Director & Partner
Southwest Value Partners*

Justin Merritt is the Managing Director & Partner of Southwest Value Partners (“SWVP”) in Scottsdale, AZ. SWVP currently owns and manages more than \$6B in assets across the US, including the recently renovated Papago Arroyo project in Tempe. If confirmed, this would be the first time for Mr. Merritt to serve on the Papago Park Center Association board.



Election of Member Directors

Board Action

- Elect the Papago Park Center Association Member Directors for FY26



