

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

---

**BOARD OF DIRECTORS MEETING**

**Thursday, August 7, 2025, No Sooner Than 10:20 AM**

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

Directors: David Rousseau, President; Christopher Dobson, Vice President; and Pam Collins,  
Susan Guerra, 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
  - A. Request for approval of the minutes for the meeting of April 15, 2025.
  - B. Informational only: Declarant Directors for the Board of Papago Park Center (PPC) Association in Fiscal Year 2026 (FY26), as selected by the PPC Inc. Board, are David Rousseau, Christopher J. Dobson, Kevin J. Johnson, and Leslie C. Williams.
2. PPC Association Officers for FY26 .....MITCHELL ROSEN  
  
Request for approval of the PPC Association Officers for FY26: President: David Rousseau; Vice President: Christopher J. Dobson; Treasurer: Jon W. Hubbard; Assistant Treasurer: Jason I. Riggs; Secretary: John M. Felty; Assistant Secretary: Lora F. Hobaica; Assistant Secretary: Nina J. Mullins; and Assistant Secretary and Designated Broker: Mitchell B. Rosen.
3. Adjourn .....CHAIR DAVID ROUSSEAU

The Board may vote during the meeting to go into Executive Session, pursuant to A.R.S. §38-431.03 (A)(3), for the purpose of discussion or consultation for legal advice with legal counsel to the Board on any of the matters listed on the agenda.



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

07/31/2025



MINUTES  
BOARD OF DIRECTORS  
PAPAGO PARK CENTER ASSOCIATION

**DRAFT**

April 15, 2025

A meeting of the Board of Directors of the Papago Park Center Association (PPC Association), an Arizona corporation, convened at 10:41 a.m. on Tuesday, April 15, 2025, 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 David Rousseau, President of PPC Association and SRP; Christopher J. Dobson, Vice President of PPC Association and SRP; and Kevin J. Johnson and Leslie C. Williams of SRP. Member Director present at roll call was Pamela Collins of G&M AZ Management Company, LLC.

Member Director absent at roll was Susan Guerra of Chesnut Properties.

Also present were Sandra D. Kennedy and Mark V. Pace, Directors of SRP; J. Rocky Shelton, Council Chair 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 PCC Association and Director 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; and Irene R. Avalos, Melissa J. Burger, Jayson B. Carpenter, Scott E. Erickson, Reuben T. Judd, Michael J. O'Connor, Sue Ann Perkinson, and Jim M. Pratt of SRP.

Consent Agenda

President and Director D. Rousseau requested a motion for approval of the Consent Agenda, in its entirety.

On a motion duly made by Vice President and Director C.J. Dobson and seconded by Director K.J. Johnson, the Board of Directors of PPC Association unanimously approved and adopted the following item on the Consent Agenda:

- Minutes of the PPC Association meeting on August 8, 2024, as presented.

Secretary J.M. Felty polled the Directors on Vice President and Director C.J. Dobson's motion to approve the minutes for the meeting of August 8, 2024. The vote was recorded as follows:

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

#### Fiscal Year 2026 (FY26) Operating Budget

Using a PowerPoint presentation, Mitchell B. Rosen, Assistant Secretary and Designated Broker of PPC Association, reviewed the key elements of the proposed FY26 Operating Budget for PPC Association. They concluded by recommending that the Board approve the proposed FY26 Operating Budget, as presented.

On a motion duly made by Director L.C. Williams, seconded by Director K.J. Johnson and carried, the Board granted approval, as recommended by Management.

Secretary J.M. Felty polled the Directors on Director L.C. Williams' motion to approve the FY26 Operating Budget, as presented. The vote was recorded as follows:

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

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.

#### FY26 Slate of Member Directors

Using a PowerPoint presentation, M.B. Rosen reminded the Board that the Bylaws of the PPC Association provide for a Board comprised of six members. They said that in accordance with the PPC Association Bylaws, the PPC Association Board is comprised of four Directors appointed by the Declarant (Papago Park Center Inc.) and two Directors elected by the members of the PPC Association at its annual meeting. M.B. Rosen stated that all members of the Board are elected to serve a one-year term whether they are Declarant or Member Directors.

Continuing, M.B. Rosen said that the PPC Association Board could proffer a slate of nominees for election. They said that the slate of Member Directors would be included

in the mailed notice of the annual meeting and, additionally, nominations would be taken from the floor at the annual meeting.

M.B. Rosen concluded with Management's recommendation that the PPC Association Board nominate Pam Collins, Director of Property Management and Designed Broker of G&M AZ Management Company, LLC, and Justin Merritt, Managing Director and Partner of Southwestern U.S., as Member Directors for the Board of the PPC Association in FY26.

On a motion duly made by Vice President and Director C.J. Dobson, seconded by Director K.J. Johnson and carried, the Board granted approval, as recommended by Management.

Secretary J.M. Felty polled the Directors on Vice President and Director C.J. Dobson's motion to approve the FY26 Slate of Member Directors, as presented. The vote was recorded as follows:

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

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 Board of Directors of the PPC Association, the meeting adjourned at 10:43 a.m.

John M. Felty  
Secretary



# Papago Park Center Association



**Mitchell Rosen**

Development Manager

*August 7, 2025*

# Election of Officers for Papago Park Center Association

---

## Proposed Slate of Officers

President

David Rousseau

Vice-President

Christopher J. Dobson

Treasurer

Jon W. Hubbard

Assistant Treasurer

Jason I. Riggs

Secretary

John M. Felty

Assistant Secretary

Lora F. Hobaica

Assistant Secretary

Nina J. Mullins

Assistant Secretary &

Mitchell B. Rosen

Designated Broker





# Election of Officers

---

## Board Action Recommended

- Elect the Papago Park Center Association Slate of Officers for FY26



