

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

**BOARD OF DIRECTORS MEETING
Thursday, August 6, 2026, No Sooner Than 9:55 AM**

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

Directors: Chris Dobson, President; Barry Paceley, Vice President; and Pam Collins,
Melissa Harlan, Kevin Johnson, and Justin Merritt

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.....VICE CHAIR BARRY PACELEY
 - A. Request for approval of the minutes for the meeting of April 16, 2026.
 - B. Informational only: Declarant Directors for the Board of Papago Park Center (PPC) Association in Fiscal Year 2027 (FY27), as selected by the PPC Inc. Board, are Chris Dobson, Barry Paceley, Melissa Harlan, and Kevin Johnson.
2. PPC Association Officers for FY27MITCHELL ROSEN

Request for approval of the PPC Association Officers for FY27: President: Chris Dobson; Vice President: Barry Paceley; Treasurer: Jon Hubbard; Assistant Treasurer: Jason Riggs; Secretary: John Felty; Assistant Secretary: Lora Hobaica; Assistant Secretary: Nina Mullins; and Assistant Secretary and Designated Broker: Mitchell Rosen.
3. AdjournVICE CHAIR BARRY PACELEY

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**

07/30/2026

MINUTES
BOARD OF DIRECTORS
PAPAGO PARK CENTER ASSOCIATION

DRAFT

April 16, 2026

A meeting of the Board of Directors of the Papago Park Center Association (PPC Association), an Arizona corporation, convened at 10:34 a.m. on Thursday, April 16, 2026, 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 Dobson, Vice President of PPC Association and SRP; and Kevin Johnson and Leslie Williams of SRP.

Member Directors absent at roll were Pam Collins of G&M AZ Management Company, LLC and Justin Merritt of Southwest Value Partners.

Also present were Mark Pace and Jack White Jr., Directors of SRP; Rocky Shelton, Council Chair of SRP; Barry Paceley, Council Vice Chair of SRP; Colleen Resch-Geretti, Council Member of SRP; Jon Hubbard, Treasurer of PPC Association and Treasurer and Senior Director of Financial Operations and Compliance of SRP; Jason Riggs, Assistant Treasurer of PCC Association and Director of Treasury Operations and Compliance of SRP; John Felty, Secretary of PPC Association and Corporate Secretary of SRP; Lora Hobaica, Assistant Secretary of PPC Association and Assistant Corporate Secretary of SRP; Nina Mullins, Assistant Secretary of PPC Association and Senior Director of Land and PPC Inc. of SRP; Mitchell Rosen, Assistant Secretary and Designated Broker of PPC Association and Development Manager of PPC Inc. of SRP; and Melissa Burger, Scott Erickson, Jeremy Fry, Brian Koch, Ken Lee, Michael O'Connor, Jim Pratt, and Eric West 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 Director L. Williams and seconded by Director K. 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 7, 2025, as presented.

Secretary J. Felty polled the Directors on Director L. Williams' motion to approve the minutes for the meeting of August 7, 2025. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher Dobson, Vice President; and Kevin Johnson, and Leslie Williams	(4)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Directors Pam Collins and Justin Merritt	(2)

Fiscal Year 2027 (FY27) Operating Budget

Using a PowerPoint presentation, Mitchell Rosen, Assistant Secretary and Designated Broker of PPC Association, reviewed the key elements of the proposed FY27 Operating Budget for PPC Association. They concluded by recommending that the Board approve the proposed FY27 Operating Budget, as presented.

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

Secretary J. Felty polled the Directors on Director L. Williams' motion to approve the FY27 Operating Budget, as presented. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher Dobson, Vice President; and Kevin Johnson, and Leslie Williams	(4)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Directors Pam Collins and Justin Merritt	(2)

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.

FY27 Slate of Member Directors

Using a PowerPoint presentation, M. 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. 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. 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. Rosen concluded with Management's recommendation that the PPC Association Board nominate Pam Collins, Director of Property Management and Designated 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 FY27.

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

Secretary J. Felty polled the Directors on Director K. Johnson's motion to approve the FY27 Slate of Member Directors, as presented. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher Dobson, Vice President; and Kevin Johnson, and Leslie Williams	(4)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	Directors Pam Collins and Justin Merritt	(2)

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 10:37 a.m.

John Felty
Secretary

Papago Park Center Association



Mitchell Rosen

Development Manager

August 6, 2026

Election of Officers for Papago Park Center Association

Proposed Slate of Officers

President

Christopher Dobson

Vice-President

Barry Paceley

Treasurer

Jon Hubbard

Assistant Treasurer

Jason Riggs

Secretary

John Felty

Assistant Secretary

Lora Hobaica

Assistant Secretary

Nina Mullins

Assistant Secretary &

Mitchell Rosen

Designated Broker



Election of Officers

Board Action Recommended

- Elect the Papago Park Center Association Slate of Officers for FY27



