

**PAPAGO PARK CENTER INC.
MEETING NOTICE AND AGENDA**

**BOARD OF DIRECTORS MEETING
Thursday, August 6, 2026, 9:30 AM**

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

Directors: Chris Dobson, President; Barry Paceley, Vice President; Melissa Harlan,
Kevin Johnson, and Krista O'Brien

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

- Request for approval of the minutes for the meeting of April 16, 2026.

2. Review of the Treasurer's Report SCOTT ERICKSON
3. The Grand at Papago Park Center Development Update MITCHELL ROSEN
4. Papago Park Center Inc. Officers for Fiscal Year 2027 (FY27)
..... MITCHELL ROSEN

Request for approval of the Papago Park Center (PPC), Inc. 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.

5. Declarant Directors for the Board of PPC Association MITCHELL ROSEN

Request for approval of the appointment of four Declarant Directors to serve on the PPC Association Board for FY27: Chris Dobson, Barry Paceley, Melissa Harlan, and Kevin Johnson.

6. Declarant Directors for the Board of The Grand at PPC Association
..... MITCHELL ROSEN

Request for approval of the appointment of three Declarant Directors to serve on The Grand at PPC Association Board for FY27: Chris Dobson, Barry Paceley, and Krista O'Brien.

7. Adjourn VICE 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.

Visitors: The public has the option to attend in-person or observe via Zoom and may receive teleconference information by contacting the Corporate Secretary's Office at (602) 236-4398. If attending in-person, all property in your possession, including purses, briefcases, packages, or containers, will be subject to inspection.



**NOTICE WILL BE SENT REGARDING THE NEXT MEETING OF THE
BOARD OF DIRECTORS OF PAPAGO PARK CENTER, INC.**

07/30/2026

MINUTES
BOARD OF DIRECTORS
PAPAGO PARK CENTER, INC.

DRAFT

April 16, 2026

A meeting of the Board of Directors of Papago Park Center, Inc. (PPC Inc.), an Arizona corporation, convened at 9:59 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.

Directors of PPC Inc. present at roll call were David Rousseau, President of PPC Inc. and SRP; Christopher Dobson, Vice President of PPC Inc. and SRP; and Kevin Johnson, Mark Pace, and Leslie Williams of SRP.

Also present were Jack White Jr., Director of SRP; Rocky Shelton, Council Chair of SRP; Barry Paceley, Vice Council Chair of SRP; Colleen Resch-Geretti, Council Member of SRP; Jon Hubbard, Treasurer of PPC Inc. and Treasurer and Senior Director of Financial Operations and Compliance of SRP; Jason Riggs, Assistant Treasurer of PPC Inc. and Director of Treasury Operations and Compliance of SRP; John Felty, Secretary of PPC Inc. and Corporate Secretary of SRP; Lora Hobaica, Assistant Secretary of PPC Inc. and Assistant Corporate Secretary of SRP; Nina Mullins, Assistant Secretary of PPC Inc. and Senior Director of Land and PPC Inc. of SRP; Mitchell Rosen, Assistant Secretary and Designated Broker of PPC Inc. 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.

In compliance with A.R.S. §38-431.02, Andrew Davis had posted a notice and agenda of the meeting of the Board of Directors of PPC Inc. at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona, at 9:00 a.m. on Tuesday, April 14, 2026.

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 M. Pace and seconded by Director K. Johnson, the Board of Directors of PPC Inc. unanimously approved and adopted the following item on the Consent Agenda:

- Minutes of the PPC Inc. meeting on August 7, 2025, as presented.

Secretary J.M. Felty polled the Directors on Director M. Pace's 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, Mark Pace, and Leslie Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

Treasurer's Report

Using a PowerPoint presentation, Scott Erickson, SRP Director of Financial Reporting, reviewed the Cash Basis Budget versus Actual Comparison and expenses year-to-date through January 31, 2026; the Accrual Basis Balance Sheet as of January 31, 2026; and the Cash versus Accrual Comparison for the fiscal year-to-date through January 31, 2026.

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.

Justin Merritt of Southwest Value Partners entered the meeting during the report.

Fiscal Year 2027 (FY27) Operating and Capital Budgets

Using a PowerPoint presentation, Mitchell Rosen, Assistant Secretary and Designated Broker of PPC Inc. and Development Manager of PPC Inc. of SRP, reviewed the key elements of the proposed FY27 Operating Budget for PPC Inc. and compared the variances with the FY26 Operating Budget. They discussed other income and expenses.

M. Rosen concluded by recommending approval of the proposed FY27 Operating and Capital Budgets, as presented.

On a motion duly made by Director M. Pace, seconded by Director K. Johnson and carried, the PPC Inc. Board granted approval, as recommended by Management.

Secretary J. Felty polled the Directors on Director M. Pace's motion to approve the FY27 Operating and Capital Budgets, as presented. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher Dobson, Vice President; and Kevin Johnson, Mark Pace, and Leslie Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

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.

The Grand at Papago Park Center Development Update

Using a PowerPoint presentation, M. Rosen stated that the purpose of the presentation was to provide an update regarding the development at The Grand at Papago Park Center.

M. Rosen provided updates on the following items: 1) Alliance Residential's 290-unit multi-family project on Lot 5; 2) Lincoln Property Company's options on Lots 2 and 12; and 3) the Information System Building (ISB) zoning effort. They provided an aerial rendering of the Alliance Residential site map – Lot 5, a rendering of the 290-unit multi-family project; an aerial rendering of The Grand at Papago Park Center – Lots 2 and 12; and an aerial rendering of the ISB site map.

M. Rosen responded to questions from the PPC Inc. Board of Directors.

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.

Executive Session: Incorrect Rent Adjustment Calculation

Executive Session, pursuant to A.R.S. §38-431.03(A)(3), for discussion and consultation with attorneys regarding legal advice relating to a miscalculation in billing to four ground sublease tenants and pursuant to §38-431.03(A)(7), for discussion and consultation with PPC Inc.'s designated representatives to consider the Board's position and provide instruction to such representatives regarding an incorrect rent adjustment on four ground subleases.

On a motion duly made by Director M. Pace, seconded by Director L. Williams and carried, the Board convened into executive session at 10:19 a.m.

Secretary J. Felty polled the Directors on Director M. Pace's motion to enter into executive session of the Board of Directors of PCC Inc. The vote was recorded as follows:

YES:	Directors David Rousseau, President; Christopher Dobson, Vice President; and Kevin Johnson, Mark Pace, and Leslie Williams	(5)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

Member Director Justin Merritt of Southwest Value Partners left the meeting.

The Board convened into open session at 10:33 a.m. with the following Members and others present: David Rousseau, President of PPC Inc. and SRP; Christopher Dobson, Vice President of PPC Inc. and SRP; and Member Directors Kevin Johnson, Mark Pace, and Leslie Williams of PPC Inc. and SRP; Jack White Jr., Director of SRP;

Rocky Shelton, Council Chair of SRP; Barry Paceley, Vice Council Chair of SRP; Colleen Resch-Geretti, Council Member of SRP; Jon Hubbard, Treasurer of PPC Inc. and Treasurer and Senior Director of Financial Operations and Compliance of SRP; Jason Riggs, Assistant Treasurer of PPC Inc. and Director of Treasury Operations and Compliance of SRP; John Felty, Secretary of PPC Inc. and Corporate Secretary of SRP; Lora Hobaica, Assistant Secretary of PPC Inc. and Assistant Corporate Secretary of SRP; Nina Mullins, Assistant Secretary of PPC Inc. and Senior Director of Land and PPC Inc. of SRP; Mitchell Rosen, Assistant Secretary and Designated Broker of PPC Inc. 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.

There being no further business to come before the Board of Directors of PPC Inc., the meeting adjourned at 10:34 a.m.

John Felty
Secretary

Papago Park Center, Inc.

Treasurer's Report



Scott Erickson

Corporate Accounting Services

August 6, 2026

Agenda

Papago Park Center, Inc.

As of and for the year ended April 30, 2026

- **Income Statement**
 - **Operating Income**
 - **Operating Expenses**
 - **Master Ground Lease**
- **Capital Expenditures**
- **Balance Sheet**



Income Statement

Papago Park Center, Inc.

Income Statement

Year Ended April 30, 2026

(Thousands)

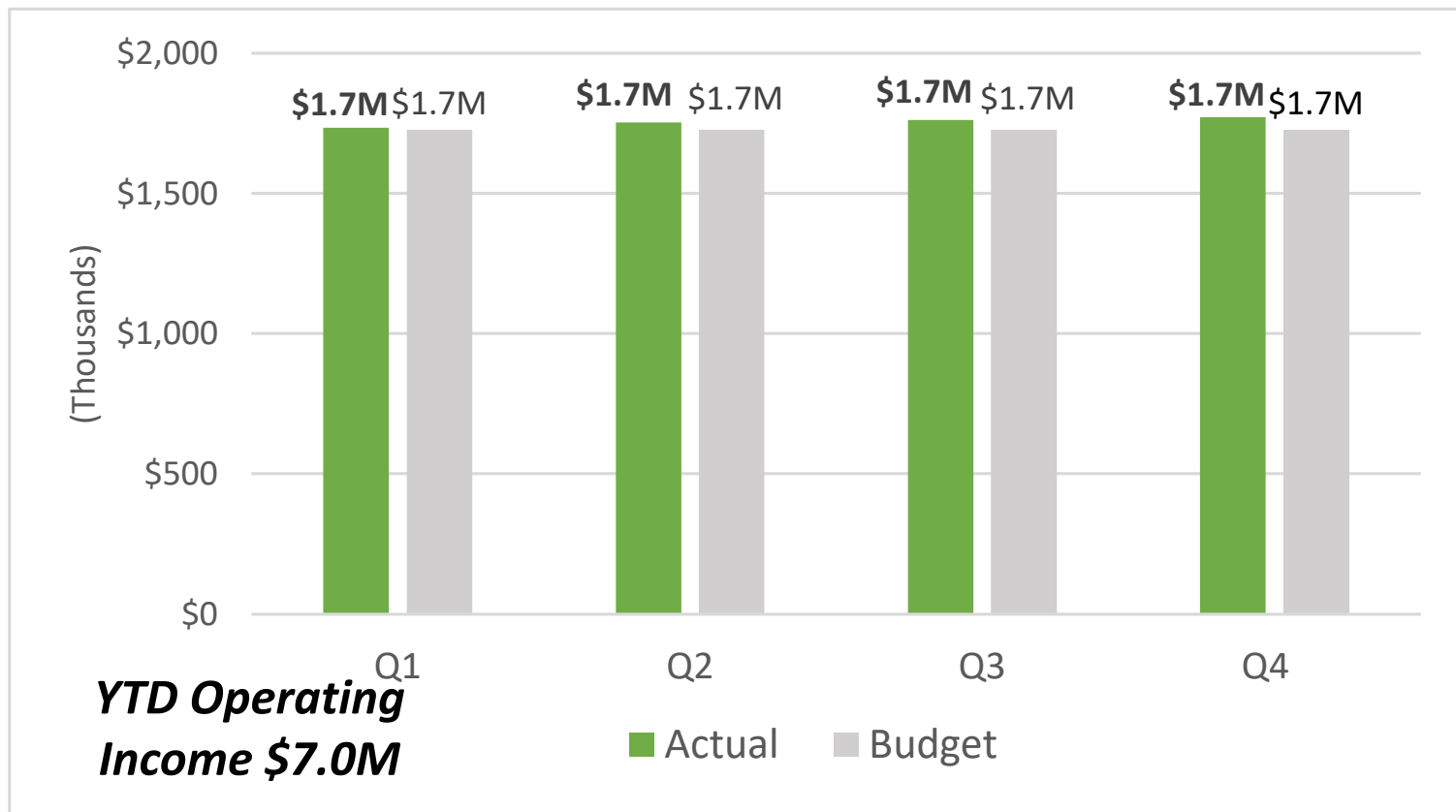
	<u>Actual</u>	<u>Budget</u>	<u>\$-Variance</u>
Operating Income	\$ 7,020	\$ 6,908	\$ 112
Operating Expenses	8,007	7,806	201
Net Operating Income (Loss)	(987)	(898)	(89)
Other Income and Expenses	191	180	11
Net Income (Loss) before Income Taxes	(796)	(718)	(78)
Income Tax Expense	117	145	(28)
Net Income (Loss) after Income Taxes	\$ (913)	\$ (863)	\$ (50)



Papago Park Center, Inc.

Operating Income

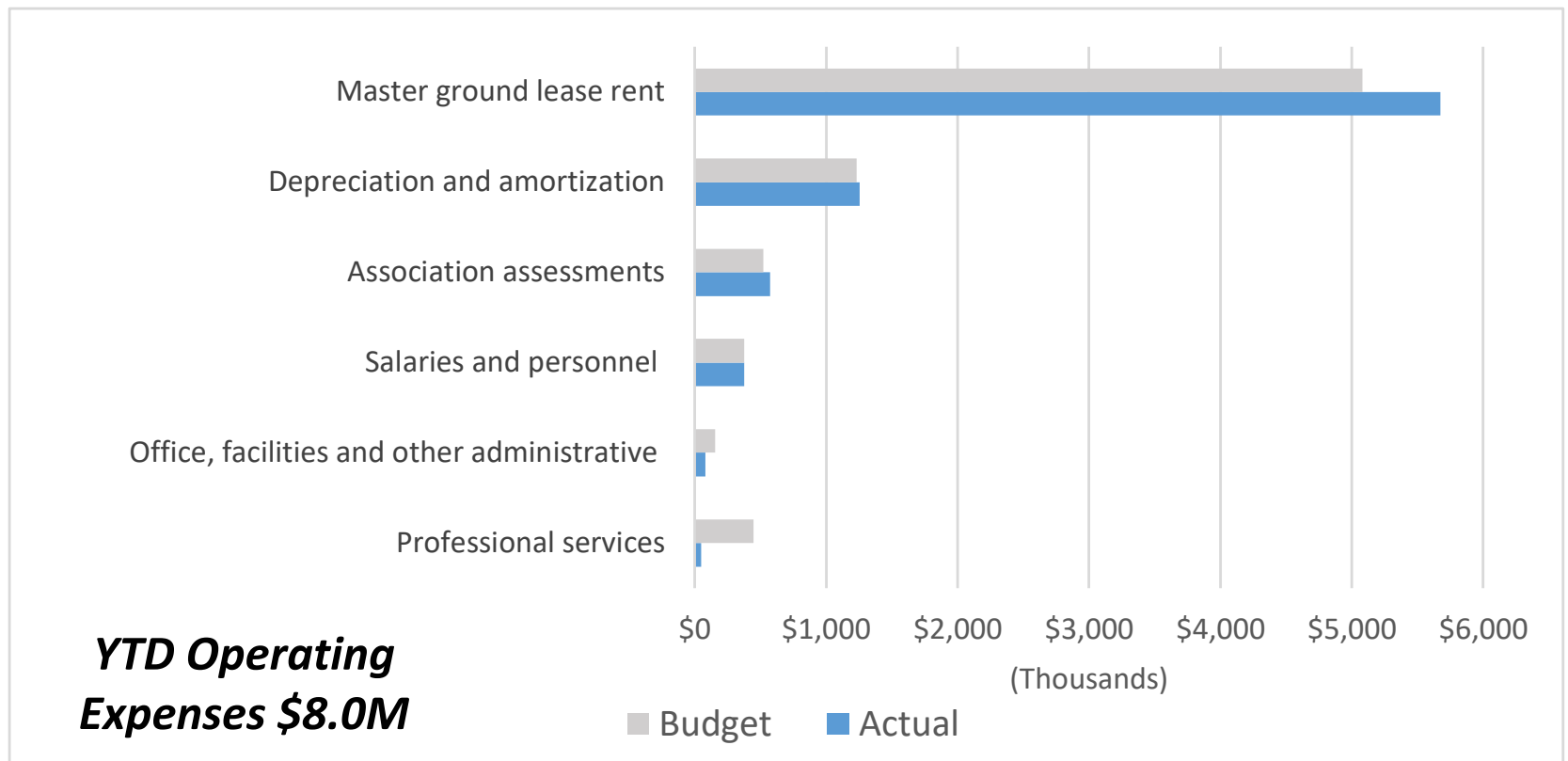
Year Ended April 30, 2026



Papago Park Center, Inc.

Operating Expenses – Budget v. Actual

Year Ended April 30, 2026

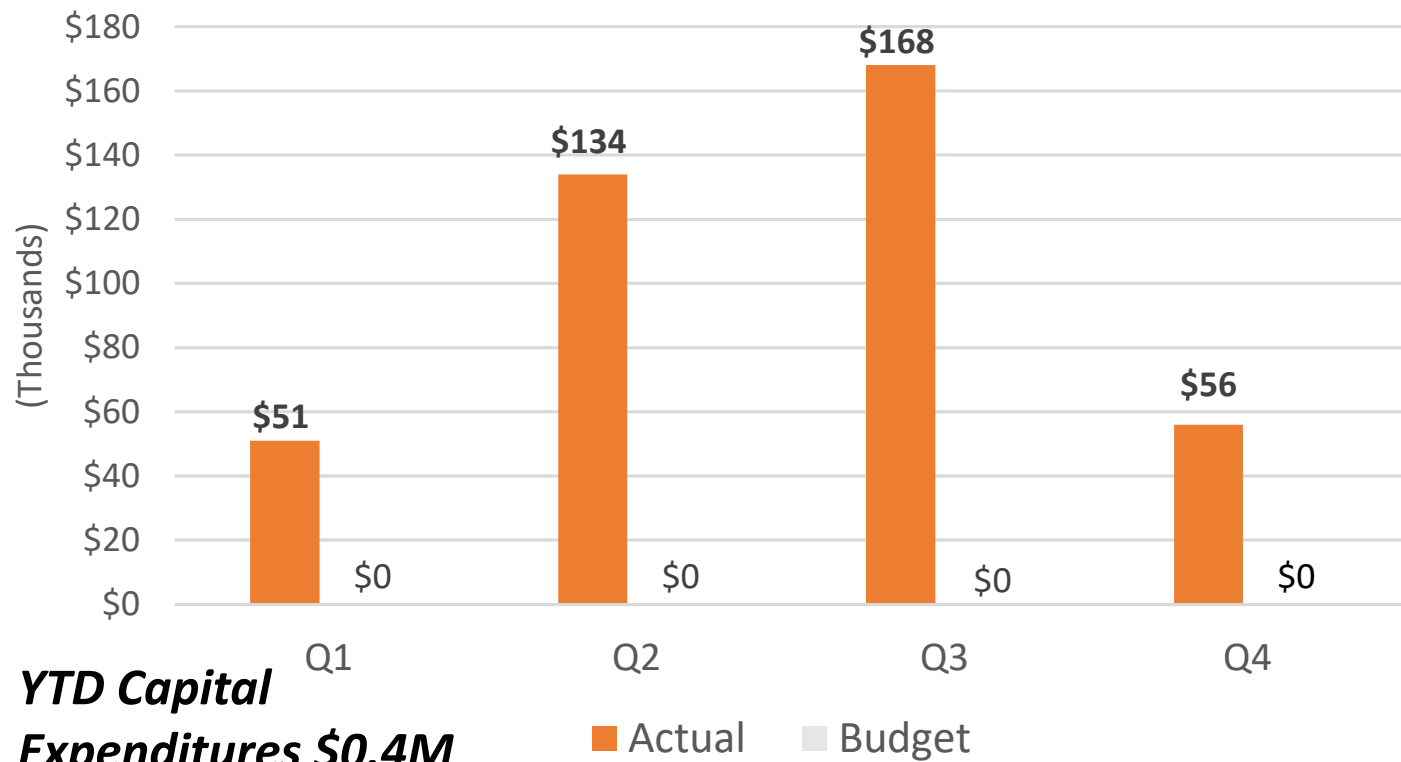


Capital Expenditures

Papago Park Center, Inc.

Capital Expenditures

Year Ended April 30, 2026



Balance Sheets

Papago Park Center, Inc. Balance Sheets

(Thousands)	4/30/2026	4/30/2025	\$-Change	%-Change
Current assets	\$ 9,558	\$ 8,147	\$ 1,411	17.3%
Fixed assets, net	21,990	22,792	(802)	-3.5%
Other assets	705	750	(45)	-6.0%
Total Assets	\$ 32,253	\$ 31,689	\$ 564	1.8%
Accrued liabilities	\$ 3,171	\$ 1,731	\$ 1,440	83.2%
Unearned revenue	6,278	6,354	(76)	-1.2%
Other liabilities	1,583	1,470	113	7.7%
Total Liabilities	11,032	9,555	1,477	15.5%
Shareholder Equity	21,221	22,134	(913)	-4.1%
Total Liabilities & Shareholders' Equity	\$ 32,253	\$ 31,689	\$ 564	1.8%





Papago Park Center, Inc.



Mitchell Rosen

Development Manager

August 6, 2026

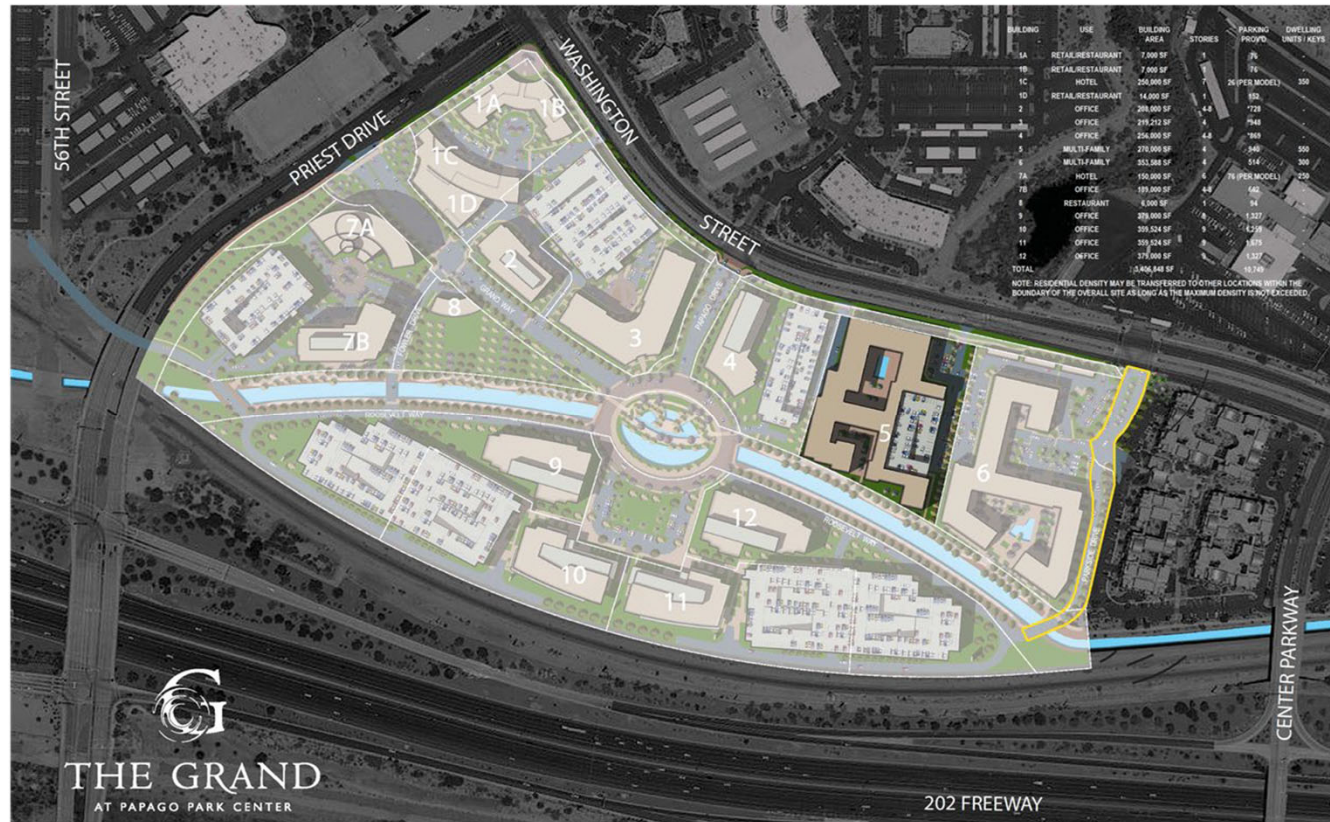
The Grand at Papago Park Center Development

Provide updates on the following:

- Alliance Residential's 290-unit multi-family project on Lot 5
- Lincoln Property Company's options on Lots 2 and 12
- ISB rezoning effort

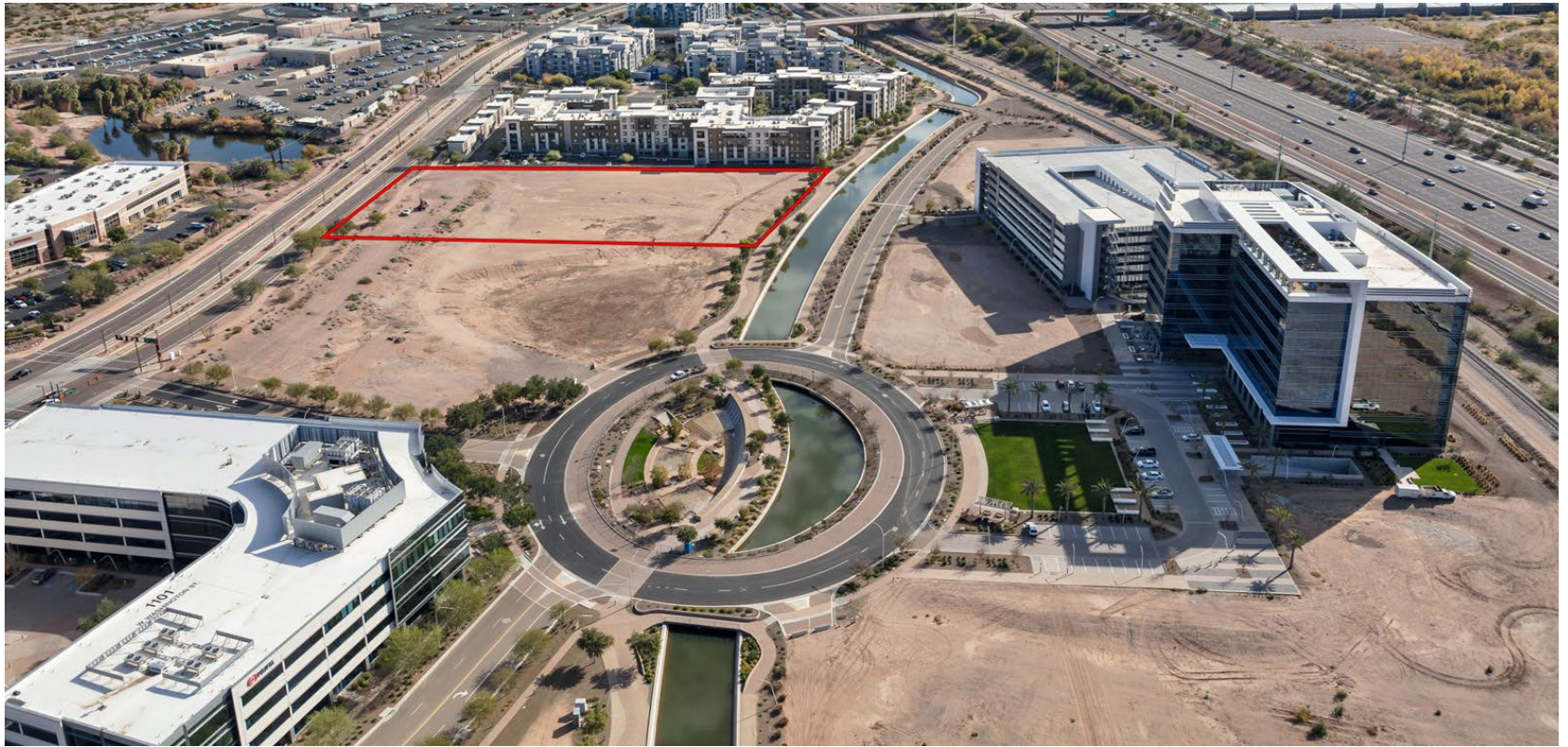


Alliance Residential on Lot 5 (290 units)



08/06/26 Papago Park Center, Inc. M.B. Rosen

Alliance Residential on Lot 5 (290 units)



Alliance Residential on Lot 5 (290 units)

- On June 21, 2022, the PPC, Inc. Board agreed to extend the option period from August 6, 2022, to December 6, 2022, for \$279,125
- Since 2023, PPC, Inc. has been having bi-monthly meetings with Alliance Residential
- To date, Alliance Residential has spent approximately \$3M on drawings, extensions, and permits. To redo this effort, with an alternate developer, would take roughly an additional 18 months
- Alliance submitted underwriting to HUD in June 2026. Terms are 79% Loan to Cost (LTC) and 21% equity required versus 65% LTC and 35% equity required for conventional financing. Positive is HUD will loan on ground leases. Negative is the process takes longer by 4-6 months and the rate is higher than a conventional loan



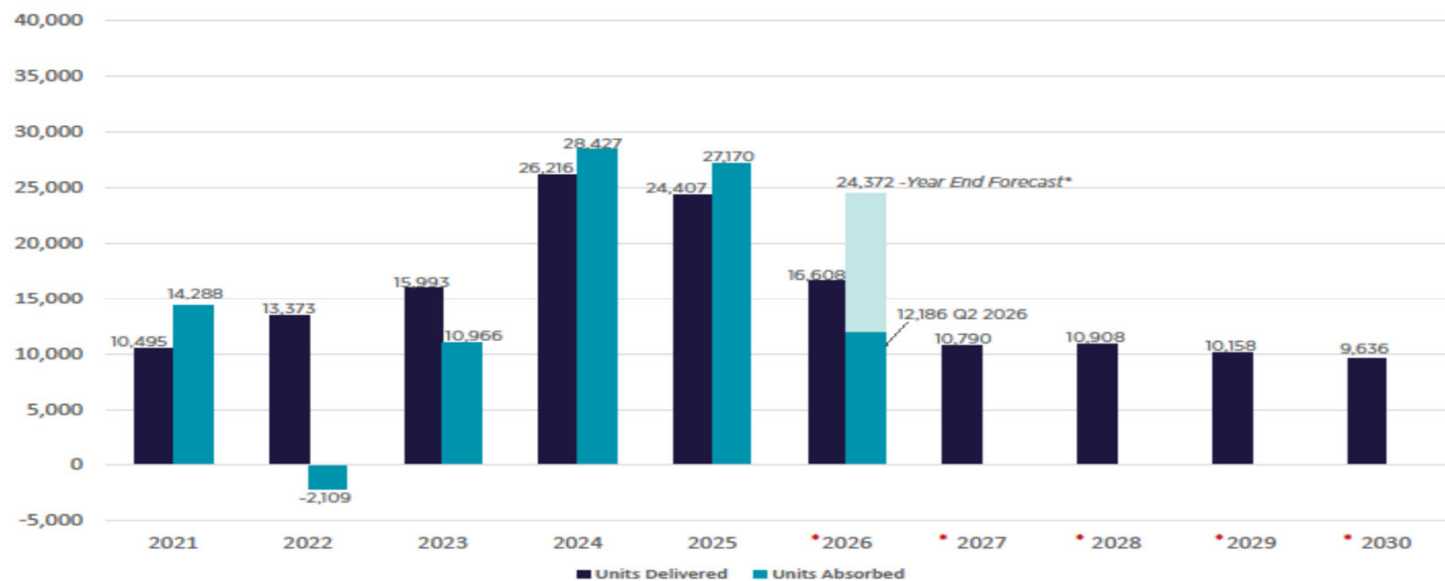
Alliance Residential on Lot 5 (290 units)

- City of Tempe approval extension complete (approvals vested through July 2027)
- Project budget and construction buyout has been ongoing and substantially complete
- Upon equity commitment, Alliance will submit for permits and commence construction



Alliance Residential on Lot 5 (290 units)

Metro Phoenix - Units Delivered/Absorbed



*Source: Realpage

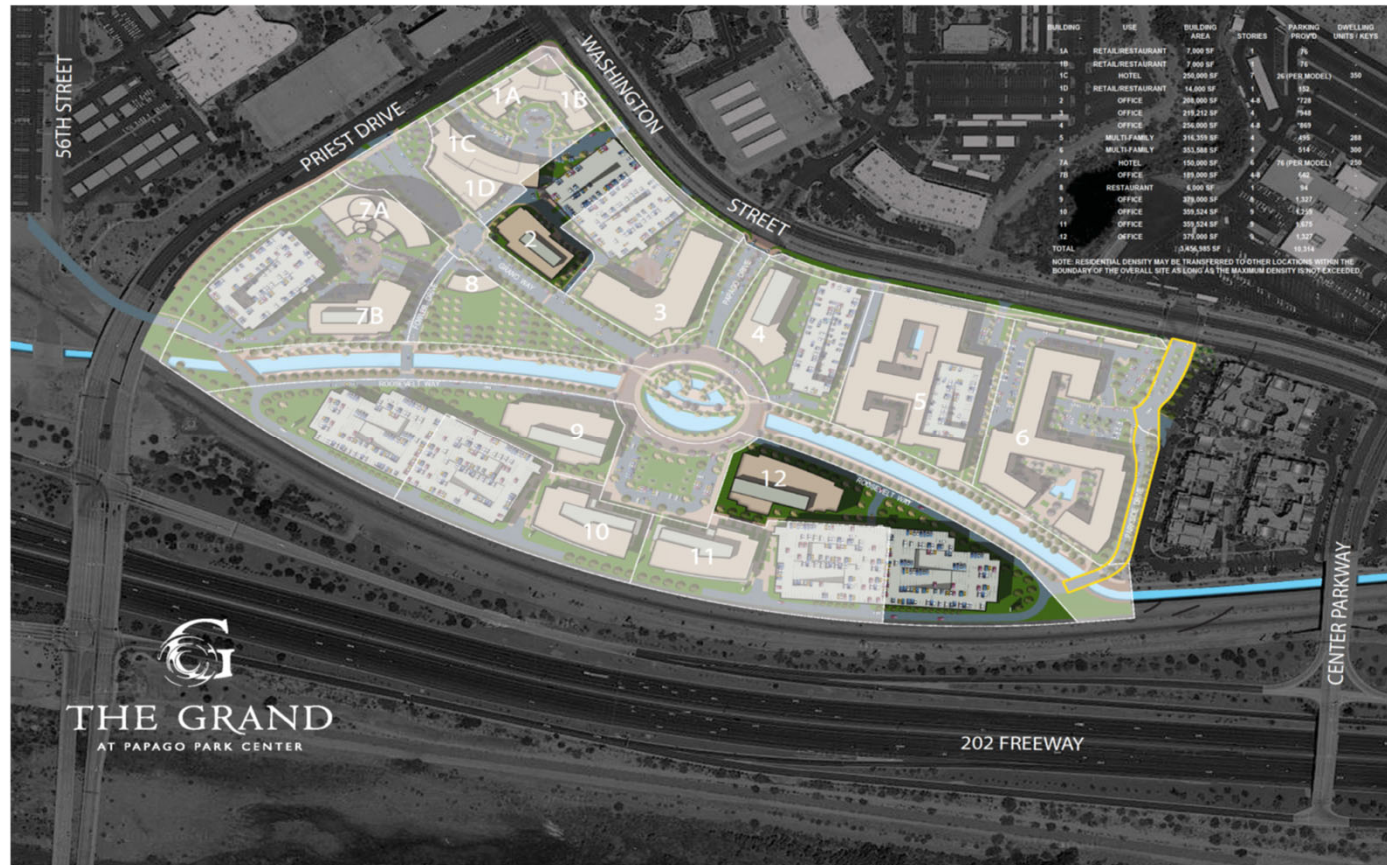


Lincoln's options on Lot 2 and 12

- During August 3, 2023, Board meeting PPC, Inc.'s Board extended options on Lots 2 and 12 through December 31, 2025, with Lincoln assigning \$250,000 of the Roosevelt Way East future reimbursement of \$847,533 to PPC, Inc.
- Lincoln had an option to extend an additional 12 months, to December 31, 2026, by assigning an additional \$100,000 of the Roosevelt Way East future reimbursement to PPC, Inc. Option was not exercised
- Continue to monitor office market demand



Lincoln's Option on Lots 2 and 12



Lincoln's Building Rendering for Lot 2



08/06/26 Papago Park Center, Inc. M.B. Rosen



Information Systems Building (ISB) Rezoning

- On June 4, 2026, the Tempe City Council approved a change to the underlying zoning of the ISB from General Industrial (GI) to Mixed Use 4 (MU-4)
- A site plan for 4 multi-family buildings of 1,100 units was included in the approval
- Deciding if SRP keeps the ISB for its own use may include long term facilities planning decisions from many different groups within SRP's leadership
- The zoning approval provides SRP with the flexibility of monetizing the property if SRP elects to sell or lease it in the future
- Next steps could include (i) demolishing ISB and building new buildings on site to accommodate SRP's future uses, or (ii) finding a developer or multiple developers to build the approved buildings



Information Systems Building (ISB)



Information Systems Building (ISB)





Papago Park Center, Inc.



Mitchell Rosen

Development Manager

August 6, 2026

Election of Officers for Papago Park Center, Inc.

Proposed Slate of Officers

President

Christopher Dobson

Vice-President

Barry Paceley

Treasurer Assistant

Jon Hubbard

Treasurer Secretary

Jason Riggs

Assistant Secretary

John Felty

Assistant Secretary

Lora Hobaica

Assistant Secretary &

Nina Mullins

Designated Broker

Mitchell Rosen



Election of Officers

Board Action Recommended

- Elect the Papago Park Center, Inc. Slate of Officers for FY27





Papago Park Center, Inc.



Mitchell Rosen

Development Manager

August 6, 2026

Appointment of Declarant Directors

Proposed Slate of Declarant Directors for Papago Park Center Association are:

- Christopher Dobson
- Barry Paceley
- Melissa Harlan
- Kevin Johnson



Appointment of Declarant Directors

Board Action Recommended

- Appoint four Declarant Directors to the Papago Park Center Association Board of Directors for FY27





Papago Park Center, Inc.



Mitchell Rosen

Development Manager

August 6, 2026

Appointment of Declarant Directors

Proposed Slate of Declarant Directors for The Grand at Papago Park Center Association are:

- Christopher Dobson
- Barry Paceley
- Krista O'Brien



Appointment of Declarant Directors

Board Action Recommended:

- Appoint three Declarant Directors for The Grand at Papago Park Center Association Board of Directors for FY27



