

ESPIRITU COMMUNITY DEVELOPMENT CORPORATION

MEETING MINUTES

Friday October 31, 2025

1:00 P.M.

4848 S. 2nd Street Phoenix, AZ 85040

The Board meeting will be held via Zoom.

I. PRELIMINARY ITEMS

A. Call to Order and Roll Call

Tom Espinoza called the meeting to order at 1:04P.M.

Tom Espinoza – Board Chair, Present

Isadora Giacometti – Vice Board Chair, Present

Armando Ruiz Sr. – Member, Arrived at 1:20PM

Bertha Gutierrez- Member, Present

Rosanna Blackson – Member, Arrived at 1:50PM

Others Present:

Anastacia Europa – Chief Operating Officer, Servant Leader

Armando Ruiz Jr – Chief Finance Officer, Servant Leader

B. Board Adoption of Meeting Agenda

Isadora Giacometti made the motion to adopt the October 31, 2025 meeting agenda. Bertha Gutierrez seconded the motion. Passed: 4-0 (Ayes: Espinoza, Giacometti, Gutierrez)

II. CONSENT AGENDA

A. Special Education Policies

B. Local Wellness Policy

Bertha Gutierrez made the motion to adopt the consent agenda. Isadora Giacometti seconded the motion. Passed: 4-0 (Ayes: Espinoza, Giacometti, Gutierrez)

III. ITEMS SCHEDULED FOR ACTION

A. CUA MOU Amendment

Anastacia presented a potential partnership with CUA, which has expanded its campuses to Tucson, Arizona. She outlined the respective responsibilities of Espiritu and CUA as part of this proposal.

Bertha Gutierrez made the motion to approve the CUA MOU Amendment. Isadora Giacometti seconded the motion. Roll call vote conducted. Passed: 4-0 (Ayes: Espinoza, Giacometti, Gutierrez, Ruiz)

B. Monthly Finance Report

Armando Ruiz Jr. presented the Monthly Finance Report, including the Profit & Loss, Balance Sheet, and the YTD AP Aging Summary.

Isadora Giacometti made the motion to adopt the Monthly Finance Report. Bertha Gutierrez seconded the motion. Roll call vote conducted. Passed: 4-0 (Ayes: Espinoza, Giacometti Gutierrez, Ruiz)

C. Bond Refinance

Tom Espinoza left the meeting room at 1:41PM and did not participate in the discussion or vote for this item due to a potential conflict of interest.

Armando Ruiz Jr. presented the initial term sheet from Foothills Banks.

Bertha Gutierrez made the motion to adopt the Bond Refinance. Isadora Giacometti seconded the motion. Passed: 4-0 (Ayes: Giacometti, Gutierrez, Ruiz, Blackson)

D. Prepayment of Lease

Armando Ruiz Sr. was present but did not participate in the vote due to a potential conflict of interest.

Armando Ruiz Jr. presented the Prepayment of the PADC Lease for advanced payments.

Rosanna Blackson made the motion to approve the Prepayment of Lease. Isadora Giacometti seconded the motion. Passed: 3-0 (Ayes: Blackson, Giacometti, Gutierrez)

IV. ITEM SCHEDULED FOR INFORMATION

No Items Scheduled.

V. EXECUTIVE SESSION

VI. COMMUNICATIONS

No response to the call.

VII. CLOSING ITEMS

A. Summary of Current Events, Future Meeting Dates and Items for Future Agendas

The next Board Meeting will be held on TBD.

B. Adjournment

Bertha Gutierrez made the motion to adjourn the meeting. Rosanna Blackson seconded the motion. Passed 4-0 (Ayes: Blackson, Gutierrez, Giacometti, Ruiz)

Meeting adjourned at 1:59P.M.