

ESPIRITU COMMUNITY DEVELOPMENT CORPORATION

MEETING MINUTES

Friday December 5, 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 1:06P.M.

Tom Espinoza – Board Chair, Present

Isadora Giacometti – Vice Board Chair, Present

Armando Ruiz Sr. – Member, Present

Bertha Gutierrez- Member, Present

Rosanna Blackson – Member, Present

Others Present:

Anastacia Europa – Chief Operating Officer, Servant Leader

Armando Ruiz Jr – Chief Finance Officer, Servant Leader

Alexis Ruiz – Board Secretary

B. Board Adoption of Meeting Agenda

Bertha Gutierrez made the motion to adopt the December 5, 2025 meeting agenda. Isadora Giacometti seconded the motion. Passed: 5-0 (Ayes: Espinoza, Giacometti, Gutierrez, Ruiz, Blackson)

II. CONSENT AGENDA

No Items Scheduled.

III. ITEMS SCHEDULED FOR ACTION

A. Purchase Sales Agreement

Tom Espinoza did not participate in the discussion or vote for this Agenda Item due to a potential conflict of interest. Tom left the meeting room at 1:25PM.

Armando Ruiz Jr. presented the proposal for the adjusted Purchase Sales Agreement, outlining the goals, strategies, and anticipated cost savings resulting from the proposed agreement.

Bertha Gutierrez made the motion to approve Purchase Sales Agreement. Rosanna Blackson seconded the motion. Roll call vote conducted. Passed: 4-0 (Ayes: Giacometti, Gutierrez, Ruiz, Blackson)

B. Monthly Finance Report

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

Bertha Gutierrez made the motion to adopt the Monthly Finance Report. Isadora Giacometti seconded the motion. Roll call vote conducted. Passed: 5-0 (Ayes: Espinoza, Giacometti Gutierrez, Ruiz, Blackson)

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 in January 2026.

B. Adjournment

*Bertha Gutierrez made the motion to adjourn the meeting. Rosanna Blackson seconded the motion.
Passed 5-0 (Ayes: Espinoza, Giacometti, Gutierrez, Ruiz, Blackson)*

Meeting adjourned at 1:43P.M.