

ESPIRITU COMMUNITY DEVELOPMENT CORPORATION

MEETING MINUTES

Friday January 23, 2026

1:00 P.M.

4848 S. 2<sup>nd</sup> 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 1:07P.M.*

*Tom Espinoza – Board Chair, Present*

*Isadora Giacometti – Vice Board Chair, Present*

*Armando Ruiz Sr. – Member, Not Present*

*Bertha Gutierrez- Member, Present*

*Rosanna Blackson – Member, Not Present*

**Others Present:**

*Anastacia Europa – Chief Operating Officer, Servant Leader*

*Armando Ruiz Jr – Chief Finance Officer, Servant Leader*

*Alexis Ruiz – Board Secretary*

*John Carter – May Potenza Baran Gillespie*

**B. Board Adoption of Meeting Agenda**

*Isadora Giacometti made the motion to adopt the January 23, 2026 meeting agenda. Bertha Gutierrez seconded the motion. Passed: 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

**C. Board Approval of the December 5, 2025 Board Minutes.**

*Isadora Giacometti made the motion to approve the December 5, 2025 meeting minutes. Bertha Gutierrez seconded the motion. Passed: 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

II. CONSENT AGENDA

**A. EITIR Contract Agreement**

**B. Master Calendar**

*Isadora Giacometti made the motion to approve the consent agenda. Bertha Gutierrez seconded the motion. Passed: 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

III. ITEMS SCHEDULED FOR ACTION

**A. NFL YET Business Management Course**

*Anastacia Europa presented the NFL YET concurrent enrollment course with CUA Tucson that introduces high school students to core business, management, and organizational principles while providing college credit.*

*Isadora Giacometti made the motion to approve the NFL YET Business management course.*

*Bertha Gutierrez seconded the motion. Roll call vote conducted. Passed: 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

**B. NFL YET Campus Lease Renewal**

*Anastacia Europa presented the NFL YET campus lease renewal with Spirit Mission updating only the term, effective July 1, 2025.*

*Isadora Giacometti made the motion to approve the NFL YET campus lease renewal. Bertha Gutierrez seconded the motion. Roll call vote conducted. Passed: 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

**C. Bond Refinance**

*Armando Ruiz Jr. and John Carter presented the draft documents for the bond refinance with Foothills bank.*

*Tom Espinoza disclosed his service on the board of Foothills Bank and stated that he does not believe this constitutes a conflict of interest at this time. He participated in the discussion and voting related to this matter.*

*Isadora Giacometti made the motion to approve the draft bond refinance documents presented. Bertha Gutierrez seconded the motion. Roll call vote conducted. Passed: 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

**D. Monthly Finance Report**

*Armando Ruiz Jr. presented the Monthly Finance Report, including the Profit & Loss, Balance Sheet, and the YTD AP Aging Summary through December 2025.*

*Isadora Giacometti made the motion to adopt the Monthly Finance Report. Bertha Gutierrez seconded the motion. Roll call vote conducted. Passed: 3-0 (Ayes: Espinoza, 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 in February 2026.*

**B. Adjournment**

*Isadora Giacometti made the motion to adjourn the meeting. Bertha Gutierrez seconded the motion. Passed 3-0 (Ayes: Espinoza, Giacometti, Gutierrez)*

*Meeting adjourned at 1:48P.M.*