

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT MEETING NOTICE AND AGENDA

FACILITIES & SUPPORT SERVICES COMMITTEE

Thursday, April 23, 2026, No Sooner Than 10:15 AM

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

Committee Members: Stephen Williams, Chair; Nicholas Brown, Vice Chair; and Robert Arnett, Mario Herrera, Kevin Johnson, Sandra Kennedy, Kathy Mohr-Almeida, and Larry Rovey

Call to Order

Roll Call

1. **CONSENT AGENDA:** The following agenda item(s) will be considered as a group by the Committee and will be enacted with one motion. There will be no separate discussion of these item(s) unless a Committee Member requests, in which event the agenda item(s) will be removed from the Consent Agenda and considered as a separate item CHAIR STEPHEN WILLIAMS
 - Request for approval of the minutes for the meeting of February 19, 2026.
2. Unmarked Transportation Vehicles COLT CAPURRO, and BECKY LAWRENCE

Request for approval of 13 unmarked vehicles in SRP transportation fleet for Fiscal Year 2027 (annually required by Arizona Revised Statutes).
3. Warehouse Lease Agreement.....DEVIN WARREN and ADAM DOUGLAS

Request for approval to enter into a seven-year lease for a storage warehouse located at 3929 South Power Road, Mesa, Arizona, consisting of approximately 74,648 square feet. The proposed lease would support ongoing operational and material storage needs.
4. Review of District and Association Damage Claims for the Period of November 1, 2025 through January 31, 2026 JASON HOVIS
5. Report on Current Events by the General Manager and Chief Executive Officer or DesigneesJIM PRATT
6. Future Agenda Topics..... CHAIR STEPHEN WILLIAMS

The Committee 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 Committee on any of the matters listed on the agenda.

The Committee may go into Closed Session, pursuant to A.R.S. §30-805(B), for records and proceedings relating to competitive activity, including trade secrets or privileged or confidential commercial or financial information.

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.



THE NEXT FACILITIES & SUPPORT SERVICES COMMITTEE MEETING IS SCHEDULED FOR THURSDAY, JUNE 18, 2026

04/16/2026

MINUTES
FACILITIES AND SUPPORT SERVICES COMMITTEE

DRAFT

February 19, 2026

The Facilities and Support Services (F&SS) Committee of the Salt River Project Agricultural Improvement and Power District (the District) and the Salt River Valley Water Users' Association (the Association), collectively SRP, convened at 11:48 a.m. on Thursday, February 19, 2026, from the Hoopes Board 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.

Committee Members present at roll call were S. Williams, Chair; N. Brown, Vice Chair; and R. Arnett, K. Johnson, K. Mohr-Almedia, and L. Rovey.

Committee Members absent at roll call were M. Herrera and S. Kennedy.

Also present were President D. Rousseau; Vice President C. Dobson; Board Members C. Clowes, K. O'Brien, P. Rovey, J. White Jr. and L. Williams; Council Chair R. Shelton; Council Vice Chair B. Pacey; Council Liaisons A. Hatley and R. Kolb; Council Members G. Geiger and E. Gorseger; I. Avalos, M. Burger, C. Burke, A. Chabrier, J. Felty, L. Hobaica, D. Jackson, B. Koch, D. Kovoichich, J. Leavitt, K. Lee, L. Meyers, N. Mullins, M. O'Connor, B. Olsen, D. Patterson, J. Pratt, S. Scherer, C. Sifuentes-Kohlbeck, R. Taylor, M. Tracy, and J. Tucker of SRP; and David Droz of Exus Renewables North America.

In compliance with A.R.S. §38-431.02, Andrew Davis of the Corporate Secretary's Office had posted a notice and agenda of the F&SS Committee meeting at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona, at 9:00 a.m. on Tuesday, February 17, 2026.

Chair S. Williams called the meeting to order.

Consent Agenda

Chair S. Williams requested a motion for Committee approval of the Consent Agenda, in its entirety.

On a motion duly made by Board Member K. Mohr-Almedia and seconded by R. Arnett, the Committee unanimously approved and adopted the following item on the Consent Agenda:

- Minutes of the F&SS Committee meeting on December 9, 2025, as presented.

Corporate Secretary J. Felty polled the Committee Members on Board Member K. Mohr-Almedia's motion to approve the Consent Agenda, in its entirety. The vote was

recorded as follows:

| | | |
|------------|---|-----|
| YES: | S. Williams, Chair; N. Brown, Vice Chair; and R. Arnett, K. Johnson, K. Mohr-Almedia, and L. Rovey | (6) |
| NO: | None | (0) |
| ABSTAINED: | None | (0) |
| ABSENT: | Board Members M. Herrera and S. Kennedy | (2) |

Germann-Rhinehart 69 Kilovolt (kV) Transmission Line Project

Using a PowerPoint presentation, Christy Burke, SRP Director of Land, stated that the purpose of the presentation was to adopt a resolution authorizing the use of eminent domain to acquire the land rights needed to construct the Germann-Rhinehart 69kV transmission line project.

C. Burke presented background information on the project including the location and necessity. They advised that the project is necessary to increase power capacity to customers and electric service reliability.

C. Burke provided an aerial view of the project location as well as easement offers to the landowners. They provided a timeline of next steps.

C. Burke concluded by requesting approval to adopt a resolution authorizing the use of eminent domain to acquire the land rights needed to construct the Germann-Rhinehart 69kV transmission line project and related facilities.

C. Burke responded to questions from the Committee.

On a motion duly made by Vice Chair N. Brown, seconded by Board Member K. Johnson, and carried, the Committee agreed to recommend Board approval, as presented.

Corporate Secretary J. Felty polled the Committee on Vice Chair N. Brown's motion to recommend Board approval. The vote was recorded as follows:

| | | |
|------------|---|-----|
| YES: | S. Williams, Chair; N. Brown, Vice Chair; and R. Arnett, K. Johnson, K. Mohr-Almedia, and L. Rovey | (6) |
| NO: | None | (0) |
| ABSTAINED: | None | (0) |
| ABSENT: | Board Members M. Herrera and S. Kennedy | (2) |

Copies of the draft Board resolution and the PowerPoint slides used in this presentation are on file in the Corporate Secretary's Office and, by reference, made a part of these minutes.

Dedication of Right-of-Way to the Town of Queen Creek

Using a PowerPoint presentation, C. Burke stated that the purpose of the presentation was to adopt a resolution approving the dedication of approximately 12,500 square feet (sf) to the Town of Queen Creek as road right-of-way in connection with the Rhinehart Substation project.

C. Burke provided background information and an aerial view of the Rhinehart Substation. They stated that the property was acquired in 2007 and is expected to be in-service by summer of 2026. They explained that the dedication will allow future roadway expansion and allow SRP to retain an easement for transmission and distribution facilities.

C. Burke concluded by requesting approval to adopt a resolution approving the dedication of approximately 12,500 sf to the Town of Queen Creek as road right-of-way in connection with the Rhinehart Substation project.

C. Burke responded to questions from the Committee.

On a motion duly made by Board Member K. Johnson, seconded by Vice Chair N. Brown, and carried, the Committee agreed to recommend Board approval, as presented.

Corporate Secretary J. Felty polled the Committee on Board Member K. Johnson's motion to recommend Board approval. The vote was recorded as follows:

| | | |
|------------|---|-----|
| YES: | S. Williams, Chair; N. Brown, Vice Chair; and R. Arnett, K. Johnson, K. Mohr-Almedia, and L. Rovey | (6) |
| NO: | None | (0) |
| ABSTAINED: | None | (0) |
| ABSENT: | Board Members M. Herrera and S. Kennedy | (2) |

Copies of the draft Board resolution and the PowerPoint slides used in this presentation are on file in the Corporate Secretary's Office and, by reference, made a part of these minutes.

Report on Current Events by the General Manager and Chief Executive Office or Designees

Jim Pratt, SRP General Manager and Chief Executive Officer, reported on a variety of federal, state, and local topics of interest to the Committee. They informed the Committee that the 2026 budget books will be finalized next week, and that any questions should be submitted to the Corporate Secretary's Office. J. Pratt said that SRP was awarded the J.D. Power Digital Experience Award.

N. Mullins left the meeting during the report.

Future Agenda Topics

Chair S. Williams asked the Committee if there were any future agenda topics. None were requested.

There being no further business to come before the F&SS Committee, the meeting adjourned at 12:12 p.m.

Lora Hobaica
Assistant Corporate Secretary

FY27 Unmarked Vehicles

Facilities & Support Services Committee

Becky Lawrence | April 23, 2026

Agenda

Board Approval Requested Annually

- Requesting thirteen unmarked vehicles for FY27.

Background

- State law (A.R.S. § 38-538) requires SRP vehicles display SRP's name and the designation "for official use only."
- Exemptions may be granted by Board Approval (A.R.S. § 38-538.03).
- Approval is for only one year.
- Unmarked vehicles are used in investigations and other sensitive activities, such as conducting criminal, administrative, and claims investigations and surveillance for SRP, without detection.

Status

- The thirteen unmarked vehicles requested for FY27 meet state law requirements.
- Thirteen vehicles were approved by the Board in FY26.

Unmarked Vehicles 2027

| Vehicle # | VIN # | Department | Description |
|-----------|-------------------|-------------------|--------------------------|
| 1678 | 1GCVKREC1FZ236166 | Legal Services | 2015 Chevy K1500 |
| 1682 | 1GCVKREC6FZ235840 | Legal Services | 2015 Chevy K1500 |
| 8936 | 3FA6P0PU8JR226597 | Legal Services | 2018 Ford Fusion |
| 8937 | 3FA6P0PUXJR242753 | Legal Services | 2018 Ford Fusion |
| 1040 | 1C4RJFAG9FC903001 | Security Services | 2015 Jeep Grand Cherokee |
| 1046 | 1C4RJFAG1FC932511 | Security Services | 2015 Jeep Grand Cherokee |
| 1342 | 1FM5K7DH7KGA62591 | Security Services | 2019 Ford Explorer |
| 1346 | 1FM5K7DH9KGA62592 | Security Services | 2019 Ford Explorer |
| 1347 | 1GCRWCEK7KZ193523 | Security Services | 2019 Chevy C1500 |
| 1571 | 1GCPDDEK9PZ106053 | Security Services | 2023 Chevy K1500 |
| 8000 | 2G11Z5S33L9102569 | Security Services | 2020 Chevy Impala |
| 8824 | 1G11Z5S38KU113245 | Security Services | 2019 Chevy Impala |
| 8935 | 3FA6P0PU8JR242752 | Security Services | 2018 Ford Fusion |

Recommendation

- Management requests that the Committee recommend that the Board approve the thirteen unmarked vehicles for FY27, as outlined herein.

thank you!



3929 SOUTH POWER ROAD LEASE AGREEMENT APPROVAL

Facilities & Support Services Committee

Devin Warren & Adam Douglas | April 23, 2026

Objective

Secure Board authorization to lease warehouse space at 3929 South Power Road, Mesa, Arizona in support of managing corporate inventory.

Why Additional Warehouse Capacity Is Necessary

Findings from the ScottMadden Capacity Assessment (Aug–Nov 2024)

- Warehouses Are Already at or Beyond Efficient Capacity
- Systemwide Capacity Will Be Exceeded in the Near Term
- Inventory Growth Is Outpacing Available Space
- Independent Assessment Confirms Expansion Is Urgent
- Inventory Growth Since Assessment

Warehouse Uses

Strategic Role of Warehouses: Support new and existing Transmission, Distribution and Generation Operations

Materials Stored: Large crated equipment, meters, cables, generation spares, outage materials, maintenance equipment and items for capital projects.

Protection of Materials: Provide indoor or protected storage for specialized materials that cannot be efficiently accommodated at plant locations under current conditions.








Exterior Storage: Fenced yards can house breakers, transformers, cable reels and other large equipment.

Power Road Warehouse – Site Selection

- Highly Competitive Market
- Comprehensive Evaluation Process
- Site Selection
- Extensive Due Diligence Completed

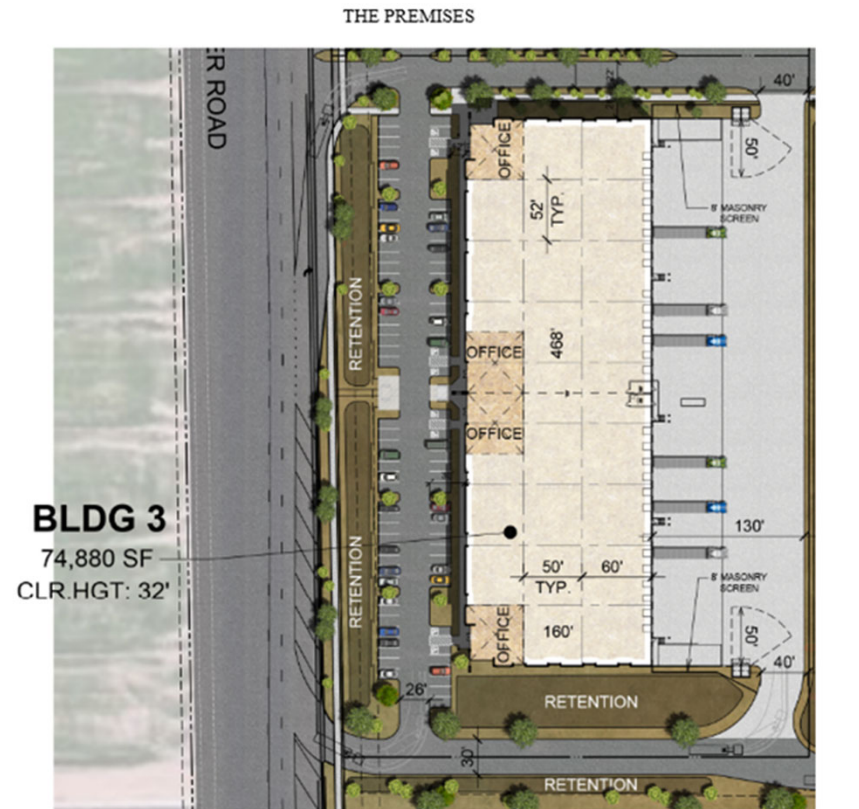
Top 2 Property Comparisons



| Category |  Power/202 | Phelan / Pecos |
|----------------------------|--|--|
| Rent (Base) | 0.85 PSF | 0.89 PSF |
| OPEX |  0.12 PSF |  0.20 PSF |
| Yard / Fence |  Block-fenced, securable |  Not secured |
| Tenant Improvements |  Turn-key by landlord | Limited |
| Operational Fit |  Strong | Moderate |

Overview of Terms

- 7-year lease (89 months) with two optional 5-year renewals, commencing no earlier than Jun 2026. TI work to begin once lease is signed.
- 74,648 SF warehouse at 3929 S. Power Rd., Mesa, including all parking and loading areas.
- 7 months of base-rent abatement; tenant responsible for operating expenses, taxes, utilities, insurance, and a 3% management fee (NNN).
- Landlord to complete defined base building and HVAC improvements prior to commencement; including an exterior wall to further secure the yard.



*For the purposes of clarity, the Premises includes all 85 parking spaces and all loading areas shown on the site plan set forth above.

Financial Terms

Total base rent over the initial lease term is approximately \$5.1M, exclusive of operating expenses.

| Lease Months | Monthly Base Rent | Monthly Base Rent PSF |
|---------------------|--------------------------|------------------------------|
| Months 1-7* | \$ - | \$ - |
| Months 8-12 | \$ 63,450.80 | \$ 0.850 |
| Months 13-24 | \$ 65,512.95 | \$ 0.878 |
| Months 25-36 | \$ 67,642.12 | \$ 0.906 |
| Months 37-48 | \$ 69,840.49 | \$ 0.936 |
| Months 49-60 | \$ 72,110.31 | \$ 0.966 |
| Months 61-72 | \$ 74,453.89 | \$ 0.997 |
| Months 73-84 | \$ 76,873.64 | \$ 1.030 |
| Months 85-89 | \$ 79,372.04 | \$ 1.063 |

Recommendation

In accordance with the terms discussed herein, request that the Committee recommend that the Board authorize the Associate General Manager & Chief Public Affairs and Corporate Services Executive, Senior Director – Facilities, MCM & Transportation, President, Vice-President, or General Manager and Chief Executive Officer, to execute the Lease Agreement with South Power JOF AZ, LLC, and any subsequent amendments of such agreement that do not materially modify the terms thereof.

thank you!



**District and Association
Quarterly Claims Report
November 1, 2025 – January 31, 2026**

Facilities & Support Services Committee Meeting

Jason Hovis | April 23, 2026

District
November 1, 2025 – January 31, 2026
Damage Claims Paid in Excess of \$25,000

| Page | Claimant | Amount Paid |
|-------------|---------------------------|--------------------|
| 3 | Ylario Luna-Magana | \$41,893.23 |
| | 3rd Quarter Total | \$41,893.23 |

Ylario Luna-Magana

Date of Loss: September 24, 2024

Details of Incident

- An SRP employee was driving Westbound on E Indian School Road near N 44th St in Phoenix and attempted to merge into the left turn lane.
- The employee struck the left rear quarter panel of the Claimant's 2014 Nissan Frontier that was stopped behind a 2011 Toyota Camry.
- The collision pushed Claimant's Nissan Frontier into the Toyota Camry.
- The employee was cited for making an unsafe lane change.

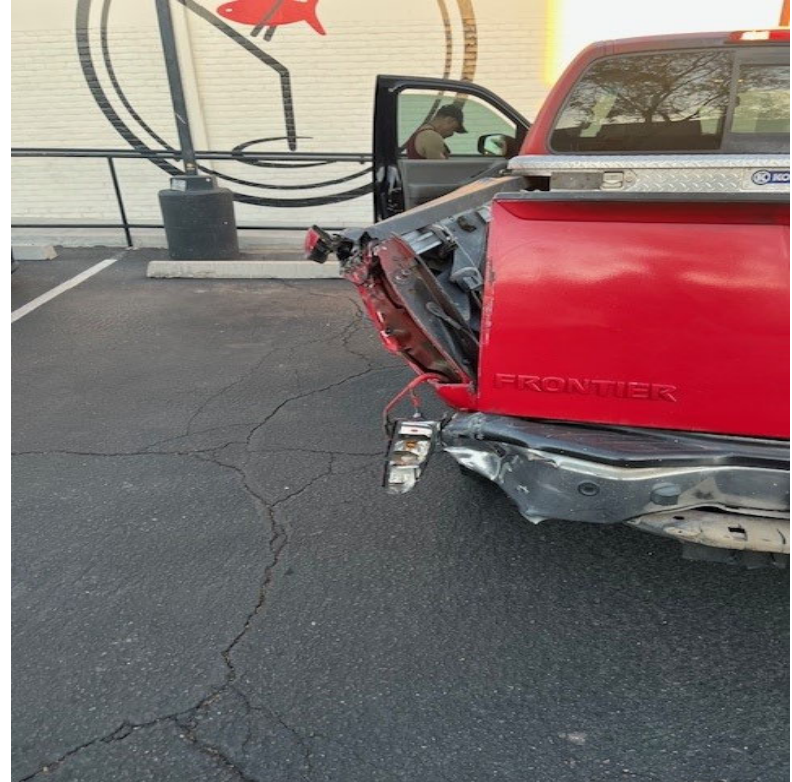
Incident Site



SRP Vehicle



Claimant Vehicle



Resolution

- Claimant sought value of the repairs to his vehicle.
- SRP appraised and resolved Claimant's property damage claim for \$11,393.23.
- Claimant filed Notice of Claim for bodily injuries, seeking \$40,000.00.
- Claims Services analyzed and adjusted the appropriateness of the medical invoicing and negotiated a reasonable settlement value of \$30,500.00.
- The total cost to resolve this matter was \$41,893.23.

QUESTIONS?



Payments on Closed Claims

Claims Closed in 3rd Quarter FY26
November 1, 2025 – January 31, 2026

| <u>Responsible Company Association</u> | <u>Damage Description</u> | <u># of Claims</u> | <u>Payment</u> |
|--|---|--------------------|---------------------------|
| | <u>RENTAL CAR</u> | 1 | <u>\$1,043.80</u> |
| | Enterprise Rent -A-Car | | \$1,043.80 |
| Association Total | | 1 | <u>\$1,043.80</u> |
| District | <u>BORING</u> | 1 | <u>\$20,066.00</u> |
| | Allen, Melanie R | | \$20,066.00 |
| | <u>COLLISION WHILE PV CHANGING LANES</u> | 1 | <u>\$41,893.23</u> |
| | Luna-Magana, Ylario | | \$41,893.23 |
| | <u>DISCONNECT / RECONNECT</u> | 2 | <u>\$1,227.88</u> |
| | Rouser, Syreeta I | | \$52.88 |
| | Torres, Nahomi R | | \$1,175.00 |
| | <u>FIRE-OTHER (STRUCTURE, BRUSH, MISC)</u> | 1 | <u>\$14,350.00</u> |
| | Zvirgzdins, Adrian | | \$14,350.00 |
| | <u>HOUSE FIRE</u> | 1 | <u>\$175.00</u> |
| | Segovis, Sharon I | | \$175.00 |
| | <u>LINE CLEARING</u> | 2 | <u>\$450.00</u> |
| | Smith, Debra | | \$50.00 |
| | Daichendt, Kevin M | | \$400.00 |
| | <u>MARKETING PROGRAMS</u> | 1 | <u>\$2,750.00</u> |
| | Rabern, Michael | | \$2,750.00 |
| | <u>METER INSTALL / CHANGE</u> | 1 | <u>\$126.00</u> |
| | Meldrum, Robert | | \$126.00 |
| | <u>MISCELLANEOUS (DISTRICT)</u> | 1 | <u>\$700.00</u> |
| | Sandolo, Lori | | \$700.00 |
| | <u>M-POWER</u> | 1 | <u>\$212.00</u> |
| | Franklin, Deitra | | \$212.00 |
| | <u>OUTAGES (INSTANTANEOUS, CAUSE UNKNOWN)</u> | 1 | <u>\$1,200.00</u> |
| | Connolly, William | | \$1,200.00 |
| | <u>POWER POLE</u> | 1 | <u>\$6,205.39</u> |
| | Carrasco, Victor | | \$6,205.39 |
| | <u>PRIMARY EQUIPMENT (OH) NOT OTHERWISE CLASSIFIED</u> | 1 | <u>\$1,200.00</u> |
| | Scott, Robert | | \$1,200.00 |
| | <u>PV STRUCK REAL PROPERTY</u> | 1 | <u>\$3,754.09</u> |
| | Rivas, Melissa | | \$3,754.09 |
| | <u>PV STRUCK REAR OF OV</u> | 1 | <u>\$22,000.00</u> |
| | Wimbley, Tara M | | \$22,000.00 |
| | <u>PV STRUCK STANDING OV - NON-BACKING</u> | 2 | <u>\$15,859.03</u> |
| | Alvarez, Valente M | | \$5,498.81 |
| | Juarez, Juan | | \$10,360.22 |

| <u>Responsible Company</u> | <u>Damage Description</u> | <u># of Claims</u> | <u>Payment</u> |
|----------------------------|--|--------------------|--------------------------|
| | <u>RAILROAD (ANIMAL INJURY)</u> | 1 | <u>\$9,000.00</u> |
| | Winn, Henson | | \$9,000.00 |
| | <u>SECONDARY LINE (UG) OTHER THAN SERVICE LINE</u> | 1 | <u>\$300.00</u> |
| | Cajthaml, Tiffany J | | \$300.00 |
| | <u>SERVICE LINE (UG)</u> | 2 | <u>\$2,219.00</u> |
| | Campbell, William | | \$219.00 |
| | Whittemore, Katarina | | \$2,000.00 |
| | <u>STORM ACTIVITY (OUTAGES, DIRECT PHYSICAL DAMAGE)</u> | 1 | <u>\$198.00</u> |
| | Dickenshied, Scott | | \$198.00 |
| District Total | | 24 | \$143,885.62 |
| Grand Total | | 25 | \$144,929.42 |

Total Claims Closed during 3rd Quarter FY26 296

Claimant: Ylario Luna-Magana

Claim Number: I0000093252

Date of Loss: 09/24/2024

Date of Payment: 11/07/2025

Organization: Distribution Operations

Payee: Rasmussen Injury Law PLLC ("Rasmussen")
fbo Ylario Luna-Magana

Address of Occurrence: 4419 E Indian School Road, Phoenix, Arizona

SRP Vehicle: 2016 Dodge 5500 Bucket Truck

Claimant Vehicle: 2014 Nissan Frontier

Cost Data:

| | |
|-------------------|---------------------|
| Paid to Claimant | \$ 11,393.23 |
| Paid to Rasmussen | <u>\$ 30,500.00</u> |
| Net Cost to SRP: | \$ 41,893.23 |

Description of Incident:

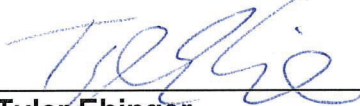
An SRP employee was driving westbound on E Indian School Road, near N 44th Street in Phoenix, when the employee attempted to merge into the left turn lane. In doing so, the employee struck the left rear quarter panel of the Claimant's 2014 Nissan Frontier that was stopped behind a 2011 Toyota Camry. The collision pushed the Claimant's Nissan Frontier into the Toyota Camry. The SRP employee was cited for making an unsafe lane change.

Summary:

Claimant sought the value of the repairs to his vehicle and filed a Notice of Claim for bodily injuries, demanding \$40,000.00. SRP appraised and resolved Claimant's property damage claim for the estimated repair costs of \$11,393.23. SRP reached a pre-litigation resolution settling the bodily injury claim for \$30,500.00. The total cost to resolve this claim was \$41,893.23.


Related claim – David Kyte-Powell (93258) – settled and reported in FY26 Quarter 2

Claims Analyst's Signature:



Tyler Ebinger

Manager's Approval:



Jason Hovis