

AZTEC SHOPS, Ltd.
Minutes of the Meeting of the Board of Directors
October 14th 2025

Members present: Carl Winston (Chair), Agnes Wong Nickerson (Secretary/Treasurer), David DeBoskey, Adi Juarez, Christopher Manning, Brittany Santos-Derieg, Elliot Scott, Noah Stuart

Members absent: Kareen Holstrom (Vice Chair), Vincent Lin, Tyler Morgan, Rylie Ridpath

Others present: Julie Goggins, Heather Hawkins, Alyssa Longeauy, Mickey Maher, Todd Summer, Janelle Temnick

I. Call to Order

Carl Winston, Chair, welcomed everyone and called the meeting to order at 8:02 a.m.

II. Public Comment

Carl Winston opened the meeting for public comment. There was no public comment.


Closed Session

Carl Winston announced that while the Education Code requires auxiliary board meetings to be in open session, discussions related to investments, legal matters or litigation, a specific individual personnel matter, or collective bargaining may be held in closed session. Carl asked for a motion to move into closed session for a discussion on a real estate item with Aztec Shops counsel. Agnes Wong Nickerson made the motion, Elliot Scott seconded, and the motion passed (8-0-0). The meeting moved into closed session at 8:05 a.m.

III. Closed Session

IV. Open Session - Real Estate Item Resolution

At 8:30 a.m. Carl Winston motioned to move back into Open Session. Carl Winston asked for a motion on this exciting project and if the CEO was recommending it. Todd Summer stated it is a very exciting project for the University and that it had his strong support, but also acknowledged that it remains to be seen how exciting it will be for Aztec Shops. Elliot Scott motioned to approve the resolution to proceed with a retail master lease agreement with Avalon Mission Valley, L.P. and to allow the CEO, subsequent to lease execution, to execute any future amendments to the lease, if necessary, with the approval of the board chair and board secretary/treasurer. David DeBoskey seconded the motion, and the motion passed unanimously (8-0-0).



Todd Summer
Chief Executive Officer