

**Topeka Development Corporation Board of Directors Meeting Minutes
February 10, 2026.**

The Topeka Development Corporation (TDC) Board of Directors met at 5:00 p.m. with the following Board of Directors present: Karen Hiller, Sylvia Ortiz, David Banks and Michelle Bradberry - 4. Mayor Spencer Duncan presided -1. Absent: Christina Valdiva-Alcala, Brett Kell, Marcus Miller and Michelle Hoferer -4. Council District No. 8 - Vacant.

Public comment for the meeting was available via Zoom or in-person. Individuals were required to contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 4:00 p.m. on February 10, 2026, after which the City Clerk's Office provided the Zoom link information and protocols prior to the meeting start time. Written public comment was also considered to the extent it was personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before February 10, 2026.

APPROVAL of December 16 , 2025, Minutes.

Director Banks moved to approve the minutes. The motion seconded by Director Ortiz carried unanimously on voice vote. (5-0-0)

RATIFICATION of the 2024 and 2025 election of officers for the Topeka Development Corporation Board of Directors.

Director Kell entered the room.

Director Duncan stated pursuant to Section 5.01 of the Topeka Development Corporation Bylaws, the Board President, Vice President, Secretary and Treasurer (officers) shall be elected annually; therefore, there is a need to ratify the officers from 2024 and 2025. In regard to the appointment of an Executive Director (City Manager), an Assistant Secretary (City Clerk), and an Assistant Treasurer (Deputy Director of Financial Services) of the Board, these are authorized pursuant to Section 2 of TDC Resolution No. 2023-01, approved October 19, 2023. He requested a motion to ratify the election of the officers for the Corporation for 2024 and 2025 as follows:

- President Michael Padilla
- Vice President Neil Dobler
- Secretary Karen Hiller
- Treasurer Michelle Hoferer

Director Duncan moved to ratify the election of the officers for the corporation for 2024 and 2025 as stated. The motion seconded by Director Kell carried unanimously on voice vote. (6-0-0)

Director Hoferer and Director Miller joined the meeting remotely.

SELECTION of 2026 Topeka Development Corporation Board Officers.

Director Duncan stated pursuant to the TDC Bylaws, officers of the Board shall be elected annually. Two or more offices may be held by the same person at any one time, except the offices of President and Secretary. Duties of the Officers are outlined in Section 5.02 of the Bylaws.

Director Duncan opened the floor for nominations

Director Duncan nominated himself to serve as Board President, Deputy Mayor Hoferer to serve as Board Vice President, Councilmember Hiller to serve as Board Secretary and Councilmember Bradberry to serve as Board Treasurer.

Upon hearing no other nominations, Director Duncan closed the nominations.

Director Hiller asked if it was necessary to reappoint executive staff to conduct corporate duties.

Nick Jefferson, City Attorney, reported executive staff appointments are authorized pursuant to TDC Resolution No. 2023-01; therefore, it would not be necessary to reappoint executive staff members annually.

Director Duncan moved to approve the nominations as stated. The motion seconded by Director Hiller carried unanimously on roll call vote. (8-0-0)

ANNUAL REVIEW of conflict-of-interest statement policy.

Board President Duncan stated the policy form was included in the agenda packet, and Deputy City Manager Copley will provide a brief overview of the policy and instructions on submitting the form.

Braxton Copley, Deputy City Manager, reported pursuant to Article VIII, Section 8.05, of the TDC Bylaws, states the conflict-of-interest policy shall be reviewed annually for the information and guidance of directors, officers and staff members. He requested that all members of the Board and the appropriate executive staff submit a Conflict-of-Interest Form to the City Clerk.

AUTHORIZE submission of a petition to establish a Community Improvement District (CID) for Hotel Topeka.

Braxton Copley, Deputy City Manager, reported approval would authorize the submission of a petition to the City of Topeka Governing Body to consider the establishment of a CID for Hotel Topeka, levying an additional 2% sales tax on goods and services within the hotel's property boundaries to help fund hotel renovations and recoup the City's investment. He reminded the Board that this CID proposal would be in addition to the 8% Transient Guest Tax (TGT) taxes for Hotel Topeka authorized by City Charter Ordinance 125 effective January 1, 2026.

Board President Duncan asked staff to confirm that the establishment of a 2% CID must be approved by the Governing Body.

Deputy City Manager Copley confirmed approval by the Board only provides the authorization to submit the proposal to the Governing Body for consideration to establish the CID.

Director Kell moved to approve the authorization of submission of a petition to the City of Topeka Governing Body to consider the establishment of a CID for Hotel Topeka, levying an additional 2% sales tax on goods and services within the hotel’s property boundaries. The motion seconded by Board President Duncan carried unanimously on roll call vote. (8-0-0)

UPDATE on the status of the sale of Hotel Topeka to the Endeavor Hotel Group, LLC.

Braxton Copley, Deputy City Manager, reported the approval of the contract to sale the hotel triggered the 4-month inspection period which is considered part of the required due diligence process. He commented on the following items:

- Endeavor Hotel Group has provided the \$100,000 earnest money that has been deposited to Lawyer’s Title of Kansas, Inc.
- The title commitment has been issued, and Staff is in the process of reviewing the title work with no exceptions being located to date that have cause for concern.
- The City has provided a wealth of documents to the Endeavor Hotel Group including the conditional assessment of the hotel, STAR report, financial reports, etc.
- Endeavor has requested Staff conduct inspections of the hotel along with performing their own inspections.
- Endeavor is currently in negotiations with Shawnee County regarding Manor Conference Center improvements.

Roy Arnold, Endeavor Hotel Group, LLC President, expressed his gratitude for having a detailed report to methodically approach the renovation of the hotel. He commented on the positive partnership they have developed with Shawnee County and highlighted the following items:

- The filing of regulatory compliance was nearly complete regarding the issuance of industrial revenue bonds.
- They are in a relatively good place as it relates to closing on schedule.
- They expect a lending term sheet soon.
- They are progressing with design plans. Preference will be given to local providers.
- An update on the project plan for the hotel exterior and interior guest room finishes was provided.
- The official “rebrand” date will be announced when the branding agreement is signed. They anticipate the agreement to be finalized in approximately 4 weeks.

Director Hiller thanked Roy Arnold for providing a comprehensive update. She asked how they plan to collaborate upgrades to the hotel in conjunction with the Manor Conference Center as

well as how they plan to work with the Stormont Vail Center to attract events that benefit both venues.

Roy Arnold stated they intend to create two improvement projects (Hotel Topeka and Manor Conference Center) and release request for proposals simultaneously for certain aspects of both projects, in order to support competitive bidding. He noted, as they finalize the management agreement with Shawnee County, they need to ratify an agreement for intended upgrades to Manor Conference Center while addressing the shortfalls of cross marketing for the entire campus (Hotel Topeka, Manor Conference Center and Stormont Vail Event Center).

Directors Hiller and Kell spoke about the importance of attracting annual events.

Director Ortiz questioned how they plan to prepare for the 2026 FIFA World Cup to be hosted by Kansas City.

Deputy City Manager Copley reported GF Hotels has already begun promoting rooms for the event.

Roy Arnold stated the Endeavor Group plans to make the most of the opportunity and confirmed they have also already begun preparations for the 2026 FIFA World Cup.

Board President Duncan thanked the Endeavor Group for the hard work and ability to work with Shawnee County and the City of Topeka.

NO FURTHER BUSINESS appearing the meeting adjourned at 5:38 p.m.