

**TOPEKA DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
MEETING AGENDA  
March 11, 2025 - 5:15 p.m. to 6:00 p.m.  
City Council Chambers  
214 SE 7<sup>th</sup> St., 2<sup>nd</sup> Floor, Topeka, Kansas**

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Board of Directors:

Michael A. Padilla, President  
Neil Dobler, Vice President  
Karen A. Hiller, Secretary  
Michelle Hoferer, Treasurer  
Christina Valdivia-Alcala, Director

Sylvia E. Ortiz, Director  
David Banks, Director  
Brett D. Kell, Director  
Marcus D.L. Miller, Director  
Spencer Duncan, Director

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**Addressing the Board of Directors:** Public comment for the meeting will be available In-person or via Zoom. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at [cclerk@topeka.org](mailto:cclerk@topeka.org) by no later than 4:00 p.m. on the meeting date after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting.

**View the meeting online** at: <https://www.topeka.org/communications/live-stream/> or at <https://www.facebook.com/cityoftopeka/>. If you do not have access to a viewing option, please contact the City Clerk at 785-368-3940 or email [cclerk@topeka.org](mailto:cclerk@topeka.org) to make arrangements for an in person location.

**Written public comment** may also be considered to the extent it is 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](mailto:cclerk@topeka.org) on or before the meeting date.

If you need any accommodations for the meeting, please contact the City ADA Coordinator at 785-368-4470. Kansas Relay Service at 800-766-3777. Please provide a 48 Hour Notice if possible. Assistive listening devices are available for use in the community forum.

Agendas are available in the City Clerk's Office, 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or on the City's website at <https://topekadevelopmentcorporation.com/>.

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1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL of February 11, 2025, meeting minutes.**

5. **EXECUTIVE SESSION:**

*(The Board will recess into Executive Session to discuss financial affairs or trade secrets of a corporation pursuant to K.S.A. 75-4319(b)(4).)*

6. **DISCUSSION regarding the capital funds request for the ADA sidewalk and other site improvements at Hotel Topeka** *(Continued discussion from the February 11, 2025, TDC Board Meeting.)*

*(Total cost of the improvements is \$268,000 which is \$142,338 more than the original approved project budget of \$125,662. The cost of the ADA sidewalk is approximately \$78,000. The Shawnee County has been asked whether it is willing to pay for one half of the sidewalk in the amount of \$39,000.)*

7. **OTHER NEW BUSINESS:**

8. **PUBLIC COMMENT:**

*Public comment for the meeting will be available In-person or via Zoom. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at [cclerk@topeka.org](mailto:cclerk@topeka.org) by no later than 4:00 p.m. on the date of the meeting, after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting. Written public comment may also be considered to the extent it is submitted at the meeting or personally to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at [cclerk@topeka.org](mailto:cclerk@topeka.org) on or before the date. View the meeting online at <https://www.topeka.org/communications/live-stream/> or at <https://www.facebook.com/cityoftopeka/>*

9. **ADJOURNMENT:**

Topeka Development Corporation  
Board of Directors

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**ITEM 4: February 11, 2025, meeting minutes.**

**Date:** February 11, 2025

**Contact Person:** Brenda Younger, Assistant Board Secretary

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Topeka Development Corporation  
Board of Directors

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**ITEM 5: Executive Session**

**Date:** March 11, 2025

**Contact Person:** Braxton Copley, Project Manager

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The Board will recess into Executive Session to discuss financial affairs or trade secrets of a corporation pursuant to K.S.A. 75-4319(b)(4)

Topeka Development Corporation  
Board of Directors

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**ITEM 6: Discussion regarding the capital funds request for the ADA sidewalk and other site improvements at Hotel Topeka.**

**Date:** March 11, 2025

**Contact Person:** Braxton Copley, Project Manager

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*Continued discussion from the February 11, 2025, TDC Board Meeting.*

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION introduced by City Manager Dr. Robert M. Perez regarding additional funding for site repair and improvements at Hotel Topeka.

WHEREAS, the Governing Body, after receiving and considering the request for funding from the Topeka Development Corporation (TDC), issued Resolution No. 9549 authorizing \$125,662 from the Unauthorized Reserve Fund for site improvements at Hotel Topeka; and

WHEREAS, the City has received a request from the TDC for additional funding to cover total cost of the project with the new estimate of \$268,000; and

WHEREAS, the Governing Body acknowledges the request for additional funding should be authorized.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that additional funding for site repair and improvements at Hotel Topeka in the amount of \$142,338 from either operating funds or general obligation bonds is hereby authorized.

ADOPTED and APPROVED by the Governing Body on \_\_\_\_\_.

CITY OF TOPEKA, KANSAS

\_\_\_\_\_  
Michael A. Padilla, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk

# Capital Request Form

**Location**

Hotel Topeka at City Center

**Scope**

This is for construction of handicap accessible walkway from Topeka Boulevard to hotel, repairs to the existing sidewalk on the exterior of the building and repairs to the existing loading dock on the north side of the hotel (\$229,578.14 including taxes). An engineering scope and fee of \$15,000 and a contingency fee of 10% (\$22,957.81 including taxes) are included in the estimate.

Proposal #1  
 Proposal #2  
 Proposal #3

Date	Vendor	Quote
12/10/2024	Cook, Flatt & Strobel	\$ 267,535.95

Budget Not Budgeted

Actual \$ 267,535.95

If Over Budget Why?

**Make sure all proposals at attached**

**Questions:**  
 Do they have workers Compensation insurance  
 Copy of insurance with our entity additional insured  
 What is the warranty on the work performed

**Date**

Approval: Wayne Wazlawik 12/12/2024  
 General Manager

**Date**

Approval:      
 Regional Director of Operations

**Date**

Approval:

## Engineer's Estimate

Item	Description	Quantity	Units	Engineer's Estimate	
				Unit Cost	Total Cost
1	Pavement Removal	537	S.Y.	\$ 40.00	\$ 21,480.00
2	4" Concrete Sidewalk, 5' Wide	1,097	S.F.	\$ 20.00	\$ 21,940.00
3	4" Concrete Sidewalk, 6' Wide	2,200	S.F.	\$ 20.00	\$ 44,000.00
4	4" Non-Reinforced Concrete Pavement	148	S.Y.	\$ 100.00	\$ 14,800.00
5	8" Non-Reinforced Concrete Pavement	28	S.Y.	\$ 200.00	\$ 5,600.00
6	8" Asphaltic Concrete Pavement	123	S.Y.	\$ 80.00	\$ 9,840.00
7	6" Asphaltic Concrete Pavement	174	L.S.	\$ 70.00	\$ 12,180.00
8	Combine Curb & Gutter, Type II	110	LIN. FT.	\$ 70.00	\$ 7,700.00
9	Combine Curb & Gutter, Type II (Modified)	58	LIN. FT.	\$ 80.00	\$ 4,640.00
10	Sidewalk Ramp	499	S.F.	\$ 32.00	\$ 15,968.00
11	4" Aggregate Base- Type AB-3	325	S.Y.	\$ 25.00	\$ 8,125.00
12	Earthwork	1	L.S.	\$ 12,500.00	\$ 12,500.00
13	Pavement Markings	1	L.S.	\$ 5,500.00	\$ 5,500.00
14	Pavement Marking Symbol of Accessibility	3	EA.	\$ 600.00	\$ 1,800.00
15	Contractor Construction Staking	1	L.S.	\$ 6,000.00	\$ 6,000.00
16	Seeding, Fertilizing and Mulching	0.3	Ac.	\$ 4,500.00	\$ 1,125.00
17	Clearing & Grubbing	1	L.S.	\$ 2,500.00	\$ 2,500.00
18	Handicapped Parking Signs	3	EA.	\$ 250.00	\$ 750.00
19	Bicycle Rack (For 14 Bikes- Type Approved by City)	14	EA.	\$ 250.00	\$ 3,500.00
20	Erosion Control	1	L.S.	\$ 5,000.00	\$ 5,000.00
21	Traffic/Pedestrian Control	1	L.S.	\$ 5,000.00	\$ 5,000.00
				SUBTOTAL	\$ 209,948.00
				Sales Tax (9.35%)	\$ 19,630.14
				TOTAL	\$ 229,578.14

Engineer's Opinion