

**Topeka Development Corporation Board of Directors Meeting Minutes  
April 9, 2024**

The Topeka Development Corporation (TDC) Board of Directors met in the City Council Chambers at 5:00 p.m. with the following Board of Directors present: Karen Hiller, Sylvia Ortiz, David Banks, Neil Dobler (Vice President), Spencer Duncan and Michelle Hoferer -6. Brett Kell and Marcus D.L. Miller participated remotely -2. Board President Michael Padilla presided -1. Absent: Christina Valdivia-Alcala -1.

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](mailto:cclerk@topeka.org) by no later than 4:00 p.m. on April 9, 2024, 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](mailto:cclerk@topeka.org) on or before April 9, 2024.

PLEDGE OF ALLEGIANCE was cited by meeting participants.

**APPROVAL of the February 6, 2024 Board Meeting Minutes.**

Board Vice President Dobler moved to approve the minutes. The motion seconded by Director Banks carried unanimously on voice vote.

Mayor Padilla asked all those in favor of approving the minutes to indicate so verbally by saying “yea” and those opposing to indicate so verbally by saying “no.” The motion carried unanimously on voice vote. (9-0-0)

**APPROVAL of a request for Hotel Topeka operational funding in the amount of \$500,000 contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation.**

Braxton Copley, Project Manager, stated the request for an additional \$500,000 tranche of operational funds from the General Fund (Hotel Non-Departmental Expense) was for on-going operational expenses as well as small capital improvement projects to operate and maintain Hotel Topeka. He highlighted the summary of expenses to date included in the agenda packet and reported \$900,000 of the \$1 million authorized has been expended. He noted the \$10,000 to be expended for the Trane Chiller assessment would not be needed if the requested \$200,000 for rehab was granted. He reminded the Board under the terms of the management agreement they are required to maintain a minimum of \$150,000 in operational funding and as the owner, they are responsible for funding any shortfalls and they are required to fill the request within 10 days. Director Ortiz asked if the Hotel was operational.

Project Manager Copley stated they have hired a marketing manager as well as third party sites to promote the Hotel that was currently open for business.

Board Vice President Dobler requested and update on the REVPAR International Summary Analysis of Hotel Topeka be provided before the Board votes on the funding request.

Board Vice President Dobler moved to have the REVPAR Update take place prior to voting on the funding request. The motion was seconded by Director Hoferer.

Mayor Padilla asked all those in favor of receiving the update prior to voting on the funding request to indicate so verbally by saying “yea” and those opposing to indicate so verbally by saying “no.” The motion carried unanimously on voice vote. (9-0-0)

### **UPDATE of REVPAR International Summary Analysis of Hotel Topeka.**

Braxton Copley, Project Manager, stated he was limited in the information he could provide to the Board in an open public meeting setting. He reported REVPAR International did put together materials for a Request for Information (RFI) which was shared with the Board in a weekly report. He stated the material was marketed to six individual owner/operators as well as two individuals with a deadline of April 5, 2024. Two submittals were received and provided to REVPAR for review and analysis. He stated he has requested REVPAR provide an update on those submittals in May 2024 to the Board in an executive session detailing offers and outlining their recommendations. He stated in order to be fair to the two individuals that have submitted offers, he would suggest the Board recess into executive session to allow him to provide more information relevant to the two offers.

Director Kell entered the room

Director Hoferer moved to recess into executive session to discuss confidential offers for potential purchase pursuant to K.S.A. 75-4319(b)(4) allowing the discussion of financial affairs and trade secrets of a corporation for a time not to exceed 20 minutes. The motion was seconded by Vice President Dobler.

Mayor Padilla asked all those in favor of recessing into executive session as stated by the City Attorney to indicate so verbally by saying “yea” and those opposing to indicate so verbally by saying “no.” The motion carried unanimously on voice vote. (9-0-0)

Director Valdivia-Alcala entered the room.

At the conclusion of a 20-minute time period, Board President Padilla reconvened the meeting into open session and announced no action was taken by the Board during the executive session.

**APPROVAL of a request for Hotel Topeka operational funding in the amount of \$500,000 contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation.**

Braxton Copley, Project Manager, stated approval of an additional \$500,000 tranche of operational funds from the General Fund (Hotel Non-Departmental Expense) to operate and maintain Hotel Topeka.

Director Hiller questioned if the funds were to be allocated from the budgeted General Fund operating budget or allocated from reserves.

Leigha Boling, Assistant Treasurer, reported the funds would be allocated from the 2024 Operating Budget for hotel activities.

Amanda Stanley, City Attorney, clarified under Kansas law the City of Topeka budgets the entire General Fund, including this Non-Departmental Expense which would be considered a legally budgeted item and transfer of funds.

Board Vice President Dobler moved to approve a request for Hotel Topeka operational funding in the amount of \$500,000 contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation. The motion was seconded by Board President Padilla.

Director Banks stated he could not vote to approve the request in good conscience because his constituents do not support the request.

Director Miller entered the room.

The motion to approve a request for Hotel Topeka operational funding in the amount of \$500,000 contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation.

PUBLIC COMMENT was provided by the following individual:

Henry McClure spoke in support of the offer to purchase Hotel Topeka in the amount of \$7.6 million and stated he has been working with an investor that wants to relocate a business in Agricultural (Ag) Hall located at One Expocentre Drive, Topeka. He expressed concern with the large amount of deferred maintenance associated with Hotel Topeka and urged the Board to sale the property as soon as possible. He questioned if a Double Tree Hotel was the best use for the Hotel.

NO FURTHER BUSINESS appearing the meeting adjourned at 5:48 p.m.