

**Topeka Development Corporation Board of Directors Meeting Minutes  
April 15, 2025.**

The Topeka Development Corporation (TDC) Board of Directors met at 5:15 p.m. with the following Board of Directors present: Karen Hiller, Christina Valdiva-Alcala, Sylvia Ortiz, David Banks, Marcus Miller, Neil Dobler, Spencer Duncan and Michelle Hoferer -8. Board President Michael Padilla presided -1. Absent: Brett Kell -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 15, 2025, 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 15, 2025.

**APPROVAL of March 11, 2025 Minutes.**

Director Dobler moved to approve the minutes. The motion seconded by Director Banks carried unanimously on voice vote. (9-0-0)

Director Ortiz moved to recess into executive session not to exceed 30 minutes to discuss data relating to financial affairs or trade secrets of one or more corporations as allowed under K.S.A. 75-4319(b)(4). The open meeting will resume in the City Council Chambers. The following individuals will be necessary to assist the Board in its deliberations, City Manager Dr. Robert M. Perez, Assistant City Manager Braxton Copley, and any other individuals the TDC Board finds useful. The motion was seconded by Director Banks.

Board President Padilla asked all those in favor of recessing into executive session to indicate so by verbally saying "yea" and those opposing to indicate so verbally by saying "no." The motion carried unanimously on voice vote. (9-0-0)

Director Kell entered the room during the Executive Session.

The meeting reconvened into open session and Board President Padilla announced no action was taken during the executive session.

**PRESENTATION of the 2024 Topeka Development Corporation Audit Report.**

Josh McAnarney, City Budget and Finance Director, provided a summary of the final 2024 Topeka Development Corporation Financial Audit where it stated all financial statements had presented fairly in accordance with the Gap Analysis Program (GAP). He stated initially there was a discrepancy in the calculation method for depreciation, which Adams Brown, LLC had found during their auditing process.

Director Dobler moved to approve the Audit Report. The motion seconded by Director Duncan carried unanimously on voice vote. (10-0-0)

**APPROVAL of an additional funding request in the amount of \$168,297 for operations and maintenance of Hotel Topeka contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation.**

Braxton Copley, Project Manager, distributed a revised resolution reflecting the correct total funding amount previously authorized by the TDC Board in the sum of \$2,279,489.52. He stated the request was for additional funding for GF Hotel and Resorts in the amount of \$168,297 to continue operations and maintenance of Hotel Topeka. He explained under the operating agreement the balance cannot fall below \$150,000. Currently, the balance was \$83,000.

Director Dobler moved to approve the Resolution. The motion seconded by Board President Padilla carried on voice vote. Directors Valdivia-Alcala and Ortiz voted “no.” (8-2-0)

NO FURTHER BUSINESS appearing the meeting adjourned at 5:57 p.m.