

**Topeka Development Corporation Board of Directors Meeting Minutes
May 19, 2026.**

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, Brett Kell, Marcus D.L. Miller, Michelle Bradberry, Murray McGee and Michelle Hoferer - 9. Board President Spencer Duncan presided -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 by no later than 4:00 p.m. on May 19, 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 May 19, 2026.

APPROVAL of April 14, 2026, Minutes.

Director Banks moved to approve the minutes. The motion seconded by President Duncan carried unanimously. (10-0-0)

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

Braxton Copley, Deputy City Manager and Hotel Topeka Project Manager, stated Roy Arnold, Endeavor Hotel Group, LLC, President, would provide an update to the Board regarding the request of a second amendment to the Purchase & Sale Agreement (Contract No. 2025-01) of Hotel Topeka. The amendment would extend the inspection period until June 14, 2026, and extend the closing date until July 14, 2026. The request is due to the need for additional time to reach an agreement with Shawnee County concerning the Maner Conference Center and issuance of Industrial Revenue Bonds (IRBs). He reported if the amendment is not approved the Purchase & Sale Agreement for the hotel will be null and void. Staff recommends the TDC Board approve the amendment as presented.

Roy Arnold, Endeavor Hotel Group, LLC, President, reported there have been no real obstacles related to the Purchase & Sale Agreement with the City of Topeka. He spoke about the importance of having financing in place as it relates to the improvements and reported the administrative process for the issuance of IRBs and the sales tax exemption is moving forward. He stated the sales tax exemption was crucial to the cost of improvements saving approximately \$750,000. He distributed a rendering of the proposed Wyndham Grand improvements from the east and south elevations of the hotel, the hotel lounge area as well as the digital sign display. He noted reaching an agreement with Shawnee County concerning the Maner Conference Center was not time critical and would not have an impact on the closing of the hotel. He reiterated their intent to hit the ground running upon closing on the property in July 2026. He provided an update on their pledge and plans to cohesively rebrand the entire Stormont Vail Event center campus in collaboration with Shawnee County. He asked the TDC Board to support the proposed amendment.

Board President Duncan reported that Shawnee County has assured him they are committed to moving the proposal forward and will continue to take the necessary steps to successfully secure the final stages of financing for the project.

Councilmember Hiller thanked Roy Arnold for the encouraging report. She spoke in support of Endeavor's plans to hold stakeholder meetings to gather input from past and present hotel customers.

AMENDMENT No. 2 to the Purchase and Sale Agreement to extend the inspection period by 30 days to June 14, 2026, and the Closing period by 30 days to July 14, 2026.

Braxton Copley, Deputy City Manager and Hotel Topeka Project Manager, requested approval of the second amendment to extend the inspection period until June 14, 2026, and the closing date until July 14, 2026.

Board President Duncan moved to approve Amendment No. 2 (Contract No. 2026-02) to the Purchase and Sale Agreement (Contract No. 2025-01). The motion seconded by Director Banks carried unanimously. (10-0-0)

NO FURTHER BUSINESS appearing the meeting adjourned at 5:23 p.m.