

**Topeka Development Corporation Board of Directors Meeting Minutes  
June 2, 2025.**

The Topeka Development Corporation (TDC) Board of Directors met at 5:30 p.m. with the following Board of Directors present: Karen Hiller, Christina Valdiva-Alcala, Sylvia Ortiz, David Banks, Brett Kell, Neil Dobler, Spencer Duncan and Michelle Hoferer -8. Board President Michael Padilla presided -1. Absent: Marcus Miller -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 June 2, 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 June 2, 2025.

**APPROVAL of April 15, 2025, Minutes.**

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

Director Kell moved to recess into executive session for a time not to exceed 1-hour to discuss data relating to financial affairs or trade secrets of one or more corporations as allowed under KSA 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, Deputy 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. (9-0-0)

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

Director Kell moved to recess into executive session for a time not to exceed 45 minutes to discuss data relating to financial affairs or trade secrets of one or more corporations as allowed under KSA 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, Deputy City Manager Braxton Copley, and any other individuals the TDC Board finds useful. The motion was seconded by Director Dobler.

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. Director Ortiz voted "no." Director Duncan was out of the room. (7-1-0)

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

**APPROVAL of an additional funding request in the amount of \$291,086 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, reported the fund balance was approximately \$46,000 and the management agreement for Hotel Topeka obligates the owner, the Topeka Development Corporation, to maintain a minimum working capital account balance of \$150,000. Based on revenue projections through the end of June 2025 there would be revenue shortfall of \$291,086 to operate and maintain Hotel Topeka. He also reported the resolution being proposed at the June 3, 2025, Governing Body meeting would authorize the City Manager to transfer funding to the Topeka Development Corporation on a periodic basis based on the City's contractual obligations and in compliance with Kansas Cash Basis law to authorize the transfer of funds necessary for the operation of Hotel Topeka.

Director Duncan referenced the City's contractual obligation to maintain the minimum account balance of \$150,000 for expenses with the majority of the fund balance being used to pay salaries on a regular basis. He suggested the transfer of funds under the \$150,000 threshold amount be processed administratively based on the City's contractual obligation instead of being approved each time by the TDC Board.

Amanda Stanley, City Attorney, clarified the resolution being proposed at the June 3, 2025, Governing Body meeting would authorize the City Manager to transfer funds as suggested by Councilmember Duncan.

Director Dobler moved to approve an additional funding request in the amount of \$291,086 for operations and maintenance of Hotel Topeka contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation. The motion seconded by Board President Padilla carried. Councilmember Valdivia-Alcala, Ortiz and Banks voted "no." (6-3-0)

DISCUSSION regarding the capital funds request for the ADA sidewalk and other site improvements at Hotel Topeka. *(Deferred from the meeting of March 11, 2025)*

Director Duncan stated in consultation with Staff, he would move to defer the discussion until the September 2025 TDC Board meeting. The motion seconded by Director Dobler carried unanimously on voice vote. (9-0-0)

NO FURTHER BUSINESS appearing the meeting adjourned at 7:27 p.m.