**Topeka Development Corporation Board of Directors Meeting Minutes**
**June 9, 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 Valdivia-Alcala, Sylvia Ortiz, David Banks, Michelle Bradberry, Murray McGee and Michelle Hoferer - 7. Board President Spencer L. Duncan presided -1. Absent: Directors Brett D. Kell and Marcus D.L. Miller -2.

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 June 9, 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 June 9, 2026.

**APPROVAL of May 19, 2026, meeting minutes.**

Director Banks moved to approve the minutes. The motion seconded Board Vice President Hoferer carried unanimously on voice vote. (8-0-0)

Director Kell joined the meeting remotely

Nick Jefferson, City Attorney, stated there was a need to recess into executive session not to exceed 15 minutes to discuss financial affairs or trade secrets of a corporation 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, Hotel Topeka Project Manager Braxton Copley and any other individuals the TDC Board finds useful.

Upon hearing no objections, Board President Duncan announced the Board would recess into executive session.

Following the Executive Session, the meeting reconvened into open session and Board President Duncan announced no action was taken during the executive session.

**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, Endeaver Hotel Group, LLC, President, has informed him that they continue to move forward with the closing documents for the IRBs to secure the retail sales tax exemption for the improvements, property tax exemption as well as the private activity bonds with final vote by Shawnee County no later than June 19, 2026. Mr. Arnold continues to negotiate with Shawnee County relative to the management agreement and even though an agreement for Manor Conference Center has not yet been reached Mr. Arnold remains intent on closing on the purchase of the hotel. He noted the inspection period will end June 14, 2026, with an anticipated closing date on or before July 14, 2026.

**AMENDMENT No. 3 to Contract No. 2025-01 the Purchase and Sale Agreement for Hotel Topeka to allow for the assignment of the Purchase and Sale Agreement from Endeavor Hotel Group, LLC (Endeavor) to YBR Properties WG Topeka, LLC (YBR).**

Director Miller joined the meeting remotely.

Braxton Copley, Deputy City Manager and Hotel Topeka Project Manager, reported due to initial concerns raised by members of the public that the Endeavor Group would immediately flip the asset upon purchase, the original Purchase and Sale Agreement prohibited the assignment of the purchase contract as well as restricted the transfer of the hotel post-closing for a 5-year period. Typically when developers such as Endeavor enter into a transaction, they create a single-purpose entity that becomes the legal owner to shield the parent corporation from potential liability for one-off deals. He reported Endeavor has confirmed they will retain a 90% ownership stake in YBR and are moving forward with the closing documents for the IRBs as well as obtaining a liquor license for YBR. He requested approval of the third amendment that will specifically allow for the assignment of the Purchase and Sale Agreement from Endeavor Hotel Group, LLC (Endeavor) to YBR Properties WG Topeka, LLC (YBR), a single-purpose entity. All companies are in good standing with the Kansas Secretary of State.

Board President Duncan moved to approve the amendment. The motion seconded by Director Banks carried unanimously on roll call vote. (10-0-0)

**APPROVAL of $16,289.25 from Hotel Non-Departmental Expense General Funds for the replacement of the oil filter on the York Chiller at Hotel Topeka contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation.**

Braxton Copley, Deputy City Manager and Hotel Topeka Project Manager, provided the maintenance history on the hotel chillers dating back to October 2023. He spoke about the importance of having two functional chillers for the hotel and reported approval would authorize the use of $16,289.25 for the replacement of the oil filter on the York Chiller. The filter is obsolete and no longer available. The proposal includes supplying and installing a retrofit kit for a new style oil filter. Cost also includes recovering refrigerant from the chiller, draining the existing oil, and removing the current filter assembly. He recognized they are near the closing date on the hotel; however, it was a policy decision of the Board to approve the expenditure to secure a backup chiller system for the hotel.

Board Vice President Hoferer moved to approve the funding request in the amount of $16,289.25 for the replacement of the oil filter on the York Chiller at Hotel Topeka contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation. The motion seconded my Board President Duncan carried. Directors Valdivia-Alcala and Banks voted "no." (8-2-0)

NO FURTHER BUSINESS appearing the meeting adjourned at 5:37 p.m.