

**TOPEKA DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
MEETING AGENDA  
July 15, 2025 – 5:00 p.m. to 6:00 p.m.  
City Council Chambers  
214 SE 8<sup>th</sup> St., 2<sup>nd</sup> Floor, Topeka, Kansas**

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Board of Directors:

Michael A. Padilla, President  
Neil Dobler, Vice President  
Karen A. Hiller, Secretary  
Michelle Hoferer, Treasurer  
Christina Valdivia-Alcala, Director

Sylvia E. Ortiz, Director  
David Banks, Director  
Brett D. Kell, Director  
Marcus D.L. Miller, Director  
Spencer Duncan, Director

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**Addressing the Board of Directors:** Public comment for the meeting will be available In-person or via Zoom. Individuals must 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 the meeting date after which the City Clerk's Office will provide Zoom link information and protocols prior to the meeting.

**View the meeting online** at: <https://www.topeka.org/communications/live-stream/> or at <https://www.facebook.com/cityoftopeka/>. If you do not have access to a viewing option, please contact the City Clerk at 785-368-3940 or email [cclerk@topeka.org](mailto:cclerk@topeka.org) to make arrangements for an in person location.

**Written public comment** may also be considered to the extent it is 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 the meeting date.

If you need any accommodations for the meeting, please contact the City ADA Coordinator at 785-368-4470. Kansas Relay Service at 800-766-3777. Please provide a 48 Hour Notice if possible.

Agendas are available in the City Clerk's Office, 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or on the City's website at <https://topekadevelopmentcorporation.com/>.

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- 1. CALL TO ORDER:**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**
- 4. APPROVAL of July 1, 2025, meeting minutes.**
- 5. DISCUSSION on the potential terms for the sale of the Hotel to a third party.**
- 6. EXECUTIVE SESSION:**
- 7. OTHER BUSINESS:**
- 8. PUBLIC COMMENT:**
- 9. ADJOURNMENT:**

# Topeka Development Corporation

## Board of Directors

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**ITEM 4:** July 1, 2025 Meeting Minutes

**Date:** July 15, 2025

**Contact Person:** Brenda Younger, TDC Board Secretary

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**Topeka Development Corporation Board of Directors Meeting Minutes  
July 1, 2025.**

The Topeka Development Corporation (TDC) Board of Directors met at 5:00 p.m. with the following Board of Directors present: Karen Hiller, Christina Valdivia-Alcala, Sylvia Ortiz, David Banks, Marcus Miller, Neil Dobler and Spencer Duncan -7. Board President Michael Padilla presided -1. Absent: Brett Kell and Michelle Hoferer -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](mailto:cclerk@topeka.org) by no later than 4:00 p.m. on July 1, 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 July 1, 2025.

**APPROVAL of June 2, 2025, Minutes.**

Board Vice President Dobler moved to approve the minutes. The motion seconded by Director Banks carried unanimously. (8-0-0)

Board Vice President Dobler suggested they immediately recess into executive session to have sufficient time to conduct the executive session.

Board President Padilla suggested they allow public comment prior to recessing into executive session.

**APPROVAL of a funding request in the amount of \$34,216.74 for repair of the York chiller at Hotel Topeka contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation.**

Board Vice President Dobler moved to approve the funding request in the amount of \$34,216.74 for repair of 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 by Board President Padilla failed. Directors Valdivia-Alcala, Ortiz, Banks and Miller voted "no." (4-4-0)

Director Hoferer entered the room.

Board Vice President Dobler asked if the expenditure would provide air conditioning for hotel customers.

Braxton Copley, Project Manager, confirmed approval would ensure air conditioning for the hotel if the current system failed. He stated Staff recommends rescinding Resolution No. 9549, authorizing \$125,662 in civil site improvements from the Unassigned Reserves. The proposed

resolution authorizing the \$34, 216.74 of repairs to the chiller will result in the return of \$91,445.26 to the Unassigned Reserves.

Following the explanation, Director Miller moved to reconsider the motion to approve. The motion was seconded by Director Hiller.

Director Valdivia-Alcala stated she will continue to vote “no” on all hotel expenditures.

The motion to reconsider carried. Directors Valdivia-Alcala, Ortiz and Banks voted “no.” (6-3-0)

The motion by Board Vice President Dobler and seconded by Board President Padilla to approve the funding request in the amount of \$34,216.74 for repair of the York chiller at Hotel Topeka contingent upon Governing Body approval of the transfer of the funds to the Topeka Development Corporation carried. Directors Valdivia-Alcala, Ortiz and Banks voted “no.” (6-3-0)

**PUBLIC Comment was provided by the following individual:**

Henry McClure stated he believes all discussions concerning Hotel Topeka business should be discussed in open sessions, not closed executive sessions. He stated he believes the economic development system for the City of Topeka, specifically as it relates to Hotel Topeka as well as the Greater Topeka Partnership (GTP) was failing and negatively impacting the attraction of large national companies to the community as well as the entire state of Kansas.

Board Vice President Dobler moved to recess into executive session for a time not to exceed 40 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 Duncan.

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.” (8-1-0)

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

NO FURTHER BUSINESS appearing the meeting adjourned at 5:55 p.m.

# **Topeka Development Corporation**

## **Board of Directors**

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**ITEM 5: Discussion on the potential terms of sale of the Hotel to a third party.**

**Date:** July 15, 2025

**Contact Person:** Braxton Copley, Project Manager

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