

Topeka Development Corporation Board of Directors Meeting Minutes
August 12, 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 Valdiva-Alcala, Sylvia Ortiz, David Banks, Brett Kell, Marcus Miller, Neil Dobler, Spencer Duncan and Michelle Hoferer -9. Board President Michael Padilla 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 August 12, 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 on or before August 12, 2025.

APPROVAL of July 15, 2025, Minutes.

Board Vice President Dobler moved to approve the minutes. The motion seconded by Director Miller carried unanimously on voice vote. (10-0-0)

DISCUSSION on the sale of the Hotel Topeka.

Braxton Copley, Project Manager, reported a Letter of Intent from Endeavor Hotel Group, LLC has been executed and Roy Arnold, Chief Executive Officer (CEO) and President of Endeavor Hotel Group, LLC would provide an overview of their plans to brand the hotel with the Wyndham Hotel Brands.

Roy Arnold, Chief Executive Officer and President of Endeavor Hotel Group, LLC, provided an overview of their plans for regenerative improvements to the hotel. He stated they are working with Shawnee County to address the need to elevate the Manor Conference Center design. He stated they are working to build, develop and operate a network of conference hotels by attracting the right people to operate and elevate their talents allowing the facility to compete with other conference centers in the tri-state area and beyond. He stated they believe they can bring value to the community and bring hotel operations to the level prior to the COVID-19 pandemic. He stated he looks forward to working with the City and the County to make the partnership a success. He referenced what entails securing the Wyndham Hotel Brands to include talent progression of hotel employees without the need to be retrained, property improvement plan standards that they must meet to use the branding; as well as a cooperative decision with the City to determine what was the best type of brand for the city and community. He noted Hotel Topeka would be their third full-service hotel if that was the appropriate direction to pursue.

Mayor Padilla inquired about their plans for upgrading the technology of Hotel Topeka.

Roy Arnold stated it would require extensive technological infrastructure upgrades to include large scale video conferencing in order to deliver quality information technology experiences ranging from increased bandwidth to cybersecurity.

Director Kell stated the City purchased the hotel to establish a long-term plan and he believes this would be a great partnership and plan for the hotel.

NO FURTHER BUSINESS appearing the meeting adjourned at 5:49 p.m.