

Topeka Development Corporation Board of Directors Meeting Minutes
December 16, 2025.

The Topeka Development Corporation (TDC) Board of Directors met at 5:00 p.m. with the following Board of Directors present: Karen Hiller, Sylvia Ortiz, David Banks, Brett Kell, Neil Dobler, Spencer Duncan and Michelle Hoferer - 8. Board President Michael Padilla presided -1. Absent: Christina Valdivia-Alcala and Marcus 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 December 16, 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 December 16, 2025.

APPROVAL of November 5, 2025, Minutes.

Director Dobler moved to approve the minutes. The motion seconded by Director Kell carried unanimously on voice vote. (8-0-0)

APPROVAL of CONTRACT NO. 2025-01 a Purchase and Sale Agreement between the Topeka Development Corporation and Endeavor Hotel Group, LLC for Hotel Topeka.

Braxton Copley, Project Manager, provided an overview of the proposed purchase and sale agreement for Hotel Topeka in the amount of \$1,000,000. Upon execution of the agreement the 120-day inspection period will begin. He spoke about the importance of allowing the Endeavor Group to have enough time to develop a reasonable Property Improvement Plan (PIP) within 60 days after the 120-day inspection period. In order to recoup its acquisition and investment costs which include the purchase price, capital expenses, and operating losses incurred by the City from the date of acquisition through the date of sale, the City intends to establish a Community Improvement District (CID) on the Real Property and the Maner Conference building (excluding any parking and other property associated with Maner) that will levy a 2% sales tax captured and retained by the City. He noted it was his understanding Shawnee County was proposing to impose an additional 2% sales tax on the Stormont Vail Event Center as well as the Maner Conference Center. Additionally the City also intends to capture the incremental growth from its existing levy of Transient Guest Tax (“TGT”) from the Hotel following its sale to the Purchaser to recoup investment costs. He highlighted the material terms of the contract including the total number of linens, a 5-year prohibition of the sale of the hotel except to a subsidiary or majority control entity without City Council approval, 5-year prohibition on changing the Wyndham's Hotel Trademark without consent of the City, a workplan, and termination of the current hotel management agreement with GF Hotels requires 45-day notice.

Roy Arnold, Chief Executive Officer and President of Endeavor Hotel Group, LLC, stated he looks forward to moving forward with the process and project.

Director Hiller expressed her excitement about the project and asked if there was anything they could do for Mr. Arnold to help make the process move forward.

Director Miller joined the meeting remotely.

Roy Arnold stated that he was satisfied with the positive interactions regarding the negotiation of the agreement, transition of the hotel staff as well as his interactions with Shawnee County regarding Maner Conference Center.

Director Dobler stated he believes this was a good deal. He commended Staff for their hard work on bringing the proposal forward and for allowing the hotel to continue to be an asset to the community. He recognized it will take some time to recoup expenses, but it is possible. He thanked Mr. Arnold for working with the City in creating what he believes is a fair proposal.

Director Dobler moved to approve the agreement. The motion seconded by Director Kell carried unanimously on roll call vote. (9-0-0)

Henry McClure expressed his disappointment with the Board and the decisions that have been made surrounding the sale of the hotel. He stated he believes other offers to purchase the hotel were not treated fairly.

NO FURTHER BUSINESS appearing the meeting adjourned at 5:22 p.m.