

TOPEKA DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
MEETING AGENDA
February 10, 2026 – 5:00 p.m. to 6:00 p.m.
City Council Chambers
214 SE 8th St., 2nd Floor, Topeka, Kansas, 66603

Board of Directors:

President: *Vacant*
Vice President: *Vacant*
Karen A. Hiller, Secretary
Michelle Hoferer, Treasurer

Spencer L. Duncan, Director
Christina Valdivia-Alcala, Director
Sylvia E. Ortiz, Director
David Banks, Director
Brett D. Kell, Director
Marcus D.L. Miller, Director
Michelle A. Bradberry, Director
Council District No. 8, *Vacant*

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 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 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 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/>.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL of December 16, 2025, meeting minutes.**
5. **RATIFICATION of the 2024 and 2025 election of officers for the Topeka Development Corporation Board of Directors.**

(Board Officers include the President, Vice President, Secretary and Treasurer.)

6. **SELECTION of 2026 Topeka Development Corporation Board Officers.**

(Board Officers include the President, Vice President, Secretary and Treasurer.)

7. **ANNUAL REVIEW of conflict-of-interest statement policy.**

(Pursuant to Article VIII, Section 8.05, of the Topeka Development Corporation Bylaws, the conflict-of-interest policy shall be reviewed annually for the information and guidance of directors, officers and staff members.)

8. **AUTHORIZE submission of a petition to establish a Community Improvement District (CID) for Hotel Topeka.**

(Approval would authorize the submission of a petition to the City of Topeka Governing Body to consider the establishment of a CID for Hotel Topeka, levying an additional 2% sales tax on goods and services within the hotel's property boundaries to help fund hotel renovations and recoup the City's investment.)

9. **UPDATE on the status of the sale of Hotel Topeka to the Endeavor Hotel Group, LLC.**

10. **EXECUTIVE SESSION:**

11. **OTHER BUSINESS:**

12. **PUBLIC COMMENT:**

13. **ADJOURNMENT:**

Topeka Development Corporation (TDC)
February 10, 2026, Meeting

Item No. 4:

- **December 16, 2025, Meeting Minutes**

**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.

Topeka Development Corporation (TDC)
February 10, 2026, Meeting

Item No. 5:

- **RATIFICATION of the 2024 & 2025 election of TDC Board Officers.**

Item No. 6:

- **SELECTION of 2026 TDC Board Officers.**

**BYLAWS
OF
TOPEKA DEVELOPMENT CORPORATION
A KANSAS NOT-FOR-PROFIT CORPORATION**

(as Adopted October 19, 2023)

ARTICLE I

NAME AND PURPOSES

Section 1.01. The name of the corporation shall be Topeka Development Corporation, and for designation purposes, is referred to in these Bylaws as the “Corporation,” or such name as may be adopted by amendment to the Articles of Incorporation (the “Articles”).

Section 1.02. Purposes. In accordance with the terms set forth in Section 170(b)(1)(a)(iv) of the Internal Revenue Code of 1986, as amended (the “Code”), the Corporation is organized and at all times shall be operated exclusively for the benefit of the City of Topeka, Kansas (the “City”), in particular to aid, assist and foster the planning, designing, development, supervision, acquisition, construction, furnishing, equipping, management, operation and improvement of a convention center hotel in the City of Topeka, Kansas and to engage in such activities as may be necessary or advisable in connection therewith, and any other acts or activities that may be requested of the Corporation by the City for the benefit of the City, and in connection therewith to receive, hold, invest, maintain, operate, and administer real and personal property, to borrow money, and to make expenditures to or for the benefit of the City to the extent consistent with the requirements of Section 170(b)(1)(a)(iv) of the Code. In furtherance of the foregoing, the Corporation is authorized to do the following:

(a) to engage in any lawful act or activity for which not-for-profit corporations may be organized under the Kansas general corporation code, K.S.A. 17-6001 et seq. (the “Act”); and

(b) to do everything necessary, proper, advisable, and convenient for the accomplishment of the purposes set forth above, and to do all other things incidental thereto or connected therewith which are not forbidden by the Act, the Articles or these Bylaws.

Section 1.03. The purposes set forth herein and in the Articles are subject to the condition that the City, for whose benefit the Corporation has been organized and which has benefitted from the purposes of the Corporation, shall exercise (1) organizational control over the Corporation, with authority at any and all times to alter or change the structure, organization, programs or activities of the Corporation, including the power to terminate its existence, except for possible limitations on the impairment of any contract entered into by the Corporation, and (2) supervisory control over the Corporation as may be deemed proper by the City in the administration of the activities of the Corporation as may be required from time to time by federal law in order to qualify the Corporation to issue bonds, notes or other obligations on behalf of the City.

ARTICLE II

OFFICES

Section 2.01. Business Offices. The principal office of the Corporation shall be located at 215 SE 7th St., Topeka, Kansas 66603, or such other location as determined from time to time by the Board

of Directors of the Corporation (the "Board"). The Corporation may have such other offices at such place or places within the State of Kansas as the Board may designate or as the affairs of the Corporation may require from time to time.

Section 2.02. Registered Office. The Corporation shall have and continuously maintain in the State of Kansas a registered office, and a registered agent whose office is identical with such registered office, as required by the Act. The registered office may be, but need not be, identical with the principal office in the State of Kansas, and the address of the registered office may be changed from time to time by the Board.

ARTICLE III

NO MEMBERS

Section 3.01. No Members. The Corporation shall not have members as such but, in lieu thereof, shall have a Board of Directors in which there shall be vested all of the power and authority to supervise, control, direct and manage the property, affairs and activities of the Corporation.

ARTICLE IV

BOARD OF DIRECTORS

Section 4.01. Number. The property and business of the Corporation shall be controlled and managed by a Board of Directors initially composed of up to ten (10) persons. All Board members shall be citizens of the United States and all of such members at all times shall be residents of and members of the governing body of the City (the "Governing Body"). The ten (10) members of the governing body of the City shall be members of the Board by virtue of their position on the Governing Body. All corporate powers of the Corporation shall be vested in and exercised by the Board. Each member of the Board is referred to herein as a "Director."

Section 4.02. Term. Each Director shall hold office continuously from the time such Director becomes a member of the Governing Body until (1) death, (2) resignation, (3) termination of membership in the Governing Body or (4) removal with or without cause by a majority vote of the Governing Body, as the case may be.

Section 4.03. Powers. The Board shall manage the business of the Corporation and may exercise all powers granted to directors under the Act. The actions of the Board in exercising the corporate powers of the Corporation under the Articles and these Bylaws shall be taken at all times consistent with the intent and purpose of organizing the Corporation, which is to benefit the City, to serve the best interests of the City, and when properly authorized, to act on behalf of the City. The duties of Directors of the Corporation shall at all times be discharged in the best interests of and for the benefit of the City, as may be determined by the City; therefore, it shall not be a conflict of interest for a Director of the Corporation to also serve as a member of the Governing Body of the City.

Section 4.04. Annual and Regular Meetings. The annual meeting of the Board shall be held at such place and time as may be fixed by resolution of the Board. The Board may hold regular meetings at times and places determined by the Board with notice to each Director. All notices shall be given in accordance with the Kansas Open Meetings Act.

Section 4.05. Special Meetings. Special meetings of the Board may be called by the President, or any four (4) or more Directors, on 24 hours' notice to each Director. Notice shall be given by the

Secretary or any Assistant Secretary appointed by the Board. All notices shall be given in accordance with the Kansas Open Meetings Act.

Section 4.06. Electronic Participation. Unless otherwise restricted by the Articles or these Bylaws, members of the Board, or any committee designated by the Board, may electronically participate in a meeting of the Board or committee provided all persons participating in the meeting can hear each other, and participation in a meeting pursuant hereto shall constitute presence in person at such meeting.

Section 4.07. Kansas Open Meetings Act. Meetings of the Board shall be held in compliance with the Kansas Open Meetings Act.

Section 4.08. Quorum. At all meetings of the Board, a majority of the then-current number of members of the Board shall constitute a quorum, but not less than a quorum may adjourn any meetings to a subsequent date without further notice, provided a quorum is present at such deferred meeting.

Section 4.09. Advisory Directors. Advisory Directors of the Corporation may be appointed or elected by the Board to serve at the pleasure of the Board and advise the Corporation in special areas as specified by the Board.

Section 4.10. Committees. The Board may, by resolution or resolutions passed by a majority of the full Board, designate one (1) or more committees, each committee to consist of one (1) or more Directors of the Corporation. The Board may designate one (1) or more Directors as alternate members of any committees who may replace any absent or disqualified member at any meeting of the committee. In the absence or disqualification of a member of a committee, the member or members thereof present at any meeting and not disqualified from voting, whether or not such member or members constitute a quorum, may unanimously appoint another member of the Board to act at the meeting in the place of any such absent or disqualified member. Any such committee, to the extent provided in said resolution or resolutions or in these Bylaws, shall have and may exercise all of the powers and authority of the Board in the management of the business and affairs of the Corporation; but no such committee shall have power or authority in reference to amending the Articles, adopting an agreement of merger or consolidation, approving the sale, lease or exchange of all or substantially all of the Corporation's property and assets, approving a dissolution of the Corporation or a revocation of a dissolution, or amending the Bylaws of the Corporation. Such committee or committees shall have such name or names as may be determined from time to time by resolution adopted by the Board. All committees so appointed shall, unless otherwise provided by the Board, keep regular minutes of the transactions of their meetings and shall cause them to be recorded in books kept for that purpose in the office of the Corporation and shall report the same to the Board at its next meeting. The Secretary or any Assistant Secretary of the Corporation may act as Secretary of the committee if the committee so requests.

Section 4.11. No Compensation. Directors shall not be entitled to any compensation for the work undertaken consistent with their terms and responsibilities as members of the Board or officers of the Corporation. Directors may be reimbursed for reasonable expenses incurred in connection with attendance at Board or committee meetings or to fulfill Board responsibilities.

ARTICLE V

OFFICERS

Section 5.01. Election of Officers. The officers of the Corporation shall be Directors and there shall be a President, Vice President, Secretary, and Treasurer, and any other officer designated by the Board, all of whom shall be elected annually by the Board. Two or more offices may be held by the same person

at any one time, except the offices of President and Secretary. Each officer may delegate various duties attributable to such office, but the fulfillment of such duties shall be the exclusive responsibility of the delegating officer.

Section 5.02. Duties of Officers. The Officers of the Corporation shall have the following duties:

President - The President shall be the chief executive officer of the Corporation and shall preside at all meetings of the Board and act as official representative for the Corporation.

Vice President - The Vice President shall be vested with all the powers of and required to perform all the duties of the President in the event of the absence or disability of the President and shall perform all other duties as may be prescribed by the Board.

Secretary - The Secretary shall attend all meetings of the Board, acting as clerk thereof and recording the proceedings of such meetings. The Secretary shall give the proper notice of meeting of Directors and perform such other duties as are assigned by the President and Board. The responsibilities of the Secretary may be carried out by any Assistant Secretary appointed by the Board.

Treasurer - The Treasurer shall have custody of the funds and securities of the Corporation and shall keep full and accurate accounts of receipts and disbursements and books belonging to the Corporation and shall deposit all monies and other valuable effects to the name and credit of the Corporation in such depository as may be designed by the Board. The Treasurer shall disburse the funds of the Corporation as may be ordered by the Board, take proper vouchers for such disbursements, and shall render to the President and Board, whenever they may require it, an account of all Corporation transactions and of the financial condition of the Corporation. The responsibilities of the Treasurer may be carried out by any Assistant Treasurer appointed by the Board.

Section 5.03. Removal of Officers. Any officer may be removed from office for willful neglect of office, willful failure to carry out the duties and responsibilities assigned to said officer, or willful violation of the Articles, these Bylaws, or any rules and/or regulations of the Board or the Corporation. Removal shall be by the Board, and such Board shall, in the event of the determination of liability of any officer for removal under the provisions of the preceding sentence, notify the officer subject thereto of the basis for removal proceedings, and an opportunity shall be provided said officer for a full and impartial hearing before such Board. Removal from office shall be effected by an affirmative vote of two-thirds of the remaining members of such Board present at any regular or special meeting.

Section 5.04. Executive Staff. The Board may appoint executive staff members and delegate to such executive staff members the responsibility for management of the Corporation as the Board sees fit. Executive staff may be given the necessary authority and responsibilities to operate the Corporation subject to such policies as may be issued by the President and the Board. The Board may authorize an appointed Executive Director of the Corporation or the other members of the executive staff to act as the duly authorized agent of the Corporation in matters within the ordinary course of business of the Corporation. Executive staff members may be employees of the City. Whether or not the Board appoints any executive staff members, the Board may contract with the City to provide any executive services deemed necessary by the Board.

ARTICLE VI

INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 6.01. Indemnification. Each person who is or was a director or officer of the Corporation shall be indemnified by the Corporation as of right to the full extent permitted or authorized by the laws of the State of Kansas, as now in effect and as hereafter amended, against any liability, judgment, fine, amount paid in settlement, cost and expense (including attorneys' fees) asserted or threatened against and incurred by such person in such person's capacity as or arising out of such person's status as a director or officer of the Corporation if such person (a) acted in good faith; (b) reasonably believed, in the case of conduct in an official capacity with the Corporation, that the conduct was in the best interests of the Corporation, and, in all other cases, that the conduct was at least not opposed to the best interests of the Corporation; and (c) with respect to any criminal proceeding, had no reasonable cause to believe that the conduct was unlawful. However, no person shall be entitled to indemnification under this Section 6.01 if (a) his or her acts were committed in bad faith or were the result of his or her active and deliberate dishonesty and were material to such action or proceeding or (b) he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled. Indemnification under this Section 6.01 in connection with a proceeding brought by or in the right of the Corporation shall be limited to reasonable expenses incurred in connection with the proceeding. The termination of any action, suit, or proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent shall not of itself be determinative that the person did not meet the standard of conduct set forth in this Section 6.01.

Section 6.02. Director or Officer Liability to Corporation. No person shall be liable to the Corporation for any loss, damage, liability or expense suffered by it on account of any action taken or omitted to be taken by such person as a director or officer of the Corporation, if such person (a) exercised the same degree of care and skill as a prudent person would have exercised under the circumstances in the conduct of such person's own affairs, or (b) took or omitted to take such action in reliance upon advice of counsel for the Corporation, or upon statements made or information furnished by directors, officers, employees or agents of the Corporation, which such person had no reasonable grounds to disbelieve.

ARTICLE VII

FINANCIAL ACTIVITIES AND REPORTING

Section 7.01. Fiscal Year. The fiscal year of the Corporation shall be the same as that of the City.

Section 7.02. Contracts. The Board may authorize any officer(s) or agent(s) to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 7.03. Loans. No loans shall be contracted on behalf of the Corporation and no evidence of indebtedness (including bonds) shall be issued or incurred in its name unless authorized by the City. Such authority may be general or confined to specific instances.

Section 7.04. Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer(s) or agent(s) the Corporation and in such manner as shall from time to time be determined by resolution of the Board.

Section 7.05. Deposits. All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories, or otherwise invested, as the Board may elect.

Section 7.06. Reports. The Board shall cause the Secretary of the Corporation to file such annual reports as may be required by Federal law, state or local laws, or both.

Section 7.07. Financial Reporting. The Corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its Board and committees. All books and records of the Corporation may be inspected by the City or by any director, or its authorized agent or attorney, for any proper purpose at any reasonable time.

ARTICLE VIII

CONFLICTS OF INTEREST

Section 8.01. Conflict Defined. A conflict of interest may exist when the interests or concerns of any director, officer or staff member may be seen as competing with the interests or concerns of the Corporation or the City, or any such person has an interest adverse to the Corporation or City, including an interest in any contract, transaction, or other financial relationship or any interest in an entity whose best interests may be impaired by the best interests of the Corporation or City.

Section 8.02. Disclosure Required. Any possible conflict of interest shall be disclosed to the Board by the person concerned. When any conflict of interest is relevant to a matter requiring action by the Board, the interested person shall call it to the attention of the Board or its appropriate committee and such person shall not vote on the matter; provided however, any director disclosing a possible conflict of interest may be counted in determining the presence of a quorum at a meeting of the Board or a committee thereof.

Section 8.03. Absence from Discussion. The person having the conflict shall retire from the room in which the Board or its committee is meeting and shall not participate in the final deliberation or decision regarding the matter under consideration.

Section 8.04. Minutes. The minutes of the meeting of the Board or committee shall reflect that the conflict of interest was disclosed and that the interested person was not present during the final discussion or vote and did not vote. When there is uncertainty as to whether a conflict of interest exists, the matter shall be resolved by a majority vote of the Board or its committee, excluding the person concerning whose situation the uncertainty has arisen.

Section 8.05. Annual Review. A copy of this conflict of interest statement shall be furnished to each director, officer, employee, and staff member who is presently serving the Corporation, or who may hereafter become associated with the Corporation. This policy shall be reviewed annually for the information and guidance of directors, officers and staff members. Any new directors, officers or staff members shall be advised of this policy upon undertaking the duties of such office.

Section 8.06. Loans to Directors and Officers Prohibited. No loans shall be made by the Corporation to any of its directors or officers. Any director or officer who assents to or participates in the making of any such loan shall be liable to the Corporation for the amount of such loan until it is repaid.

ARTICLE IX

REPEAL, ALTERATION OR AMENDMENT

Section 9.01. Repeal, Alteration of Amendment of Bylaws. The Board, by written assent thereto of all of such Directors or by a majority vote of such Directors at a regular or special meeting called for that purpose or at any annual meeting of the Board, may repeal, alter or amend these Bylaws:

(a) in order to maintain deductibility of gifts to the Corporation for federal income, gift and estate tax purposes for donors and their estates and in order to maintain the federal tax classification of the Corporation as an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future United States internal revenue law;

(b) to conform to and with any provision or provisions of the laws of the State of Kansas and the United States; and

(c) in such other respects consistent with the objectives and purposes of the Corporation as such Directors may from time to time find necessary.

Section 9.02. The Corporation shall not repeal, alter or amend the Corporation's Articles or these Bylaws: (a) without the prior written consent of the City and (b) in any manner that would alter the single purpose for which the Corporation is organized.

ARTICLE X

DISSOLUTION

Section 10.01. Distribution of Property and Assets of Corporation Upon Dissolution. Upon any dissolution of this Corporation in accordance with the Act, its property and assets shall be applied and distributed as follows:

(a) All liabilities and obligations of the Corporation, shall be paid, satisfied and discharged, or adequate provision shall be made therefor.

(b) Assets held by the Corporation upon condition requiring return, transfer or conveyance, which conditions occur by reason of the dissolution, shall be returned, transferred or conveyed in accordance with such requirements.

(c) After complying with the provisions of paragraphs (a) and (b) aforesaid, the Board of Directors shall dispose of all remaining assets of the Corporation exclusively for the purposes for which the Corporation was organized, solely and exclusively to the City of Topeka, Kansas, for whose benefit the Corporation has been organized and which has benefited from the purposes of the Corporation, to be used for a public purpose. Provided that if, for any reason, such City is not in existence to receive such distribution, the Board of Directors shall dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner or to such organization or organizations organized and operated exclusively for governmental, charitable, educational and/or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code, as the Board of Directors shall determine, any such assets not so disposed of shall be disposed of by the Shawnee County District

Court, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE XI

MISCELLANEOUS

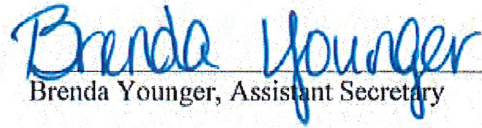
Section 11.01. No part of the property and assets of the Corporation, and no part of the property, assets or net earnings of the Corporation shall inure to the benefit of, or be distributed or used for, any director, officer, or employee of the Corporation or other private person, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered.

Section 11.02. All references herein to sections of the Internal Revenue Code shall be deemed to refer to any other section or sections which may be or hereafter are enacted in lieu thereof or in substitution therefor.

[End of Bylaws; Remainder of Page Intentionally Left Blank; Signature Page Follows]

CERTIFICATION OF BYLAWS

I hereby certify that the foregoing Bylaws were adopted at a meeting of the Board of Directors of Topeka Development Corporation, a Kansas not-for-profit corporation, held on October 19, 2023.


Brenda Younger, Assistant Secretary

RESOLUTION NO. 2023-01

A RESOLUTION OF THE TOPEKA DEVELOPMENT CORPORATION ADOPTING BYLAWS OF THE CORPORATION; DESIGNATING AUTHORIZED REPRESENTATIVES OF THE CORPORATION; AUTHORIZING THE PURCHASE OF AN EXISTING HOTEL; APPROVING CERTAIN CORPORATE MATTERS; AND APPROVING AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the Topeka Development Corporation (the "Corporation") is a not-for-profit corporation and an instrumentality of the City of Topeka, Kansas (the "City"), duly organized and validly existing pursuant to the provisions of K.S.A. 17-6001 et seq., as amended (the "Act"); and

WHEREAS, bylaws (the "Bylaws") of the Corporation have been presented to the Board of Directors of the Corporation (the "Board") for adoption, and the Board has determined that it is necessary and prudent to adopt such Bylaws; and

WHEREAS, pursuant to the Bylaws, the Board is authorized to appoint executive staff for the Corporation and to carry out corporate matters, and the Board has determined that it is necessary and prudent to appoint the City Manager as the Executive Director of the Corporation, to appoint the City Clerk as the Assistant Secretary of the Corporation and to appoint the City Chief Financial Officer as the Assistant Treasurer of the Corporation, to designate authorized representatives of the Corporation and to authorize the carrying out of corporate matters of the Corporation; and

WHEREAS, the Corporation has been organized and at all times shall be operated exclusively for the benefit of the City, and in particular to aid, assist and foster the planning, designing, development, supervision, acquisition, construction, furnishing, equipping, management, operation and improvement of a convention center hotel in the City of Topeka and to engage in such activities as may be necessary or advisable in connection therewith; and

WHEREAS, the City previously entered into an Agreement for Sale and Purchase of Property, as amended (the "Purchase Agreement"), with respect to the property commonly known as Hotel Topeka at City Center located at 1717 Southwest Topeka Boulevard, Topeka, Kansas (the "Hotel"); and

WHEREAS, the City and the Corporation wish for the Corporation to take title to the Hotel and acquire the Hotel on behalf of the City upon the City's payment of the purchase price set forth in the Purchase Agreement; and

WHEREAS, in furtherance of the foregoing, the Board does hereby find and determine that it is necessary and advisable to act for the benefit of the City, that the acquisition of the Hotel is a public purpose, and that it is in the public interest to authorize the acquisition of the Hotel; and

WHEREAS, the Board further hereby finds and determines that it is necessary and desirable in connection with the acquisition of the Hotel that the Corporation approve certain

agreements, that the Corporation authorize the execution of such documents upon the terms and conditions provided herein and that the Corporation take certain other actions as herein provided;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOPEKA DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Approval of Bylaws. The Board hereby approves the Bylaws of the Corporation substantially in the form presented to the Board, with such changes therein as shall be approved by the President of the Corporation, the certification thereof being conclusive evidence of such officer's approval thereof.

Section 2. Appointment of Executive Director, Assistant Secretary and Assistant Treasurer. The City Manager is hereby appointed as the Executive Director of the Corporation, the City Clerk is hereby appointed as the Assistant Secretary of the Corporation, and the City Chief Financial Officer and the City Deputy Director of Administrative and Financial Services are hereby appointed as the Assistant Treasurers of the Corporation. The Executive Director is authorized to engage any and all City staff members as the Executive Director may determine is necessary and prudent to assist in the performance of the Executive Director's duties.

Section 3. Designation of Authorized Representatives of the Corporation. The officers of the Board and the Executive Director are hereby designated as authorized representatives of the Corporation (the "Authorized Representatives").

Section 4. Approval of Purchase of Hotel. The Corporation hereby approves the purchase of the Hotel on behalf of the City.

Section 5. Authorization of Corporate Matters. The Authorized Representatives, and any of them, provided there is a counter signature by a second Authorized Representative and one of the two signatures is either the President or the Executive Director, are hereby authorized to undertake and carry out all necessary and appropriate corporate activities and functions on behalf of the Corporation, including but not limited to the following:

- (a) Execute agreements and other documents on behalf of the Corporation;
- (b) Designate any bank or financial institution to establish depository accounts of the funds of the Corporation and to deal with any such bank or financial institution in connection with all financial matters of the Corporation;
- (c) Arrange for insurance for any and all property of the Corporation;
- (d) Engage employees, agents, contractors and representatives to provide services to the Corporation;
- (e) Enter into contracts for the operation, maintenance and management of the Hotel;
- (f) Make decisions and expend money for the operation, maintenance and management of the Hotel including but limited to operating and capital expenses; and

(g) Do such other acts and things, make such other agreements and execute and deliver such contracts as the Corporation may deem to be appropriate in connection with any of the foregoing.

Section 6. Authorization of Documents. The Corporation is hereby authorized to enter into each of the following agreements (whether captioned as indicated below or otherwise) (collectively, the "Corporation Documents") (copies of such documents shall be filed in the records of the Corporation), in such form and with such changes therein as shall be approved by the Executive Director and the officers of the Corporation executing such documents, such officers' signatures thereon being conclusive evidence of their approval thereof and the same are hereby approved in all respects:

- (a) Bill of Sale relating to the acquisition of the Hotel;
- (b) Such other documents as are necessary and appropriate to complete the acquisition of the Hotel by the Corporation; and
- (c) Hotel Management Agreement with TOKS Associates LLC or other manager named therein.

Section 7. Execution of Corporation Documents. The Corporation is hereby authorized to enter into, and any of the President, Secretary, Executive Director, Assistant Secretary and Assistant Treasurers are hereby authorized and directed to execute, attest and deliver, the Corporation Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, including but not limited to any closing documents for the purchase of the Hotel and any contracts and agreements relating to the operations, maintenance and management of the Hotel, for and on behalf of and as the act and deed of the Corporation.


Section 8. Further Authority. The Corporation and the officers, agents and employees of the Corporation, the Executive Director, the Assistant Secretary and the Assistant Treasurers are hereby authorized and directed to take such further action as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Corporation with respect to the Corporation Documents and are hereby authorized to make such additions or changes not materially inconsistent with this Resolution as they may consider to be necessary or desirable to complete, carry out or comply with the intent of this Resolution. All actions of the officers, directors, employees and agents of the Corporation in conformity with the purpose and intent of this Resolution, whether heretofore or hereafter taken, shall be and are hereby ratified, confirmed and approved.

Section 9. Separability. The provisions of this Resolution are hereby declared to be separable, and if any action, phrase or provision is for any reason declared to be invalid, such declaration does not affect the validity of the remainder of the sections, phrases and provisions.

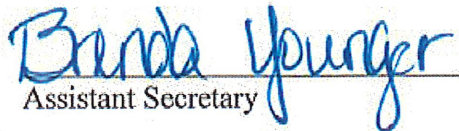
Section 10. Effective Date. This Resolution will take effect and be in full force from and after its adoption.

THIS RESOLUTION IS HEREBY ADOPTED by the Board of Directors of the Topeka Development Corporation, this 19th day of October, 2023.

TOPEKA DEVELOPMENT
CORPORATION

By: 
President

ATTEST:


Assistant Secretary

Topeka Development Corporation (TDC)
February 10, 2026, Meeting

Item No. 7:

- **Annual Review of conflict-of-interest statement policy.**

Topeka Development Corporation



Conflict of Interest Disclosure for the Topeka Development Corporation (TDC)

K.S.A. 75-4301a *et seq.* requires the disclosure of substantial business interests of local government officials and prohibits any public officer or employee from participating in the making of any contract on behalf of the local government or business in which the official or employee has a substantial interest. A substantial interest includes a member or member's spouse having an ownership interest, serving as an officer, director, or partner for a business, or having a financial interest in the business. Business is defined as "any corporation, association, partnership, proprietorship, trust, joint venture, and every other business interest, including ownership or use of land for income." K.S.A. 75-4301a(b).

Kansas courts recognize the common law conflict of interest rule and incompatibility of offices, "a public officer owes an undivided duty to the public whom he serves and is not permitted to place himself in a position that will subject him to conflicting duties or cause him to act other than for the best interest of the public, without a full disclosure it is a betrayal of his trust and breach of confidence." *Anderson v. City of Parsons*, 209 Kan. 337 (1972).

Please select one of the following:

☐ I have read and understand what constitutes a conflict of interest and do not have a conflict that would interfere with the duties of TDC. If at any time following the submission of this form I become aware of any actual or potential conflicts of interest, or if the information provided below becomes inaccurate or incomplete, I will promptly notify the President of the TDC in writing.

☐ I have read and understand what constitutes a conflict of interest and wish to disclose the following potential conflict(s) of interest:

If at any time following the submission of this form I become aware of any new and actual or potential conflicts of interest, or if the information provided below becomes inaccurate or incomplete, I will promptly notify the President of the TDC in writing.

Print Name

Signature

Date

Topeka Development Corporation (TDC)
February 10, 2026, Meeting

Item No. 8:

- **Hotel Topeka Community Improvement District**

The rehabilitation scope must include renovation of the entire property, encompassing all guest rooms, common areas, kitchen, and dining spaces. Upgrades should include new furnishings, flooring, wall and window coverings, as well as improvements to the building envelope, roofs, windows, and kitchen equipment.

**CITY OF TOPEKA
PETITION
for the CREATION of a COMMUNITY IMPROVEMENT DISTRICT (CID)**

To the Governing Body of the City of Topeka, Kansas (the "Governing Body"):

The undersigned, being the owner(s) of record of 100% of the land area contained within the hereinafter described proposed Community Improvement District (the "District") to be located within the City of Topeka, Kansas (the "City"), do hereby request that the Governing Body create such District and authorize the construction of the District project improvements herein after set forth, all in the manner provided by K.S.A. 12-6a28 or 12-6a29, as applicable, (the "Act") and the City of Topeka CID Policy and CID Procedures. In furtherance of such request, the petitioner states as follows:

A. General Nature of the Proposed District Project:

CID will be used towards site improvements at the hotel including but not limited to ADA Accessibility; lighting, fire/safety, HVAC Systems, elevator repair, and general maintenance.

See Description Attachment

B. Estimated Costs of the Proposed District Project:

Estimated amount of **\$6,000,000**

C. Proposed Method of Financing the Proposed Project:
(including, if applicable, the issuance of bonds)

Pay-as-you-go financing

D. Proposed Amount and Method of Assessment:

Not applicable

E. Proposed Amount of CID Sales Tax, if applicable:

2% CID Sales Tax

F. Map of the Proposed District:

See attachment

G. Legal Description of the Boundaries of the Proposed District:

KANSAS EXPOCENTRE SUB #4 , BLOCK A , Lot 3 , BLK A LOT 3 KANSAS EXPOCENTRE SUB #4
SECTION 06 TOWNSHIP 12 RANGE 16

EXECUTION PAGE

IN WITNESS WHEREOF, we the undersigned have executed the above and foregoing *Petition to create a Community Improvement District*:

Name of Owner(s): Topeka Development Corporation

Type of Entity: Corporation

Owner's Telephone Number: 785-368-3940

Owner's Website Address: 215 SE 7th Street Room 166 Topeka, Kansas 66603

Name of Signer: Josh McAnarney

Signer's Telephone Number: 620-794-1085

Signer's Facsimile Number: _____

Signer's Electronic Mail Address: JMcAnarney@topeka.org

Signer's Mailing Address: 215 SE 7th Street Room 166 Topeka, Kansas 66603

By executing this Petition, the undersigned represents and warrants that he or she is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

By: "Owner/Entity Name"

By: Josh McAnarney
"Name of Representative"
"Title of Representative"

CITY OF TOPEKA
APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT

Complete all information and if necessary, please attach additional sheets to fully answer each question and include attachments described in Appendix 1

1. Applicant Information

a. Company Name: Topeka Development Corporation Phone: _____

Address: 215 SE 7th Street Room 166 Topeka, Kansas 66603

Contact Person (if an entity): Josh McAnarney

Email: JMcAnarney@topeka.org Fax : _____

b. Applicant's Legal
Counsel Name: Amanda Stanley Phone: _____

Address: 215 SE 7th Street Room 166 Topeka, Kansas 66603

Email: Alstanley@topeka.org Fax: _____

c. Applicant's Engineer: Mark Schreiner Phone: _____

Address: 215 SE 7th Street Room 166 Topeka, Kansas 66603

Email: MSchreiner@Topeka.org Fax: _____

2. Applicant's Business Information

a. Corporation Partnership Sole Proprietorship Other

b. State of incorporation/organization and year: Kansas ; 2023

c. If the Applicant is a corporation, list the officers, directors and stockholders holding more than 5% of the corporation's stock. (State the name, address, telephone and relationship to Applicant. If a company is not yet formed, include as much data as possible concerning potential officers, directors and stockholders): The corporation has no stock. The TDC is wholly owned by the City.

https://topekadevelopmentcorporation.com/

d. If the Applicant is a general partnership, list the general partners; and if a limited partnership, list the general partners and limited partners; with more than 5% of the partnership.

(State the name, address, telephone and relationship to Applicant. If a partnership is not yet formed, include as much data as possible concerning potential partners): _____

e. Has the Applicant, or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status: _____

f. Within the last ten (10) years, has the Applicant or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, been a debtor in bankruptcy?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, the court and year in which it was filed, and its disposition and/or status: _____

g. Has the Applicant, or any officer, member, director, or partner of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, ever defaulted on any bond or mortgage commitment?

Yes

No

If yes, state the name of business or individual, year and any relevant circumstances: _____

3. General CID Project Information

a. Description of the underlying CID Project for which financing is requested: _____
See Description Document

b. General Location of CID Project: 1717 SW Topeka Blvd. Topeka, Kansas 66612

c. Total sq. feet in proposed District, excluding right of way and other common area:
259,222 Sq. Ft. or 5.95 Acres more or less

d. Legal description of the proposed District: _____

Lot 3, Block A, Kansas Expocentre Subdivision No. 4 to the City of Topeka, Shawnee County, Kansas

(Assessor's Parcel/Tax Parcel ID number 133-06-0-30-04-001-020)

e. Number of Tracts, Parcels or Lots in proposed District: 1

f. Does Applicant own all the Property in the District? Yes No

If not, provide the name, address and phone number of the Owner(s) in the District and evidence of their willingness to participate in the Petition. Or if Applicant intends to own 100% of the property, provide evidence of site control (i.e. deed, option to purchase or purchase contract). _____

g. Are all areas within the proposed District platted? Yes No

If yes, provide the County parcel ID numbers: _____

1330603004001020

If no, identify the number without County parcel ID numbers and the status of any pending plats: NA

h. Will the proposed District have 100% participation? Yes No

i. If the project has current tenants or leases, please provide the contact information (business name; contact person; address, and phone number) for each:

NA

(Notification of owners, tenants and lessees of any request for a CID sales tax is required prior to the public hearing)

4. Financing

a. Description of CID Project and costs to be financed and estimated cost for each component:

	\$
Hotel Rehabilitation	\$ 6.0M
	\$
	\$
	\$
	\$
	\$
	\$
Total Estimated Cost of CID Improvements	\$ 6.0M

b. Estimated cost of total project in which CID is proposed: \$ 6.0M

c. Proposed methods of financing. If more than one, please indicate:

(i) Special Assessments: Yes No

(ii) Paid in full or part by sales tax or only by assessments? Sales Tax

(iii) Assessment and Amount:

Front Footage NA Estimated Cost per F.F. \$ NA

Square Footage NA Estimated Cost per S.F. \$ NA

(vi) Note: there cannot be any assessment against the City at large.

- d CID Sales Tax: Yes No
- (i) Amount of increment (increments of .10 or .25, not to exceed 2%): 2%
- (ii) Note: Dept of Revenue shall keep 2% of amount collected up to \$60,000/year for administration.

5. Financing/Bonds:

- a. Do you request the City issue special obligation bonds?

Yes

No

If yes, what is the requested term of the bonds? (maximum is 22 years): _____

- b. Do you plan to use pay-as-you-go (maximum is 22 years for sales tax)?

Yes

No

- c. Estimated dates to commence and complete construction: _____

- d. Will there be a phasing plan? If so, describe the phasing plan including the proposed improvements, their estimated cost, and date construction of each will be commenced and complete: Only Phase 1

6. Additional Information:

Any additional information you believe is relevant or helpful to the consideration of this application: _____

Please check the box if the petition includes the following requirements:

- | | |
|---|-------------------------------------|
| 1. General description of the proposed project | <input type="checkbox"/> |
| 2. Estimated cost of the project | <input type="checkbox"/> |
| 3. Proposed method of financing the project | <input type="checkbox"/> |
| 4. Proposed amount and method of assessment | <input type="checkbox"/> |
| 5. Map of the proposed district; and | <input type="checkbox"/> |
| 6. Legal description of the boundaries of the proposed district | <input checked="" type="checkbox"/> |

APPENDIX I to CID APPLICATION

Documentation of the following will be helpful to the Review Committee:

- Evidence of site control.
- Current financial statements of the applicant and owner and/or operating entity if different from the Applicant (2 years); P&L (2 years); and Balance Sheet (2 years)
- Market studies which identify target markets, analysis of competition, demographics, market rents and sales prices, letters of intent/interest from prospective tenants.
- Financial analysis (projected revenue is sufficient to pay costs)
- Approved site plans or plan submissions for the Project Plan area.
- Renderings of the project, if available.
- Any other data or information the Applicant deems pertinent to the City's consideration of the application.

Description : The rehabilitation scope must include renovation of the entire property, encompassing all guest rooms, common areas, kitchen, and dining spaces. Upgrades should include new furnishings, flooring, wall and window coverings, as well as improvements to the building envelope, roofs, windows, and kitchen equipment.

The project must also include improvements to the property's mechanical, electrical, and plumbing (MEP) systems, including elevators, life safety systems, and HVAC systems. Additional work will address civil site improvements such as parking areas, driveways, curbs and gutters, retaining walls, and the loading dock. The scope of work will also include correcting accessibility deficiencies throughout the property. Finally, technology upgrades will be incorporated, including audiovisual systems, internet connectivity, digital guest navigation, and IT infrastructure such as servers, fiber, switches, and signage.

Capital Improvements made since 8/1/2024:

1. 12/3/2024 - Chiller - **\$217,254.24**
2. 11/19/2024 - Fire Dampers - **\$49,747.69**
3. 1/16/2025 - Elevators - **\$32,191.55**

Operating Funded Expenditures (1/20/2026)	Amount
City of Topeka	\$ 380,403.95
Topeka Development Corporation	\$ 3,580,891.31
Operating Totals	\$ 3,961,295.26

2025-B Series Issuance (Hotel Portion)	\$ 8,710,000.00
2025-B Series Interest (Hotel Portion)	\$ 5,382,482.00
Totals	\$ 14,092,482.00

* Purchase Price was \$7,391,457.65

Hotel Capital Expenditures*	Amount
TOPHOTEL - ACTUATORS	\$ 19,106.09
TOPHOTEL - LOCKS	\$ 91,092.00
TOPHOTEL - SPRINKLERS	\$ 7,297.00
CAPEX - STROBE HORN	\$ 632.46
TOPHOTEL - EMERGENCY WA EXTR	\$ 24,058.31
TOPHOTEL - BACKFLOW REPAIR	\$ 9,479.00
TOPHOTEL - DOOR LOCK SERVER	\$ 2,003.64
TOPHOTEL - DRYWALL	\$ 2,971.53
TOPHOTEL - PULL STATION	\$ 2,168.54
TOPHOTEL - VALVE REPLACEMENT	\$ 18,286.60
TOPHOTEL - VALVE REPLACEMENT	\$ 69,344.00
TOPHOTEL - CAPEX ELEVATOR	\$ 32,191.55
Authority for Site Improvements - On Hold - Not Spent	\$ 125,662.00
Chiller	\$ 217,254.24
Fire Actuators - Came in under Authority	\$ 49,747.69
Authority for Site Improvements - On Hold - Rescinded	\$ (125,662.00)
York Chiller	\$ 34,216.74
Totals	\$ 579,849.39

*CAPEX is included in grand total in first table

Year	Month	Day	Object Type	Description	Actuals:	Responsibility	CAPEX vs. Non-CAPEX
2023	June	30	Operational Transfers	TRSF HOTEL TOPEKA DWN PYMT	(\$766,875.00)	City of Topeka	Non-CAPEX
2023	August	18	Individual & Contract Services	OUTSIDE COUNSEL	(\$5,000.00)	City of Topeka	Non-CAPEX
2023	September	7	Individual & Contract Services	OUTSIDE COUNSEL	(\$5,620.00)	City of Topeka	Non-CAPEX
2023	September	18	Individual & Contract Services	OUTSIDE COUNSEL	(\$16,004.79)	City of Topeka	Non-CAPEX
2023	September	5	Operational Transfers	REV HOTEL TOP DOWN PYT TRSF	\$766,875.00	City of Topeka	Non-CAPEX
2023	October	5	Individual & Contract Services	OUTSIDE COUNSEL	(\$14,040.00)	City of Topeka	Non-CAPEX
2023	November	8	Individual & Contract Services	CONSULTING SERVICES	(\$3,416.25)	City of Topeka	Non-CAPEX
2023	November	6	Individual & Contract Services	OUTSIDE COUNSEL	(\$8,775.00)	City of Topeka	Non-CAPEX
2023	November	8	Individual & Contract Services	OUTSIDE COUNSEL	(\$18,931.05)	City of Topeka	Non-CAPEX
2023	November	14	Individual & Contract Services	OUTSIDE COUNSEL	(\$15,064.16)	City of Topeka	Non-CAPEX
2023	December	5	Individual & Contract Services	CONSULTING SERVICES	(\$15,721.18)	City of Topeka	Non-CAPEX
2023	December	31	Individual & Contract Services	CONSULTING SERVICES	(\$17,672.50)	City of Topeka	Non-CAPEX
2023	December	31	Capital Outlay	CORR TOPHOTEL - LOCKS	\$430.18	Topeka Development Corporation	CAPEX
2023	December	31	Supplies	CORR TOPHOTEL - OP RESERVE	(\$430.18)	Topeka Development Corporation	Non-CAPEX
2023	December	18	Insurance	DIRECTORS & OFFICERS PREMIUM	(\$132.47)	Topeka Development Corporation	Non-CAPEX
2023	December	31	Individual & Contract Services	HOTEL TOPEKA SYSTEMS ASSES	\$0.00	City of Topeka	Non-CAPEX
2023	December	31	Individual & Contract Services	HOTEL TOPEKA SYSTEMS ASSESSMEN	(\$141,912.00)	City of Topeka	Non-CAPEX
2023	December	14	Individual & Contract Services	OUTSIDE COUNSEL	(\$12,337.10)	City of Topeka	Non-CAPEX
2023	December	31	Supplies	TOP HOTEL - OPERATING RES #1	(\$18,664.91)	Topeka Development Corporation	Non-CAPEX
2023	December	31	Supplies	TOP HOTEL - OPERATING RES #2	(\$150,000.00)	Topeka Development Corporation	Non-CAPEX
2023	December	1	Supplies	TOP HOTEL - OPERATING RESERVE	(\$130,904.91)	Topeka Development Corporation	Non-CAPEX
2023	December	31	Supplies	TOP HOTEL OP RES ROUND	\$0.09	Topeka Development Corporation	Non-CAPEX
2023	December	1	Capital Outlay	TOPHOTEL - ACTUATORS	(\$19,106.09)	Topeka Development Corporation	CAPEX
2023	December	1	Capital Outlay	TOPHOTEL - LOCKS	(\$91,092.00)	Topeka Development Corporation	CAPEX
2023	December	1	Capital Outlay	TOPHOTEL - SPRINKLERS	(\$7,297.00)	Topeka Development Corporation	CAPEX
2024	January	1	Insurance	DIRECTORS & OFFICERS PREMIUM	(\$649.53)	Topeka Development Corporation	Non-CAPEX
2024	February	6	Individual & Contract Services	ASSET MANAGER SERVICES	(\$5,418.75)	City of Topeka	Non-CAPEX
2024	February	29	Capital Outlay	CAPEX - STROBE HORN	(\$632.46)	Topeka Development Corporation	CAPEX
2024	February	6	Individual & Contract Services	CONSULTING SERVICES	(\$4,918.75)	City of Topeka	Non-CAPEX
2024	February	29	Supplies	OPS FUNDING REQUEST #2	(\$227,355.00)	Topeka Development Corporation	Non-CAPEX
2024	February	29	Capital Outlay	TOPHOTEL - EMERGENCY WA EXTR	(\$24,058.31)	Topeka Development Corporation	CAPEX
2024	March	31	Supplies	2024 TDC OPS TRSF #4	(\$215,851.00)	Topeka Development Corporation	Non-CAPEX
2024	March	5	Individual & Contract Services	CONSULTING SERVICES	(\$8,013.19)	City of Topeka	Non-CAPEX
2024	March	14	Individual & Contract Services	CONSULTING SERVICES	(\$5,000.00)	City of Topeka	Non-CAPEX
2024	March	4	Individual & Contract Services	HOTEL TOPEKA SYSTEMS ASSESSMEN	(\$15,768.00)	City of Topeka	Non-CAPEX
2024	March	31	Capital Outlay	TOPHOTEL - BACKFLOW REPAIR	(\$9,479.00)	Topeka Development Corporation	CAPEX
2024	March	31	Capital Outlay	TOPHOTEL - DOOR LOCK SERVER	(\$2,003.64)	Topeka Development Corporation	CAPEX
2024	March	28	Capital Outlay	TOPHOTEL - DRYWALL	(\$2,971.53)	Topeka Development Corporation	CAPEX
2024	March	28	Capital Outlay	TOPHOTEL - PULL STATION	(\$2,168.54)	Topeka Development Corporation	CAPEX

Year	Month	Day	Object Type	Description	Actuals:	Responsibility	CAPEX vs. Non-CAPEX
2024	April	3	Maintenance	100W LMP#41013 14000LM	(\$2,250.00)	Topeka Development Corporation	Non-CAPEX
2024	April	29	Maintenance	5127UMB BANK NA	(\$1,620.00)	Topeka Development Corporation	Non-CAPEX
2024	April	9	Individual & Contract Services	CONSULTING SERVICES	(\$12,567.88)	City of Topeka	Non-CAPEX
2024	April	16	Capital Outlay	TOPHOTEL - VALVE REPLACEMENT	(\$18,286.60)	Topeka Development Corporation	CAPEX
2024	May	7	Individual & Contract Services	CONSULTING SERVICES	(\$8,176.72)	City of Topeka	Non-CAPEX
2024	May	22	Individual & Contract Services	TOPHOTEL - AUDIT SERVICES	(\$26,747.80)	Topeka Development Corporation	Non-CAPEX
2024	May	14	Capital Outlay	TOPHOTEL - VALVE REPLACEMENT	(\$69,344.00)	Topeka Development Corporation	CAPEX
2024	June	7	Individual & Contract Services	CONSULTING SERVICES	(\$10,840.96)	City of Topeka	Non-CAPEX
2024	July	5	Individual & Contract Services	CONSULTING SERVICES	(\$11,262.50)	City of Topeka	Non-CAPEX
2024	July	9	Supplies	TOPHOTEL - OPERATING FUND	(\$178,323.09)	Topeka Development Corporation	Non-CAPEX
2024	August	8	Individual & Contract Services	CONSULTING SERVICES	(\$9,077.50)	City of Topeka	Non-CAPEX
2024	August	30	Supplies	TOPHOTEL - OPERATING FUND	(\$200,170.00)	Topeka Development Corporation	Non-CAPEX
2024	September	24	Miscellaneous	5127UMB BANK NA	(\$13.50)	City of Topeka	Non-CAPEX
2024	September	4	Individual & Contract Services	ASSET MANAGER SERVICES	(\$1,972.50)	City of Topeka	Non-CAPEX
2024	September	4	Individual & Contract Services	CONSULTING SERVICES	(\$5,672.22)	City of Topeka	Non-CAPEX
2024	September	22	Insurance	DIRECTORS & OFFICERS PREMIUM	(\$786.25)	Topeka Development Corporation	Non-CAPEX
2024	October	7	Individual & Contract Services	CONSULTING SERVICES	(\$3,825.93)	City of Topeka	Non-CAPEX
2024	October	15	Supplies	TOPHOTEL - OPERATING FUND	(\$174,405.00)	Topeka Development Corporation	Non-CAPEX
2024	November	15	Supplies	5127UMB BANK NA	(\$281.51)	City of Topeka	Non-CAPEX
2024	November	7	Individual & Contract Services	CONSULTING SERVICES	(\$7,405.00)	City of Topeka	Non-CAPEX
2024	December	5	Individual & Contract Services	CONSULTING SERVICES	(\$9,622.50)	City of Topeka	Non-CAPEX
2024	December	31	Individual & Contract Services	CONSULTING SERVICES	(\$1,398.75)	City of Topeka	Non-CAPEX
2024	December	16	Supplies	TOPHOTEL - OPERATING FUNDING	(\$196,386.00)	Topeka Development Corporation	Non-CAPEX
2025	February	16	Supplies	CONSULTING SERVICES	(\$600.00)	City of Topeka	Non-CAPEX
2025	February	6	Supplies	TOPHOTEL - OPERATING FUND REQ	(\$71,449.00)	Topeka Development Corporation	Non-CAPEX
2025	January	14	Capital Outlay	TOPHOTEL - CAPEX ELEVATOR	(\$32,191.55)	Topeka Development Corporation	CAPEX
2025	April	22	Supplies	TOPHOTEL - OPERATING FUNDING	(\$168,297.00)	Topeka Development Corporation	Non-CAPEX
2025	March	3	Individual & Contract Services	CONSULTING SERVICES	(\$1,222.50)	City of Topeka	Non-CAPEX
2025	April	3	Individual & Contract Services	CONSULTING SERVICES	(\$582.50)	City of Topeka	Non-CAPEX
2025	May	3	Individual & Contract Services	CONSULTING SERVICES	(\$3,398.00)	City of Topeka	Non-CAPEX
2025	June	3	Individual & Contract Services	CONSULTING SERVICES	(\$583.00)	City of Topeka	Non-CAPEX
2025	July	3	Individual & Contract Services	CONSULTING SERVICES	(\$799.00)	City of Topeka	Non-CAPEX
Null	Null	Null	Capital Outlay	Site Improvement	(\$125,662.00)	Topeka Development Corporation	CAPEX
Null	Null	Null	Capital Outlay	Site Improvement (Removed)	\$125,662.00	Topeka Development Corporation	CAPEX
2024	December	12	Capital Outlay	Chiller	(\$217,254.24)	Topeka Development Corporation	CAPEX
2024	November	11	Capital Outlay	Fire Actuators	(\$49,747.69)	Topeka Development Corporation	CAPEX
2025	June	4	Individual & Contract Services	TOPHOTEL - OPERATING FUNDING	(\$291,086.00)	Topeka Development Corporation	Non-CAPEX
2025	April	20	Individual & Contract Services	TopHotel Audit Services	\$ (27,215.05)	Topeka Development Corporation	Non-CAPEX
2025	July	1	Capital Outlay	CAPEX - Trane Chiller	\$ (34,216.74)	Topeka Development Corporation	CAPEX
2025	July	21	Individual & Contract Services	TOPHOTEL - OPERATING FUNDING	\$ (283,860)	Topeka Development Corporation	Non-CAPEX
2025	August	26	Individual & Contract Services	TOPHOTEL - OPERATING FUNDING	\$ (291,496)	Topeka Development Corporation	Non-CAPEX
2025	August	31	Individual & Contract Services	CONSULTING SERVICES	\$ (1,223)	City of Topeka	Non-CAPEX
2025	October	2	Individual & Contract Services	CONSULTING SERVICES	\$ (141)	City of Topeka	Non-CAPEX
2025	October	30	Supplies	TOPHOTEL - OPERATING FUND	(\$342,468.00)	Topeka Development Corporation	Non-CAPEX
2025	October	22	Insurance	DIRECTORS & OFFICERS PREMIUM	(\$925.00)	Topeka Development Corporation	Non-CAPEX
2025	November	1	Individual & Contract Services	CONSULTING SERVICES	\$ (291.25)	City of Topeka	Non-CAPEX
2025	December	2	Revenue	FE/M/ Rebate	\$ 24,166.49	City of Topeka	Non-CAPEX

Topeka Development Corporation (TDC)
February 10, 2026, Meeting

Item No. 9:

- **Endeavor Hotel Group Update**