



GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, AUGUST 17, 2021 AT 3:30 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

- 1. Minutes of the July 26, 2021 Hotel Development Corporation Meeting
- 2. Lease with the City of Grand Prairie for EpicCentral Hotel

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

EXECUTIVE SESSION

The Local Government Corporation may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 “Consultation with Attorney”
- (2) Section 551.072 “Deliberation Regarding Real Property”
- (3) Section 551.074 “Personnel Matters”
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

ADJOURNMENT

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8446 or email (smcgregor@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Local Government Corporation agenda was prepared and posted August 13, 2021.

*Stewart McGregor, Business Manager,
Retail, Office & Hospitality Recruitment*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/17/2021
REQUESTER: Stewart McGregor
PRESENTER: Stewart McGregor, Business Manager
TITLE: Minutes of the July 26, 2021 Hotel Development Corporation Meeting
RECOMMENDED ACTION: Approve

ANALYSIS:

Minutes from the initial Hotel Development Corporation meeting on July 26, 2021.

FINANCIAL CONSIDERATION:

N/A



**GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
MONDAY, JULY 26, 2021, 10:00 AM**

Minutes

Members Present:

Jeff Copeland, Board Chairman/Council Member, Place 7
Dennis King, Board Vice Chairman/Council Member, District 2
Duane Strawn, Board Treasurer
Bill Hills, Board Secretary

City Staff Present:

Stewart McGregor, Economic Development Business Manager
Megan Mahan, City Attorney
Cheryl DeLeon, Deputy City Manager
Terrence Harbin, Economic Development Coordinator

CALL TO ORDER

Jeff Copeland called the organizational meeting of the Grand Prairie Hotel Development Corporation to order on July 26, 2021, at 10:03 am. The record reflected that all board members were present, and the meeting had a quorum.

AGENDA ITEMS

1. Election of Temporary Chair and Temporary Secretary

Bill Hills made a motion to appoint Jeff Copeland as Temporary Chair for organizational meeting. Duane Strawn seconded the motion confirming Jeff Copeland as Temporary Chair who conducted the meeting. The vote passed unanimously.

Bill Hills made a motion to appoint Dennis King as Temporary Secretary for the organizational meeting, and Duane Strawn seconded the motion with no further discussion. The vote passed unanimously.

2. Consider Resolution 2021-1 Adopting the Bylaws of the Corporation

Bill Hills made a motion to approve as presented. Resolution No. 2021-1 adopting the Bylaws of the Corporation. Dennis King seconded the motion with the Bylaws passing unanimously without any further discussion.

3. Election of Chair and Vice-Chair

Bill Hills made a motion that Jeff Copeland be elected Chair/President of the Board of Directors and Dennis King be elected Vice-Chair/Vice President of the Board of Directors in one motion.

Duane Strawn seconded. The motion passed unanimously without any further nominations or discussion.

4. Consider Resolution No. 2021-2 Electing the Officers of the Corporation

Resolution No.2021-2 electing the Officers of the Corporation. Bill Hills nominated Jeff Copeland to the office of the President/Chair of the Corporation, Dennis King to the Vice-President/Vice Chair of the Corporation, Duane Strawn to the office of Treasurer of the Corporation, and Bill Hills to the office of Secretary of the Corporation. Upon receiving one nomination for each office Jeff Copeland made a motion approving Resolution No. 2021-2 confirming the positions. Duane Strawn seconded the motion with the vote passing unanimously.

5. Consider Resolution No. 2021-3 Establishing Times, Dates, and Location for Annual Meetings of the Board of Directors.

City staff proposed the Board’s annual meeting be held before the end of September to coincide with the City’s fiscal year. Resolution No. 2021-3, as presented, proposed the annual meeting be conducted on the first Tuesday of September each year or as soon thereafter. During discussion staff mentioned that, if need be, the time could also be decided at a later date. Bill Hills motioned to approve Resolution No. 2021-3 as presented and Duane Strawn seconded the motion. Vote passed unanimously.

6. Consider Resolution No. 2021-4 Authorizing Negotiation and Execution of an Interlocal Cooperation Agreement for Administrative Services with the City of Grand Prairie.

Duane Strawn noted correcting the agenda to show Resolution No. 2021-4, instead of Resolution No. 2020-4. Stewart McGregor mentioned this was an oversight by staff and had been corrected. Bill Hills moved to approve Resolution No. 2021-4 as presented and Dennis King seconded the motions with the vote passing unanimously.

7. Consider Appointment of General Counsel for the Corporation

Duane Strawn made a motion to designate Megan Mahan as the Corporation’s General Counsel, and Bill Hills seconded the motion with the vote passing unanimously without further discussion.

8. Discuss Upcoming Meeting Dates and Possible Additional Meetings

Megan Mahan discussed possible meeting dates and additional meetings. Jeff Copeland stated, “let the record show no meeting dates will be established; however, the board will meet as needed.”

9. Authorize the execution of Franchise Agreements with Hilton Franchise Holding LLC for EpicCentral Hotel

Megan Mahan presented the recently passed bond package information including Hilton Garden Inn and Homewood Suites Hotel, along with the franchise agreements with Hilton. During the presentation Jeff Copeland stated that “the city has not entered into the agreement, but at some point would do so.” With no further discussion, Bill Hills motioned to approve the execution of the franchise agreements with Hilton Franchise Holding LLC, and Duane Strawn seconded the motion. The vote passed unanimously.

EXECUTIVE SESSION

There was no executive session.

CITIZEN COMMENTS

No Citizens Comments.

ADJOURNMENT

With no further business, Jeff Copeland adjourned the meeting at 10:17 a.m.

Bill Hills, Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 06/15/2021

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

TITLE: Lease with the City of Grand Prairie for EpicCentral Hotel

RECOMMENDED ACTION: Approve

ANALYSIS:

The City owns a hotel in EpicCentral and wishes to contract with the Grand Prairie Hotel Development Corporation, ("EpicCentral LGC") to be the Hotel's Tenant. The EpicCentral LGC will contract with the hotel management company (Concord Hospitality Enterprises) and the franchisor (Hilton). The lease requires City approval of the operator and the franchise.

The lease between the City and the EpicCentral LGC will have a term of 50 years.

.FINANCIAL CONSIDERATION:

Any financial obligations of the City will be paid from The EPIC Central Capital Projects Fund (360093). Rent will be deposited in the EpicCentral revenue account to pay bond repayment obligations.