



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

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Election of Temporary Chair and Temporary Secretary
2. Consider Resolution 2021-1 Adopting the Bylaws of the Corporation
3. Election of Chair and Vice-Chair
4. Consider Resolution No. 2021-2 Electing the Officers of the Corporation
5. Consider Resolution No. 2021-3 Establishing Times, Dates, and Location for Annual Meetings of the Board of Directors.
6. Consider Resolution No. 2021-4 Authorizing Negotiation and Execution of an Interlocal Cooperation Agreement for Administrative Services with the City of Grand Prairie.
7. Consider Appointment of General Counsel for the Corporation
8. Discuss Upcoming Meeting Dates and Possible Additional Meetings
9. Authorize the execution of Franchise Agreements with Hilton Franchise Holding LLC 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 July 23, 2021.

A handwritten signature in black ink that reads "Mona Lisa Galicia". The signature is written in a cursive style and is contained within a thin black rectangular border.

Mona Lisa Galicia, City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021
REQUESTER: Megan Mahan
PRESENTER: Megan Mahan, City Attorney
TITLE: Election of Temporary Chair and Temporary Secretary
RECOMMENDED ACTION: Temporary Appointment

ANALYSIS:

A temporary chair and temporary secretary must be appointed by committee members for the meeting.

FINANCIAL CONSIDERATION:

N/A



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021
REQUESTER: Megan Mahan
PRESENTER: Megan Mahan, City Attorney
TITLE: Consider Resolution 2021-1 Adopting the Bylaws of the Corporation
RECOMMENDED ACTION: Approval

ANALYSIS:

The adoption of the resolution establishing the Corporation's bylaws.

FINANCIAL CONSIDERATION:

N/A

RESOLUTION NO. 2021-1

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION ADOPTING THE CORPORATION’S BYLAWS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 5174-2021 approved May 4, 2021, the City Council of the City of Grand Prairie (“City Council”) authorized and approved the form of the Certificate of Formation and Bylaws of the Grand Prairie Hotel Development Corporation (“Corporation”);

WHEREAS, the Certificate of Formation of the Corporation has been filed with and approved by the Texas Secretary of State; and

WHEREAS, in order to provide for the organizational and operational structure of the Corporation, the Board desires to adopt the form of the Corporation’s bylaws previously approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION THAT:

SECTION 1. The Bylaws of the Grand Prairie Hotel Development Corporation set forth in Exhibit “A”, attached hereto and incorporated herein by reference, are hereby adopted

SECTION 2. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION ON THIS THE 27TH DAY OF JULY 2021.

APPROVED:

President

ATTEST:

Secretary

**BYLAWS OF THE
GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION**

A Texas Non-Profit Local Government Corporation created by and on behalf of the
City of Grand Prairie

**ARTICLE I
Corporate Purpose and Authority**

1.01 *Purpose.* The Corporation is organized for the purpose of aiding, assisting, and acting on behalf of the City of Grand Prairie (“the City”) in the performance of its governmental functions to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; to lease City facilities including a hotel and conference center to be owned, constructed and financed by the City (“Hotel”) for subsequent lease to the Corporation, to enter contracts for the management and operation of the Hotel, and to perform such other governmental purposes of the City, as may be determined from time to time by the city council of the City (the “City Council). The Corporation, with the prior written consent of the City or as may be provided by these Bylaws, shall have the following powers to carry out the purposes of the Corporation, by and through its Directors:

- A. employ and/or contract with persons to carry out the purposes of the Corporation;
- B. issue debt or enter into and administer other contractual obligations to carry out the purposes of the Corporation;
- C. own, purchase, lease, develop, redevelop, construct, maintain, and dispose of real and personal property; and
- D. contract with the City, political subdivisions, units of governments, and other persons and non-governmental entities.

1.02 *Local Government Corporation.* The Corporation is formed pursuant to the provisions of Subchapter D of Chapter 431, Texas Transportation Code (the “Act”), as it now or may hereafter be amended, and Chapter 394, Texas Local Government Code, which authorizes the Corporation to assist and act on behalf of the City and to engage in activities in the furtherance of the purposes for its creation.

1.03 *Non-Profit Corporation.* The Corporation shall have and exercise all of the rights, powers, privileges, and functions given by the general laws of Texas to non-profit corporations incorporated under the Act including, without limitation, the Texas Nonprofit Corporation Law (Tex. Bus. Org. Code, Chapters 20 and 21 and the provisions of Title I thereof to the extent applicable to non-profit corporations, as amended) or their successor.

1.04 *Powers of Non-Profit Corporation.* The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to non-profit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created; provided, however, that the Corporation shall not issue any bond, certificate, note or other obligation evidenced by an instrument without the prior written consent of each of the City or as otherwise allowed by these Bylaws.

1.05 *Governmental Entity for Immunity.* The Corporation is created as a local government corporation pursuant to the Act and shall be a governmental unit within the meaning of Subdivision (3), Section 101.001, Texas Civil Practice and Remedies Code. The operations of the Corporation are governmental and not proprietary functions for all purposes, including for purposes of the Texas Tort Claims Act, Section 101.001, et seq., Texas Civil Practice and Remedies Code. The Corporation shall have the power to acquire land in accordance with the Act as amended from time to time.

1.06 The Corporation is a constituted authority and a public or governmental instrumentality within the meaning of the regulations of the United States Treasury Department and the rulings of the Internal Revenue Service prescribed and promulgated pursuant to Section 103 of the Internal Revenue Code. Although the Corporation is authorized to act on behalf of one or more governmental entities as provided in the Certificate of Formation, the Corporation is not a political subdivision or political authority of the State of Texas within the meaning of the Constitution and laws of the State of Texas, including, without limitation, Article III, Section 52 of the Texas Constitution, and no agreement, bond, debt, or obligation of the Corporation shall be deemed to be the agreement, bond, debt, or obligation, or the lending of credit, or a grant of public money or thing of value, of or by the City or any other political subdivision or authority or agency of the State of Texas, or a pledge of the faith and credit of any of them. No action of the Corporation shall be an action of the City or its agents or employees, and neither these Bylaws, the Certificate of Formation nor any action by the Board or the City Council shall create a joint enterprise.

1.07 *Authority Consent.* References herein to the consent or written consent of the City shall refer to a resolution or order of the City Council.

1.08 *Other Units of Government.* The Corporation may contract with a non-member unit of government to provide services on behalf of such non-member unit of government.

1.09 *Approved Projects.* The Corporation, by and through its Board of Directors, may approve capital improvements, services, or other projects consistent with the purposes of the Corporation to assist the City in the performance of the City’s governmental functions (each an “Approved Project”).

ARTICLE II
Board of Directors

2.01 *Powers Vested in Board.* All powers of the Corporation shall be vested in a Board of Directors consisting of four (4) members (the “Board”) appointed by the City Council subject to the oversight of the City and as otherwise provided in these Bylaws. The qualification, selection, terms, removal, replacement, and resignation of the members of the Board of Directors of the Corporation (“Director” or “Directors”) shall be governed by Article VI of the Certificate of Formation (“Certificate”).

2.02 *Initial Board and Transition.* The initial directors of the Corporation (“Director” or “Directors”) shall be those persons named in Article VIII of the Certificate. To provide for terms which end at the end of a calendar month, each initial Director named in Article VIII of the Certificate shall serve for the term prescribed therein. With respect to the initial Board, the terms of the initial Directors shall commence on the date the Secretary of State has issued the certificate of incorporation for the Corporation. Upon the expiration of the terms of office of the initial Directors, the subsequent Directors shall be appointed for a three (3) year term, or until his or her successor is appointed by the City; provided, however, no person shall serve more than two (2) consecutive three-year terms as a Director, nor more than six (6) consecutive years as a Director unless the City Council by a three-fourths vote of all councilmembers shall waive this limitation for a specific appointment. Upon the death, resignation or removal of a Director, the City Council shall appoint a replacement Director to serve for the unexpired term of office of the replaced Director.

2.03 *Governing Documents.* All other matters pertaining to the internal affairs of the Corporation shall be governed by these Bylaws, so long as these Bylaws are not inconsistent with the Certificate, and such other documents agreed to by the City and as the same may be amended from time to time, or the laws of the State of Texas.

2.04 *Voting Rights.* All Directors shall have full and equal voting rights. All references herein to an act, resolution or vote of the Directors shall refer to a vote of the Directors entitled to vote on the matter as provided herein.

2.05 *Meetings of Directors.* The Directors may hold their meetings and may have an office and keep the books of the Corporation at such place or places within the corporate boundaries of the City, as the Board may from time to time determine; provided, however, in the absence of any such determination, such place shall be the registered office of the Corporation in the State of Texas. The Board shall meet in accordance with and file notice of each meeting of the Board for the same length of time and in the same manner and location as is required under Chapter 551, Texas Government Code (the “Open Meetings Act”); provided that the notice of each meeting of the Board shall be posted on the official bulletin board designated by the City for the posting of meetings of the City. The Corporation, the Board, and any committee of the Board exercising the powers of the Board are subject to Chapter 552, Texas Government Code (the “Public Information Act”).

2.06 *Regular Meetings.* Regular meetings of the Board shall be held at least annually at such times and places as shall be designated, from time to time, by resolution of the Board.

2.07 *Special and Emergency Meetings.* Special and emergency meetings of the Board shall be held whenever called by the Chair of the Board, the President of the Corporation, or by any two (2) Directors who are serving duly appointed terms of office at the time the meeting is called. A majority of the Board must be present for the conduct of any special called or emergency meeting. The Secretary of the Corporation shall give notice of each special meeting in person, by telephone, facsimile, mail or email at least three (3) days before the meeting to each Director and to the public in compliance with the Open Meetings Act. Notice of each emergency meeting shall also be given in the manner required under the Open Meetings Act. An emergency meeting may only be held when there is an emergency or an urgent public necessity exists and immediate action is required of the Board because of an imminent threat to public health and safety, or a reasonably unforeseeable situation, or as otherwise provided by law. The agenda notice of the emergency meeting must be posted at least two (2) hours before the meeting and clearly identify the emergency or urgent public necessity or as otherwise required by applicable law. The President or Secretary of the Corporation, the Chair of the Board, or the Board members who call an emergency meeting must notify by telephone, facsimile transmission, or electronic mail not later than one hour before the meeting those members of the news media that have previously filed at the Corporation's office a request containing all pertinent information for the special notice and has agreed to reimburse the Board for the cost of providing the special notice, or as may otherwise be required by applicable law. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and acted upon at a special meeting to the same extent as they may be considered and acted upon in a regular meeting. At any meeting at which every Director shall be present, even though without any notice, any matter pertaining to the purposes of the Corporation may be considered and acted upon to the extent allowed by the Open Meetings Act.

2.08 *Election of Chair and Vice-Chair of the Board.* Upon the initial meeting of the Board and at the last regular meeting of the Board occurring prior to October 1 of each calendar year thereafter, the Directors shall elect a Chair and Vice-Chair from among the members of the Board who will serve as Chair and Vice-Chair, respectively, for the period of October 1 until September 30 immediately following their election, and until their replacements are elected.

2.10 *Quorum.* A majority of the entire Board shall constitute a quorum for the consideration of matters pertaining to the purposes of the Corporation. If at any meeting of the Board there is less than a quorum present, those present may adjourn the meeting. The vote of a majority of the entire membership of the Board in favor of a motion, resolution, or other act shall be required to constitute the act of the Board, unless the vote of a greater number of Directors is required by law, by the Certificate of Formation, or by these Bylaws.

2.11 *Assent Presumed Without Express Abstention or Dissent.* A Director who is present at a meeting of the Board at which any corporate action is taken shall be presumed to have assented to such action unless such person's dissent or abstention shall be entered in the minutes of the meeting or unless such person shall file written dissent or abstention to such action with the person acting as the secretary of the meeting before the adjournment thereof. Such right to dissent or abstain shall not apply to a Director who voted in favor of the action.

2.12 *Conduct of Business.* At the meetings of the Board, matters pertaining to the purpose of the Corporation shall be considered in such order as the Board may from time to time determine. At all meetings of the Board, the Chair of the Board shall preside, and in the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, the majority of Directors present and voting shall select from among the Directors in attendance a Director to preside at the meeting. The Secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the Secretary, the Director presiding at the meeting may appoint any person to act as secretary of the meeting.

2.13 *Executive Committee, Other Committees.* The Board may, by resolution passed by a majority of the entire Board, designate two (2) or more Directors to constitute an executive committee or other type of committee. In addition, the Board may appoint members of Corporation staff and citizens and/or employees of the City to be members of a committee, except for an Audit, Compensation or Governance Committee, which committees may only be composed of Directors.

2.14 *Power of Committees.* Except to the extent provided in the authorizing resolution for the committee and the Board-approved committee charter, a committee may not exercise the authority of the Board. Each committee so designated shall keep regular minutes of the transactions of its meetings, shall cause such minutes to be recorded in books kept for that purpose in the office of the Corporation, and shall report the same to the Board from time to time. Committees authorized to exercise the powers of the Board shall give notice of any meeting in the manner required for a meeting of the Board.

2.15 *Compensation of Directors.* Directors, as such, shall receive no salary or compensation for their services as Directors; provided, however, Directors may be reimbursed for reasonable and necessary expenses incurred in carrying out the Corporation's purposes.

2.16 *Director's Reliance on Consultant Information.* A Director shall not be liable if, while acting in good faith and with ordinary care, such person relies on information, opinions, reports or statements, including financial statements and other financial data, concerning the Corporation or another person that were prepared or presented by:

- (a) one or more other officers or employees of the Corporation;
- (b) an employee of the City; or
- (c) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person's professional or expert competence.

2.17 *Attorneys and Consultants.* The Board may employ attorneys, auditors, certified accountants, engineers, and such other professionals and consultants as may be required for the purposes of the Corporation from time to time; provided however the Board shall be entitled to the services of the City Attorney's office for legal services with the consent of the City's City Manager.

ARTICLE III
Officers

3.01 *Titles and Term of Office.* The officers of the Corporation shall be a President, one or more Vice Presidents, a Secretary, a Treasurer, and such other officers as the Board may from time to time elect or appoint. One person may hold more than one office, except the President shall not hold the office of Secretary. The initial term of the officers of the Corporation shall extend to December 31, 2021. The subsequent terms of office for each officer shall be three (3) years commencing on January 1.

All officers shall be appointed and subject to removal at any time, with or without cause, by a vote of a majority of the entire Board.

A vacancy in any office elected pursuant to this Article III shall be filled by a vote of a majority of the entire Board and shall be for the remainder of the then current term of office vacated.

3.02 *Powers and Duties of the President.* The President shall be the principal executive officer of the Corporation and, subject to the Board's approval, the President shall be in general charge of the properties and affairs of the Corporation. In furtherance of the purposes of the Corporation and subject to the limitations contained in the Certificate, the President or Vice-President may sign and execute all bonds, notes, deeds, conveyances, franchises, assignments, mortgages, notes, contracts and other obligations in the name of the Corporation. The President will be responsible for implementing all orders and resolutions of the Board, and all other powers that are not specifically reserved to the Directors or the City will be executed by the President within the general guidelines and policies of the Board and the City. The President shall have such other duties as are assigned by the Board including, but not limited to, those set forth in Article VI, below. The President shall be an ex-officio member of all Board committees except the Audit Committee, if established.

3.03 *Powers and Duties of the Vice President.* The Vice President shall have such powers and duties as may be assigned to such person by the Board or the President, including the performance of the duties of the President upon the death, absence, disability, or resignation of the President, or upon the President's inability to perform the duties of such office. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken.

3.04 *Treasurer.* The Treasurer shall have custody of all funds and securities of the Corporation which come into possession of the Corporation. When necessary or proper, the Treasurer (i) may endorse, on behalf of the Corporation, for collection, checks, notes and other obligations and shall deposit the same to the credit of the Corporation in such bank or banks or depositories as shall be designated in the manner prescribed by the Board; (ii) may sign all receipts and vouchers for payments made to the Corporation, either alone or jointly with such other officer as is designated by the Board; (iii) shall enter or cause to be entered regularly in the books of the Corporation to be kept by such person for that purpose full and accurate accounts of all moneys received and paid out on account of the Corporation; (iv) shall perform all acts

incident to the position of Treasurer subject to the control of the Board; including the monitoring and audit of all cash accounts whose existence must first be approved by the Board; and (v) shall, if required by the Board, give such bond for the faithful discharge of his or her duties in such form as the Board may require. The Corporation may contract with the City to provide financial services for the Corporation in deciding the performance of the duties of the Treasurer set forth in this Section 3.04.

3.05 *Secretary.* The Secretary (i) shall keep or cause to be kept the minutes of all meetings of the Board in books provided for that purpose; (ii) shall attend to the giving and serving of all notices; (iii) in furtherance of the purposes of the Corporation and subject to the limitations contained in the Certificate of Formation, may sign with the President in the name of the Corporation and/or attest the signatures thereof, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation; (iv) shall have charge of the Corporation’s books, records, documents and instruments, except the books of account and financial records and securities of which the Treasurer shall have custody and charge, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to the inspection of any Director upon application at the office of the Corporation during business hours; and, (v) shall in general perform all duties incident to the office of Secretary subject to the control of the Board. Nothing in this Section 3.05 shall be construed as prohibiting the Board or the President from providing to the Secretary such support as may be reasonable and necessary to assist the Secretary in carrying out the duties set forth herein.

3.06. *Compensation and Staff.* Officers who are members of the City Council or City employees or who occupy a government office of emolument (as defined in Tex. Const. art. XVI §40) shall serve without compensation with respect to the performance of their duties as officers of the Corporation but are entitled to receive reimbursement for their reasonable expenses only in performing their functions in accordance with any policies that may be adopted by the Board. Administrative services for the Corporation may be performed by employees of the City, as directed by the City’s City Manager, and the Corporation shall pay the costs for such services pursuant to an agreement between the Corporation and the City entered pursuant the Interlocal Cooperation Act (Chapter 791, Tex. Govt. Code).

3.07 *Officer’s Reliance on Consultant Information.* In the discharge of a duty imposed or power conferred on an officer of the Corporation, the officer may in good faith and with ordinary care rely on information, opinions, reports, or statements, including financial statements and other financial data, concerning the Corporation or another person that were prepared or presented by:

- (a) one or more other officers or employees of the Corporation, including members of the Board;
- (b) legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the person’s professional or expert competence; or,
- (c) an employee of the City.

ARTICLE IV
Financial Responsibilities

4.01 *Audit.* The Corporation shall have an annual audit prepared by an independent auditor who is duly licensed or certified as a public accountant in the State of Texas of the financial books and records of the Corporation. Notwithstanding the foregoing, the annual audit of the Corporation may be combined with or included in the annual financial audit of the City if such combination is allowed and in compliance with Generally Accepted Accounting Practices and applicable accounting standards for governmental entities.

4.02 *Capital Spending Authority:* The Board may expend funds for capital improvements in accordance with a capital improvement plan approved by the Board for the current fiscal year budget as follows:

(a) Funds from the City shall be used for the purposes of the Corporation as authorized and directed by the City and/or in accordance with applicable agreements between the Corporation and the City.

(b) Funds from other sources, such as donations, may be used at the discretion of the Board for capital purposes as long as the uses are consistent with these Bylaws and applicable agreements with the City and are not reasonably expected by the Board to increase the operation and maintenance costs of the Corporation above the limits established in Section 4.04, below, or have a capital cost greater than \$100,000.

(c) Proceeds of bonds, notes and other obligations shall be expended in accordance with the terms of the resolution authorizing the issuance of such bonds, notes or other obligations.

4.03 *Issuance of Debt.*

(a) The Corporation, with the approval of the City, is authorized to issue short-term debt in the form of bonds, notes, and other obligations which by their terms mature and are payable not later than one (1) year from their initial date of issuance. Where possible, the amount and purpose of the short-term debt shall be projected by the Corporation in its annual budget to the City.

(b) The Corporation, with the approval of the City, is authorized to issue long-term debt in the form of bonds, notes, and other obligations which by their terms mature and are payable beyond one (1) year from their initial date of issuance. Long term debt may be issued to finance capital improvements and costs related thereto, and to refund or refinance any outstanding bonds, notes, or obligations issued or incurred by the Corporation, or for such other reasons as may be approved by the City.

(c) Short-term debt as defined in Subsection (a) and long-term debt as defined in Subsection (b) of this Section 4.03 may be issued only if:

- (i) the issuance of said debt is approved by a majority of the entire Board; and
- (ii) the issuance of said debt is approved by resolution or ordinance of the City.

(d) Any debt issuance approved by the City shall be paid from any source or sources permitted by law including the income and revenue of the Corporation.

4.04 *Increase of O&M Costs.* Except for items mandated by changes in state or federal law or regulation that could not reasonably have been anticipated prior to submission of the Corporation’s annual budget to the City for review and comment, in the event any one or more items are added during a fiscal year that would increase or cause the annual operation and maintenance costs to exceed ten percent (10%) above the budgeted amount for that year, the Board must receive prior approval from the City prior to making that addition.

4.05 *Fiscal Year.* The fiscal year of the Corporation shall begin October 1 of each year.

4.06 *Annual Budget.*

(a) The Board shall prepare, or cause to be prepared, and approve a budget (the “Budget”) for the fiscal year. After approval by the Board, the Budget shall be submitted to the City for approval.

(b) The Budget shall, at a minimum, include capital, operational, debt service and project-specific expenditures and corresponding revenues. The Budget shall clearly indicate the sources and purposes of revenues contributed by the City, any non-participating unit of government, or other third-parties.

(c) If the Board fails to approve the Budget, or if the Budget is not approved by the City, then the Budget for the prior fiscal year shall be deemed approved.

(d) From time to time, the Board may undertake one or more projects related to the purposes of the Corporation requiring the expenditure of funds not approved in the Annual Budget. While the Board may elect to amend the Annual Budget for one or more particular projects related to the purposes of the Corporation, such expenditures may not be undertaken in that regard unless or until an agreement with the City or a third-party unit of government is executed with the Corporation, which shall contain at least the following:

- (i) the service(s) to be provided by the Corporation;
- (ii) the method by which the Corporation intends to provide the service(s) (i.e., the Corporation intends to contract with a private entity or perform the service(s) itself, or some blending of the various methods);
- (iii) the total cost of the project(s) to be undertaken by the Corporation; and

(iv) written agreement by the third-party unit of government to contribute an agreed-upon portion of the stated project expenditures, along with the agreed-upon portion being contributed by the City, if any.

4.07 *Line Item Flexibility.* The Board and, if authorized by the Board, the President, has the authority to shift operation and maintenance funds from one line item of the Budget to another without the approval of the City.

4.08 *Reserve Fund.* The Budget may provide for one or more reserve funds for the replacement of scheduled assets, for capital improvements and reasonable reserves for future activities, debt, establishment of a capital reserve. Any unencumbered funds remaining at the end of the fiscal year shall be converted to the Reserve Fund.

4.09 *Other Funds.* Other funds, such as unrestricted charitable donations, may be used by the Board in accordance with the approved budget or, if not anticipated in the Budget, as the Board directs, provided that the limitation set out in Section 4.04, above or a capital cost of \$100,000 is not exceeded.

4.10 *Appropriations and Grants.* The Corporation shall have the power to request and accept any appropriations, grant, contribution, donation, or other form of aid from the federal government, the State, any political subdivision, or municipality in the State, or from any other source.

4.11 *Sale or Transfer of Assets.* The Corporation may not sell, transfer or assign real property or permits of the Corporation, in whole or in part, without the approval of the Board. After approval by the Board, the proposed sale, transfer or assignment of the assets (“the Asset Transfer”) must be submitted to the City for approval. The City will approve or disapprove the Asset Transfer in whole or in part. Notwithstanding the foregoing, the Board shall not be required to obtain the consent of the City to sell, convey, or transfer to a third-party personal property of the Corporation determined by the Board to be surplus and which has a depreciated unit value of less than \$1000.00 per unit.

ARTICLE V
Indemnification of Directors and Officers

5.01 *Right to Indemnification.* Subject to the limitations and conditions as provided in this Article V and the Certificate, each person who was or is made a party, is threatened to be made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitative or investigative (hereinafter a “proceeding”), or any appeal in such a proceeding or any inquiry or investigation that could lead to such a proceeding, by reason of the fact that he or she, or a person of whom he or she is the legal representative, is or was a Director or officer of the Corporation shall be indemnified by the Corporation to the fullest extent permitted by the Texas Nonprofit Corporation Law, as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification rights than said

law permitted the Corporation to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlement and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such proceeding, and indemnification under this Article V shall continue as to a person who has ceased to serve in the capacity which initially entitled such person to indemnify hereunder. The rights granted pursuant to this Article V shall be deemed contract rights, and no amendment, modification or repeal of this Article V shall have the effect of limiting or denying any such rights with respect to actions taken or proceedings arising prior to any such amendment, modification or repeal. It is expressly acknowledged that the indemnification provided in this Article V could involve indemnification for negligence or under theories of strict liability.

5.02 *Advance Payment.* The right to indemnification conferred in this Article V shall include the right to be paid in advance or reimbursed by the Corporation the reasonable expenses incurred by a person of the type entitled to be indemnified under Section 5.01 who was, is or is threatened to be made a named defendant or respondent in a proceeding in advance of the final disposition of the proceeding and without any determination as to the person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such person in advance of the final disposition of a proceeding, shall be made only upon delivery to the Corporation of a written affirmation by such Director or officer of his or her good faith belief that he or she has met the standard of conduct necessary for indemnification under this Article V and a written undertaking, by or on behalf of such person, to repay all amounts so advanced if it shall ultimately be determined that such indemnified person is not entitled to be indemnified under this Article V or otherwise.

5.03 *Indemnification of Employees and Agents.* The Corporation, by adoption of a resolution of the Board, may indemnify and advance expenses to an employee or agent of the Corporation to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Directors and officers under this Article V.

5.04 *Appearance as a Witness.* Notwithstanding any other provision of this Article V, the Corporation may pay or reimburse expenses incurred by a Director or officer in connection with his or her appearance as a witness or other participation in a proceeding involving the Corporation or its business at a time when he or she is not a named defendant or respondent in the proceeding.

5.05 *Non-exclusivity of Rights.* The right to indemnification and the advancement and payment of expenses conferred in this Article V shall not be exclusive of any other right which a Director or officer or other person indemnified pursuant to Section 5.03 of this Article V may have or hereafter acquire under any law (common or statutory), provision of the Certificate or these Bylaws, agreement or disinterested Directors or otherwise.

5.06 *Insurance.* The Corporation shall provide for the purchase and maintenance of insurance, at its expense, to protect itself and any person who is (or was) serving as a Director, officer, employee or agent of the Corporation or who is (or was) serving at the request of the Corporation as a Director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture,

proprietorship, employee benefit plan, trust or other enterprise against any expense, liability or loss, whether or not the Corporation would have the power to indemnify such person against such expense, liability or loss under this Article V.

5.07 *Notification.* Any indemnification of or advance of expenses to a Director or officer in accordance with this Article V shall be reported in writing to the members of the Board with or before the notice of the next regular meeting of the Board and, in any case, within the ninety (90) day period immediately following the date of the indemnification or advance notification.

5.08 *Savings Clause.* If this Article V or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify and hold harmless each Director, officer or any other person indemnified pursuant to this Article V as to costs, charges and expenses (including attorneys' fees), judgments, fines and amounts paid in settlement with respect to any action, suit or proceeding, whether civil, criminal, administrative or investigative, to the full extent permitted by any applicable portion of this Article V that shall not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE VI

Additional Duties and Authority of the President; Employees

6.01 *Additional Powers and Duties of the President.*

(a) *Responsible for hiring and supervision of Employees.* The President shall be responsible for hiring and terminating the employees of the Corporation. Except to the extent provided (i) in a collective bargaining agreement to which the Corporation is a party or (ii) under applicable state or federal law or regulations, all employees hired by the President shall be terminable at-will and not be provided any term or promise of employment.

(c) *Spending Authority.* The President is authorized to approve expenditures, make purchases, and enter into contracts on behalf of the Corporation which require an expenditure not to exceed \$50,000 without Board approval as long as funds are budgeted and are available for the expenditure.

(d) *Annual Budget.* The President is responsible for the preparation of the Corporation's annual budget for consideration and approval by the Board.

6.02 *Contracting with the City.* The Corporation may contract with the City for utilization of employees of the City. The Corporation may, without compensation, use the services of employees the City with the prior written consent of the City's City Manager. The Board is authorized to employ or contract for project-specific personnel to manage or to operate a service provided by the Corporation.

ARTICLE VII

Code of Ethics

7.01 *Policy.* It is the policy of the Corporation that Directors and officers conduct themselves in a manner consistent with sound business and ethical practices; that the public interest always be considered in conducting corporate business; that the appearance of impropriety be avoided to ensure and maintain public confidence in the Corporation; and that the Board establish policies to control and manage the affairs of the Corporation fairly, impartially, and without discrimination.

7.02 *Purpose.* This Code of Ethics has been adopted as part of the Corporation’s Bylaws for the following purposes: (i) to encourage high ethical standards in official conduct by Directors and corporate officers; and (ii) to establish guidelines for such ethical standards of conduct.

**ARTICLE VIII
Miscellaneous Provisions**

8.01 *Seal.* The seal of the Corporation shall be such as may be from time to time approved by the Board. The seal of the Corporation shall not be required to be placed on a document in order for the document to be considered a valid act or agreement of the Corporation.

8.02 *Notice and Waiver of Notice.* Whenever any notice, other than public notice of a meeting given to comply with the Open Meetings Act, is required to be given under the provisions of these Bylaws, such notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled thereto at his or her post office address, as it appears on the books of the Corporation, and such notice shall be deemed to have been given on the day of such mailing. If transmitted by facsimile or email, such notice shall be deemed to be delivered upon successful transmission of the facsimile or email. A Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting unless such attendance is for the purpose of objecting to the failure of notice. A waiver of notice, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

8.03 *Gender.* References herein to the masculine gender shall also refer to the feminine in all appropriate cases and vice versa.

8.04 *Distribution of Net Income; Return of Funds.* Notwithstanding Section 431.107 of the Act entitling the City at all times to have the right to equally receive the income earned by the Corporation, any income earned by the Corporation after payment of reasonable expenses, reasonable reserves for future activities, debt, establishment of a capital reserve, and establishment of a reserve for satisfaction of other legal obligations of the Corporation shall be retained by the Corporation and applied as a credit to the charges to the City for operations of the Corporation and/or other services provided by the Corporation to the City.

8.05 *Authority Access to Records of Corporation.* Notwithstanding the provisions of the Public Information Act or any exceptions contained therein to disclosure and the rights or

EXHIBIT A

limitations thereof regarding the review of records of Texas non-profit corporations, the City shall have a special right to review and obtain copies of the records of the Corporation, regardless of format, upon reasonable notice and during regular business hours of the Corporation; provided, however, such special right of access to the City shall not apply to records to which law or regulation expressly prohibit disclosure to third parties that would by definition include the City.

8.06 *Amendments.* A proposal to alter, amend or repeal these Bylaws shall be made by the affirmative vote of a majority of the entire Board at any regular meeting, or at any special meeting if notice of the proposed amendment be contained in the notice of said special meeting. However, any proposed change or amendment to these Bylaws must be approved by resolution of the City Council in order to be effective.

Approved by the City Council of the City of Grand Prairie on _____, 2021.
Approved by Board of Directors of Grand Prairie Local Government Corporation on _____, 2021.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021
REQUESTER: Megan Mahan
PRESENTER: Megan Mahan, City Attorney
TITLE: Election of Chair and Vice-Chair
RECOMMENDED ACTION: Appointment

ANALYSIS:

Formal appointment of a Chair and Vice-Chair is needed for the Corporation's establishment.

FINANCIAL CONSIDERATION:

N/A



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

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

RECOMMENDED ACTION: Approval

ANALYSIS:

Resolution appointing a President, Vice President, Secretary and Treasurer for the Corporation.

FINANCIAL CONSIDERATION:

N/A

RESOLUTION 2021-2

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION ELECTING THE CORPORATION’S OFFICERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article III of the Bylaws of the Grand Prairie Hotel Development Corporation (the “Corporation”) provides that the Board of Directors shall elect a President, Vice President, Secretary and Treasurer for the Corporation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION THAT:

SECTION 1. The following officers of the Corporation have been elected in accordance with Article III of the Bylaws of the Corporation, with terms ending on December 31, 2022:

| | |
|----------------|-------|
| President | _____ |
| Vice President | _____ |
| Secretary | _____ |
| Treasurer | _____ |

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION THIS THE 27TH DAY OF JULY 2021.

APPROVED:

President

ATTEST:

Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

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

RECOMMENDED ACTION: Approval

ANALYSIS:

Resolution setting an annual meeting time and place for the Board of Directors.

FINANCIAL CONSIDERATION:

N/A

RESOLUTION NO. 2021-3

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION ESTABLISHING TIMES AND LOCATION FOR ANNUAL MEETINGS OF THE BOARD OF DIRECTORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sections 2.06 of the Bylaws of the Corporation state that Regular meetings of the Board shall be held at least annually at such times and places as shall be designated, from time to time, by resolution of the Board (“the Board”); and

WHEREAS, the Board desires to establish the time, date, and place of the Annual Meetings of the Board;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION THAT:

SECTION 1. The Annual Meetings of the Board of Directors shall be held in accordance with the Bylaws on the **last Thursday of September of each year** at __:___.m., at the City of Grand Prairie City Hall, 300 W. Main Street, Grand Prairie, Texas, or on a day as soon thereafter as possible.

SECTION 2. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION ON THIS THE 27TH DAY OF JULY 2021.

APPROVED:

President

ATTEST:

Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

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

RECOMMENDED ACTION: Approval

ANALYSIS:

Due to the LGC's status as a nonprofit corporation of the State of Texas and action on behalf of the City of Grand Prairie, an interlocal agreement must be approved.

FINANCIAL CONSIDERATION:

N/A

RESOLUTION 2021-4

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION AUTHORIZING NEGOTIATION AND EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT FOR ADMINISTRATIVE SERVICES WITH THE CITY OF GRAND PRAIRIE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Grand Prairie Hotel Development Corporation (“Corporation”) is organized for the purpose of aiding, assisting, and acting on behalf of the City of Grand Prairie (“the City”) in the performance of the City’s governmental functions to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; and to perform such other governmental purposes of the City, as may be determined from time to time by the city council of the City; and

WHEREAS, the Corporation does not employ a staff or have an independent source of revenue for purpose of paying for the services to be provided to or on behalf of the City; and

WHEREAS, the Corporation’s Board of Directors finds it to be in the best interest of the Corporation to negotiate and execute an interlocal cooperation agreement setting forth the terms and conditions by which the City will provide administrative services for the Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION THAT:

SECTION 1. The President of the Corporation is hereby authorized to negotiate and sign an Interlocal Cooperation Agreement for Administrative Services with the City of Grand Prairie.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE HOTEL DEVELOPMENT CORPORATION ON THIS THE 27TH DAY OF JULY 2021.

APPROVED:

President

ATTEST:

Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021
REQUESTER: Megan Mahan
PRESENTER: Megan Mahan, City Attorney
TITLE: Consider Appointment of General Counsel for the Corporation
RECOMMENDED ACTION: Approval

ANALYSIS:

It is recommended the LGC retain Megan Mahan, City Attorney for Grand Prairie, TX as the General Counsel for the Epic Central LGC.

FINANCIAL CONSIDERATION:

N/A



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021
REQUESTER: Megan Mahan
PRESENTER: Megan Mahan, City Attorney
TITLE: Discuss Upcoming Meeting Dates and Possible Additional Meetings
RECOMMENDED ACTION: Discussion and Possible Action

ANALYSIS:

Discussion and possible action regarding future meetings and items for consideration.

FINANCIAL CONSIDERATION:

N/A



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/26/2021

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

TITLE: Authorize the execution of Franchise Agreements with Hilton Franchise Holding LLC for EpicCentral Hotel

RECOMMENDED ACTION: Approval

ANALYSIS:

In accordance with the implementation of the economic development bond package, a significant portion is dedicated to the construction of a dual-branded Hilton Hotel. This item authorizes the execution of the franchise agreement with Hilton.

FINANCIAL CONSIDERATION:

Project is funded with the recent economic development bond package as passed by Grand Prairie voters in May 2021.

