



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**

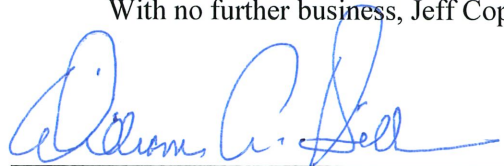
There was no executive session.

**CITIZEN COMMENTS**

No Citizens Comments.

**ADJOURNMENT**

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

A handwritten signature in blue ink, appearing to read "Bill Hills", is written over a horizontal line.

Bill Hills, Secretary