



**GRAND PRAIRIE HOTEL DEVELOPMENT
CORPORATION**
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
TUESDAY, FEBRUARY 21, 2023 AT 4:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Approval of Meeting Minutes Tuesday, December 13, 2022

2. Designate City Manager or his designee for administrative management and approval authority as required for items contained in the Hotel Management Agreement with Concord GPHCC Management, LLC.

3. Epic Central Entertainment Presentation

EXECUTIVE SESSION

The Grand Prairie Hotel Development 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."*

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.

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 972-237-8029 or email (tharbin@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 Grand Prairie Hotel Development Corporation agenda was prepared and posted February 17, 2023.



*Terrence Harbin, Senior Financial Analyst /
Finance & Budget Department*



CITY OF GRAND PRAIRIE
HOTEL DEVELOPMENT
CORPORATION
COMMUNICATION

MEETING DATE: 02/21/2023

PRESENTER: Terrence Harbin, Senior Financial Analyst

TITLE: Approval of Meeting Minutes Tuesday, December 13, 2022

**REVIEWING
COMMITTEE:**

SUMMARY:

December 13, 2022, Meeting Minutes Approval



**GRAND PRAIRIE HOTEL DEVELOPMENT
CORPORATION**
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, DECEMBER 13, 2022 AT 4:00 PM

MINUTES

CALL TO ORDER

Chairman Jeff Copland called to order the Grand Prairie Hotel Development Corporation meeting at 4:05 p.m. on Tuesday, December 13, 2022, in City Hall - Council Briefing Room, 300 W. Main Street.

AGENDA ITEMS

1. Approval of Meeting Minutes Tuesday, June 21, 2022

Bill Hills moved, seconded by Duane Strawn to approve the minutes of Tuesday, December 13, 2022. The motion carried unanimously.

2. Resolution No. 2022-2 Electing the Officers of the Hotel Development Corporation

Bill Hills moved, seconded by Duane Strawn to approve Resolution No. 2022-2 Electing the Officers of the Hotel Development Corporation. The motion carried unanimously.

3. Resolution approving the proposed budget for FY 2022-2023

Bill Hills moved, seconded by Duane Strawn to approve the proposed budget for FY 2022-2023. The motion carried unanimously.

4. Appointment of Grand Prairie Hotel Development Corporation Wells Fargo Authorization Certificate

Megan Mehan provided an overview describing the purpose of the Authorization Certificate; afterward, Chairman Jeff Copland requested that in the event payments are issued by check needing authorization, a Councilmember signs the check. Bill Hills moved, seconded by Duane Strawn to approve the Appointment of the Grand Prairie Hotel Development Corporation Wells Fargo Authorization Certificate. The motion carried unanimously.

EXECUTIVE SESSION

The Grand Prairie Hotel Development 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.”

There was no executive session.

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.

There were no citizen comments.

ADJOURNMENT

Chairman Jeff Copeland adjourned the Grand Prairie Hotel Development Corporation meeting at 4:10 p.m.

Bill Hills, Secretary



**CITY OF GRAND PRAIRIE
HOTEL DEVELOPMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 02/21/2023

PRESENTER: Megan Mahan, Assistant City Manager

TITLE: Designate City Manager or his designee for administrative management and approval authority as required for items contained in the Hotel Management Agreement with Concord GPHCC Management, LLC.

REVIEWING COMMITTEE:

PURPOSE OF REQUEST:

Grand Prairie Hotel Development Corporation executed a hotel management agreement with Concord GPHCC Management, LLC on June 22, 2022. The agreement contains the following provisions which shall be designated to the City Manager or his designee for administrative management and approval:

Paragraph 4.08 – Personnel and Employees

- Approve Executive Staff hiring and terms of employment.

Paragraph 4.12 – Meetings

- Attend/schedule required owner meetings based on intervals outlined in the management agreement.

Paragraph 4.02(a)(x) – General Management

- Approve / deny material contracts (value in excess of \$10,000 annually).

Paragraph 6.01 – Insurance

- Manage insurance requirements, notice or policy matters stated in the management agreement.

Paragraph 9.01 – Indemnification

- Provide notice and manage legal matters specific to the hotel management agreement where/as required; includes Repayment Fund administration.

Paragraph 13.11 – Confidentiality

- Manage, respond, and comply with Texas Public Information Act where/as required.

Schedule 4.13(d) – Owner’s Use Policy

- Administer and manage owner’s use of rooms and/or convention center space based on guidelines in stated schedule.



CITY OF GRAND PRAIRIE
HOTEL DEVELOPMENT
CORPORATION
COMMUNICATION

MEETING DATE: 02/21/2023

PRESENTER: Zane King – City of Grand Prairie Parks, Arts & Recreation Department

TITLE: Epic Central Entertainment Presentation

REVIEWING COMMITTEE:

SUMMARY:

Zane King will present a brief presentation to provide an update on Epic Central Entertainment.

FINANCIAL CONSIDERATION:

None