



**MINUTES OF THE REGULAR COMMUNITY DEVELOPMENT
CORPORATION BOARD MEETING**

THE REGULAR MEETING OF THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS HELD AT THE DEER PARK COUNCIL CHAMBERS, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS, JANUARY 27, 2025 AT 6:15 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

ERIC RIPLEY
FAYLENE DEFRANCIS
JEFF LAWOTHER
DOUG BURGESS
LAYLA FORD
BILL PATTERSON

VICE PRESIDENT
SECRETARY
TREASURER
MEMBER
MEMBER
MEMBER

OTHER OFFICIALS PRESENT:

SARA ROBINSON
NICOLE GANEY
ANGELA SMITH

ASSISTANT CITY MANAGER
ASST. BOARD TREASURER
ASST. BOARD SECRETARY

CALL TO ORDER – Vice President Eric Ripley called the meeting to order at 6:15 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF REGULAR MEETING ON OCTOBER 28, 2024 AND SPECIAL CALLED MEETING OF DECEMBER 16, 2024 – Motion was made by Bill Patterson and seconded by Doug Burgess to approve the minutes for the Deer Park Community Development Corporation meeting on October 28, 2024 and special called meeting of December 16, 2024. Motion carried unanimously.
2. DISCUSSION OF ISSUES RELATING TO THE ECONOMIC DEVELOPMENT CORPORATION REPORT TO THE STATE COMPTROLLER FOR FISCAL YEAR 2024 – Board Treasurer Nicole Ganey advised the Board that the annual reports have been filed and submitted to the Comptroller's Office as required per the Texas Local Government Code for Texas economic development corporations.

3. CONSIDERATION OF AND POSSIBLE ACTION ON THE QUARTERLY REPORT FOR THE PERIOD OF OCTOBER 1, 2024 - DECEMBER 31, 2024 – Motion was made by Bill Patterson and seconded by Faylene DeFrancis to approve the quarterly report for the period of October 1, 2024 - December 31, 2024. Motion carried unanimously.
4. DISCUSSION OF ISSUES RELATING TO THE CURRENT AND FUTURE STATUS OF DPCDC PROJECTS FOR THE PERIOD OF OCTOBER 1, 2024 - DECEMBER 31, 2024 – Parks and Recreation Director Kenny Walsh gave an update on the Type B Bond Project that includes the Community Center and stated that the roof has been installed and the dry-in is complete, the funding for the additional pool drain covers and piping have been approved and the brickwork has begun on the bath house. The bath house is estimated to be complete by spring of 2025 and the DAC is estimated to be complete by the summer 2025. The inter local agreement between Harris County Flood Control District and the City was approved for the Spencerview Athletic Complex. A pre-construction meeting was held with Lucas Construction to discuss the 20-24 week timeline it will take to construct the bridge. Mr. Walsh spoke of the contingency funds that will be utilized to add a 1/8 mile trail loop with lighting and benches estimated to be complete in spring 2025. City staff has prepared a business plan for the DPCDC to review.
5. DISCUSSION OF ISSUES RELATING TO THE DOW ACTIVE COMPLEX (THE DAC) BUSINESS PLAN – Parks and Recreation Director Kenny Walsh gave an overview on the DAC business plan and detailed the hours of operation, membership fees, staffing, rental prices, programming, maintenance schedules and total revenues. Mr. Walsh emphasized that staff will closely monitor the community response to the facility and make adjustments as needed. (Exhibit A1-A9)
6. ANNOUNCEMENT OF DATES AND TIMES FOR 2024 REGULAR DPCDC BOARD MEETINGS – Vice President Eric Ripley acknowledged the dates and times for the regular Deer Park Community Development Corporation (DPCDC) Board meetings.

ADJOURN – Vice President Eric Ripley adjourned the meeting at 6:43 p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
Asst. Board Secretary

Laura Hicks, President
Deer Park Community Development
Corporation