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, JULY 28, 2025 AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

LAURA HICKS	PRESIDENT
ERIC RIPLEY	VICE PRESIDENT
FAYLENE DEFRANCIS	MEMBER
JEFF LAWTHER	MEMBER
DOUG BURGESS	MEMBER
LAYLA FORD	MEMBER
WILLIAM PATTERSON	MEMBER

CITY STAFF PRESENT:

JAMES STOKES	CITY MANAGER
SARA COSTLOW	ASSISTANT CITY MANAGER
ANGELA SMITH	BOARD SECRETARY
NICOLE GANEY	BOARD TREASURER
KENNY WALSH	PARKS & REC DIRECTOR

CALL TO ORDER – President Hicks called the meeting to order at 5:30 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF REGULAR MEETING ON APRIL 28, 2025 – Motion was made by Eric Ripley and seconded by William Patterson to approve the minutes of the regular meeting held on April 28, 2025. Motion carried unanimously.

2. CONSIDERATION OF AND POSSIBLE ACTION ON THE QUARTERLY REPORT FOR THE PERIOD OF APRIL 1, 2025 – JUNE 30, 2025 – Motion was made by Doug Burgess and seconded by Faylene DeFrancis to approve the quarterly report for the period of April 1, 2025-June 30, 2025. Motion carried unanimously.

3. DISCUSSION OF ISSUES RELATING TO THE STATUS OF DP CDC PROJECTS FOR THE PERIOD OF APRIL 1, 2025 – JUNE 30, 2025 – Parks and Recreation Director Kenny Walsh gave a brief update on projects. The Glenwood Park project is completed. They will keep the gates locked until the bridge is completed. The Dow Active Complex (DAC)

is completed and they held their soft opening. Mr. Walsh stated that they already have 330 members signed up. They held an adaptive event this past Saturday at the DAC which was a great success. There were some slight delays on the pickleball project but they are back on schedule now. The items in blue on the attachment are updates. Spenserview Bridge is completed and ready to ship. It was manufactured into two parts and will be installed onsite. There were some slight changes to the P Street Parking Lot project which included creating a separate entrance and exit and adding concrete as the base. This was needed to allow it to also be a dumping site for tree removal needs. Per Harris County, there are unknown delays on the shared hike and bike trail project.

4. CONSIDERATION OF AND ACTION ON APPROVING THE FISCAL YEAR 2025-2026 DEER PARK COMMUNITY DEVELOPMENT CORPORATION BUDGET AND SUBMISSION TO CITY COUNCIL – Board Treasurer and City Finance Director Nicole Ganey covered the few changes from the original proposed budget to the budget provided for adoption (see below).

Changes to the FY 2025-2026 Proposed Budget

Deer Park Community Development Corporation as of July 28, 2025

Revenue

1. Increased FY 24-25 budgeted Prior Year Revenue by $582,240 to fund additional projects.

Parks and Recreation (432)

1. Increased FY 25-26 Operating Transfers by $334,240 to supplement the Dow Active Complex Budget.

2. Increased FY 25-26 expenditures in Improvements Other Than Buildings by $248,000 to construct a walking trail at San Jacinto Park and an arch sign at Spencerview.

Motion was made by Eric Ripley and seconded by Layla Ford to approve the submitted budget for FY 2025-2026 and submit to City Council for adoption. Motion carried unanimously.

5. ANNOUNCEMENT OF NEXT MEETING OF DP CDC SCHEDULED FOR OCTOBER 27, 2025. – President Hicks stated that the next scheduled meeting is set for October 27, 2025.

Board Secretary Angela Smith announced that two members of the board will be leaving at the end of September 2025 since their terms are ending and they did not wish to renew – Doug Burgess and Layla Ford. She invited them to attend the October meeting to receive their appreciation plaques.

ADJOURN – President Hicks adjourned the meeting at 5:44 p.m.

ATTEST: APPROVED:

Angela Smith, TRMC, CMC
Board Secretary

Deer Park Community Development Corp.