



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

ERIC RIPLEY	VICE PRESIDENT
FAYLENE DEFRANCIS	MEMBER
JEFF LAWATHER	MEMBER
DOUG BURGESS	MEMBER
LAYLA FORD	MEMBER

OTHER OFFICIALS PRESENT:

JAMES STOKES	CITY MANAGER
SARA COSTLOW	ASSISTANT CITY MANAGER
ANGELA SMITH	BOARD SECRETARY

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

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF REGULAR MEETING ON JANUARY 27, 2025 – Motion was made by Doug Burgess and seconded by Faylene DeFrancis to approve the minutes of the regular meeting held on January 27, 2025. Motion carried unanimously.
2. CONSIDERATION OF AND POSSIBLE ACTION ON THE QUARTERLY REPORT FOR THE PERIOD OF JANUARY 1, 2025 – MARCH 31, 2025 – Motion was made by Jeff Lawther and seconded by Doug Burgess to approve the quarterly report for the period of January 1, 2025-March 31, 2025. Motion carried unanimously.
3. DISCUSSION OF ISSUES RELATING TO THE STATUS OF DPCDC PROJECTS FOR THE PERIOD OF JANUARY 2025 - MARCH 2025 – Parks and Recreation Director Kenny Walsh gave a brief update on existing projects beginning with completion of the Glenwood Park project, the DAC and the bath house project which is estimated to be completed the second week in May, the completion of the Dow Park laser grading, the groundbreaking date of May 8, 2025 for the pickleball courts and the commencement of the Spencerview bridge construction project that is estimated to be completed later on in

the year. Mr. Walsh also stated that staff will be working on the proposal for the Dow Park pipeline project.

4. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO CITY COUNCIL TO AMEND THE FISCAL YEAR 2024-2025 BUDGET FOR THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION FOR THE REPAYMENT OF SALES TAXES TO THE STATE COMPTROLLER'S OFFICE – Finance Director Nicole Ganey explained that in February 2025, staff received notification from the State Comptroller's office that the Deer Park Community Development Corporation (DPCDC) was overpaid in sales taxes in the amount of \$265,181.70 by a taxpayer located outside of the city limits who erroneously remitted sales tax to the Corporation for the reporting period of January 2017 through September 2021. Due to the error, the DPCDC has entered into a 57-month, interest-free payback arrangement with installment payments of \$4,652.00 deducted from monthly collections. The recommendation is to amend the Fiscal Year 2024-2025 Budget for the DPCDC for the repayment of sales taxes to the State Comptroller's office.

Motion was made by Layla Ford and seconded by Jeff Lawther on a recommendation to City Council to amend the Fiscal Year 2024-2025 Budget for the Deer Park Community Development Corporation for the repayment of sales taxes to the State Comptroller's office. Motion carried unanimously.

5. DISCUSSION OF ISSUES RELATING TO THE PRELIMINARY FY 2025-2026 DEER PARK COMMUNITY DEVELOPMENT CORPORATION (DPCDC) BUDGET – Parks and Recreation Director Kenny Walsh spoke of the operating expenses including debt service of \$2,597,604, an operating transfer to the new Dow Active Complex Fund in the amount of \$820,000 and a capital outlay of \$3,700,000. The capital outlay expenditures include the completion of the Spencerview bridge, completion of the pickleball courts at San Jacinto Park, piping rehabilitation to assist with drainage at Dow Park, adding accessible sidewalks to parks that currently do not have ADA access, renovating the restrooms and expanding the parking lot at the Adult Sports Complex as well as upgrading field lights at the Michen Complex.
6. ANNOUNCEMENT OF UPCOMING DPCDC MEETINGS FOR 2025 – Vice President Ripley acknowledged the upcoming Deer Park Community Development Corporation (DPCDC) meetings for 2025.

ADJOURN – Vice President Eric Ripley adjourned the meeting at 5:48 p.m.

ATTEST:

APPROVED:

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Angela Smith, TRMC, CMC  
Board Secretary

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Deer Park Community Development Corp.

