

## **Deer Park Community Development Corporation**

### **Quarterly Report: April 1, 2025 – June 30, 2025**

#### **Meetings Conducted and Activities**

4/1/25 – Glenwood Park siter visit – City staff, MHS Planning, Lucas Construction

4/3/25 – DAC Planning Meeting – City Staff

4/7/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

4/8/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

4/8/25 – Internal meeting to discuss status of DPCDC projects – City Staff

4/9/25 – DAC Interface Review – City staff, Datavox

4/10/25 – DAC Planning Meeting – City Staff

4/15/25 – DAC marketing plan meeting – City staff

4/16/25 – DAC Child watch graphics – City staff, BSW Architects, Veyes

4/17/25 – DAC Planning Meeting – City Staff

4/22/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

4/30/25 – Dow Park pipeline concept review – City staff, MHS Planning

4/30/25 – Glenwood Park construction meeting – City staff, MHS Planning, Lucas Const.

4/30/25 – Spencerview Bridge construction meeting – City staff, Lucas Co., CobbFendley

5/1/25 – DAC Planning Meeting – City Staff

5/5/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

5/6/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

5/7/25 – DAC Keying meeting – City staff, Dormakaba

5/9/25 – Pool house Temporary C–O inspection – City staff, Durotech

5/14/25 – DAC marketing plan meeting – City staff

5/15/25 – DAC Planning Meeting – City Staff

5/16/25 – DAC owner items checklist discussion – City staff, BSW Architects, Durotech

5/19/25 – Glenwood Park punch list update – City staff, MHS Planning, Lucas Construction

5/20/25 – Dow Park pipeline project meeting – City staff, MHS Planning

5/20/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

5/21/25 – DAC child watch graphic design review – City staff, BSW Architects, Veyes

5/22/25 – DAC Planning Meeting – City Staff

5/22/25 – DAC Pool house smart locker training – City staff, Southwest Solutions

5/23/25 – Pool bathhouse final – City staff, Durotech, BSW Architects

5/27/25 – DAC Furniture meeting – City staff, BSW Architects, Gateway

5/28/25 – Spencerview Bridge construction meeting – City staff, Lucas Co., CobbFendley

5/29/25 – DAC Planning Meeting – City Staff

5/30/25 – DAC Coiling Doors owner training – city Staff, Durotech

6/2/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

6/3/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

6/4/25 – Rec/pool house partition training – City staff, Durotech

6/5/25 – DPFDC DAC Tour – City Staff

6/9/25 – Tas Inspection – City staff, BSW Architects, Durotech, ABYD

6/11/25 – Internal meeting to discuss status of DPCDC projects – City Staff

6/12/25 – DAC Gym Equipment Training – City staff, Durotech, H2I Group

6/17/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

6/18/25 – Silver Sneakers meeting – City staff, Tivity Health

6/19/25 – Temporary C–O Inspection @ DAC – City Staff, Durotech

6/23/25 – DAC elevator training – City staff, Durotech

6/23/25 – DAC Gym equipment training – City staff, Durotech, H2I Group

6/25/25 – Spencerview Bridge construction meeting – City staff, Lucas Co., CobbFendley

6/26/25 – DAC Planning Meeting – City Staff

6/27/25 – Dow pipeline project update – City staff, MHS Planning

6/27/25 – Glenwood park light pole inspection – City staff, MHS Planning, Lucas Construction

## **Financial**

### **Debt Issued To-Date**

- In an agreement between the City of Deer Park and the DPCDC, the City agreed to issue and sell certificates and the DPCDC agreed to make payments to the City in amounts sufficient to pay the principal of and interest on the certificates

- On May 9, 2015, the voters approved a dedicated 0.50% sales and use tax for the following projects, the costs of which were enumerated in the Proposition in an amount not exceed \$20,000,000 for the construction, renovation, acquisition, equipment and improvement of the projects, exclusive of the costs of financing. The funding for the \$18,000,000 of debt and \$2,000,000 of pay-as-you-go financing was approved for the following: Dow Park Pavilion, Hike and Bike Trail Development, Maxwell Center Expansion and Parking Lot, Girls Softball Renovations at Youth Sports Complex, Deer Park Baseball Development and Renovation, Soccer Field Development, and Community Center and Gym Renovation and Expansion.
  - \$9,450,000 Certificates of Obligation, Series 2016 issued February 16, 2016 through a private placement to Wells Fargo Bank via a competitive bidding process
  - \$2,700,000 Certificates of Obligation, Series 2017 issued February 14, 2017 through a private placement to First National Bank Texas via a competitive bidding process
  - \$5,850,000 authorized for the Community Center Expansion/Renovation will not be issued as the scope and cost of the necessary construction projects exceeds this amount.
- On May 1, 2021 the voters approved continuation of the dedicated 0.50% sales and use tax for the additional purchase of land, buildings, equipment, facilities, and improvements (including the operating and maintenance costs thereof) for the purpose of amateur sports, children's sports, athletic, entertainment and public park purposes and events, as well as any related infrastructure and improvements that enhance the same.
  - \$21,925,000 Certificates of Obligation, Series 2021 issued September 14, 2021 via a negotiated sale to provide the initial (partial) funding for the Community and Recreation Centers' construction projects, including the outdoor swimming pool bath-house replacement.
  - \$14,710,000 Certificates of Obligation, Series 2022 issued November 15, 2022 via a negotiated sale to provide the final (partial) funding for the Community and Recreation Centers' construction projects, including the outdoor swimming pool bath-house replacement.

**Deer Park Community Development Corporation (Fund 850)**

*This fund records the sales tax revenues, operating expenditures, including bond issuance costs, and debt service payments.*

**Revenues:**

- Sales & Use Tax Revenues:
  - 1Q (12/31/24) = \$425,919.06
  - 2Q (03/31/25) = \$1,250,797.10
  - 3Q (06/30/25) = \$1,306,510.52

*Total Fiscal YTD = \$2,983,226.68*

- Investment Revenue:

1Q (12/31/24) = \$11,989.35

2Q (03/31/25) = \$10,457.55

3Q (06/30/25) = \$23,301.77

*Total Fiscal YTD = \$45,748.67*

***Total Fiscal YTD Revenues as of 06/30/25: \$3,028,975.35 (preliminary and unaudited)***

**Expenditures:**

- Audit Fee:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$2,000.00

*Total Fiscal YTD = \$2,000.00*

- Postage:

1Q (12/31/24) = \$0.69

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$0.00

*Total Fiscal YTD = \$0.69*

- Grounds:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$18,402.00

*Total Fiscal YTD = \$18,402.00*

- Operating Transfers:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$1,886,356.63

3Q (06/30/25) = \$0.00

*Total Fiscal YTD = \$1,886,356.63*

- Capital Expenditures:

1Q (12/31/24) = \$402,199.99

2Q (03/31/25) = \$222,074.11

3Q (06/30/25) = \$518,754.75

*Total Fiscal YTD = \$1,143,028.85*

- Miscellaneous Operating Expenditures:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$265,181.70

3Q (06/30/25) = \$0.00

*Total Fiscal YTD = \$265,181.70*

***Total Fiscal YTD Expenditures as of 06/30/25: \$3,314,969.87 preliminary and unaudited)***

**Bond Fund – Certificates of Obligation (Fund 307)**

*This fund records the bond proceeds of the \$9,450,000 Certificates of Obligation, Series 2016 and the \$2,700,000 Certificates of Obligation, Series 2017 and all related capital project expenditures, including pay-as-you-go funding.*

**Revenues:**

- N/A

*Total Fiscal YTD = \$0.00*

***Total Fiscal YTD Revenues as of 03/31/25: \$0.00 (preliminary and unaudited)***

**Expenditures:**

- Improvements:

1Q (12/31/24) = \$199.98

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$51,250.00

*Total Fiscal YTD = \$51,449.98*

- Consulting Engineer Fee:

1Q (12/31/24) = \$5,533.90

2Q (03/31/25) = \$3,037.62

3Q (06/30/25) = \$1,959.30

*Total Fiscal YTD = \$10,530.82*

***Total Fiscal YTD Expenditures as of 06/30/25: \$61,980.80 (preliminary and unaudited)***

\* Pay-As-You Go Funded Projects; funding will be transferred from the DPCDC (Fund 850)

### **Bond Fund – Certificates of Obligation (Fund 308)**

*This fund records the bond proceeds of the \$21,925,000 Certificates of Obligation, Series 2021 and all related capital project expenditures.*

#### **Revenues:**

- Investment Revenue:

1Q (12/31/24) = \$130,083.44

2Q (03/31/25) = \$72,783.26

3Q (06/30/25) = \$39,820.34

*Total Fiscal YTD = \$242,687.04*

***Total Fiscal YTD Revenues as of 06/30/25: \$242,687.04 (preliminary and unaudited)***

#### **Expenditures:**

- Buildings:

1Q (12/31/24) = \$2,607,900.42

2Q (03/31/25) = \$455,509.42

3Q (06/30/25) = \$483,338.39

*Total Fiscal YTD = \$3,546,748.23*

- Consulting Engineer Fee:

1Q (12/31/24) = \$6,962.50

2Q (03/31/25) = \$16,041.88

3Q (06/30/25) = \$9,618.76

*Total Fiscal YTD = \$32,623.14*

- Consulting Architect Fee:

1Q (12/31/24) = \$69,241.93

2Q (03/31/25) = \$77,484.44

3Q (06/30/25) = \$34,153.97

*Total Fiscal YTD = \$180,880.34*

- Small Tools and Minor Equipment:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$84,654.41

*Total Fiscal YTD = \$84,654.41*

- Machinery and Equipment:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$225,399.50

*Total Fiscal YTD = \$225,399.50*

- Other Bond Related Fees:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$825.00

3Q (06/30/25) = \$0.00

*Total Fiscal YTD = \$825.00*

***Total Fiscal YTD Expenditures as of 06/30/25: \$4,071,130.62 (preliminary and unaudited)***

#### **Bond Fund – Certificates of Obligation (Fund 311)**

*This fund records the bond proceeds of the \$14,710,000 Certificates of Obligation, Series 2022 and all related capital project expenditures.*

#### **Revenues:**

- Investment Revenue:

1Q (12/31/24) = \$197,553.59

2Q (03/31/25) = \$110,219.11

3Q (06/30/25) = \$78,018.59

*Total Fiscal YTD = \$441,919.19*

***Total Fiscal YTD Revenues as of 06/30/25: \$441,919.19 (preliminary and unaudited)***

#### **Expenditures:**

- Small Tools and Minor Equipment:

1Q (12/31/24) = \$0.00

2Q (03/31/25) = \$0.00

3Q (06/30/25) = \$143,656.91

*Total Fiscal YTD = \$143,656.91*

- Computer Equipment:

1Q (12/31/24) =\$0.00  
2Q (03/31/25) =\$0.00  
3Q (06/30/25) = \$4,695.96

*Total Fiscal YTD = \$4,695.96*

- Buildings:

1Q (12/31/24) =\$0.00  
2Q (03/31/25) =\$7,838,718.23  
3Q (06/30/25) = \$3,610,740.90

*Total Fiscal YTD = \$11,449,459.13*

- Machinery & Equipment:

1Q (12/31/24) =\$0.00  
2Q (03/31/25) =\$0.00  
3Q (06/30/25) = \$27,219.71

*Total Fiscal YTD = \$27,219.71*

- Other Bond Related Fees:

1Q (12/31/24) =\$0.00  
2Q (03/31/25) =\$325.00  
3Q (06/30/25) = \$0.00

*Total Fiscal YTD = \$325.00*

***Total Fiscal YTD Expenditures as of 06/30/25: \$11,625,356.71 (preliminary and unaudited)***