



**MINUTES OF THE REGULAR DEER PARK 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 27, 2026 AT 5:30 P.M.

MEMBERS PRESENT:

LAURA HICKS	PRESIDENT
ERIC RIPLEY	VICE PRESIDENT
JEFF LAWTHOR	MEMBER
BILL PATTERSON	MEMBER
ELIZABETH DELGADO	MEMBER

MEMBERS ABSENT:

FAYLENE DEFRANCIS	MEMBER
TIFFANY REGAN	MEMBER

OTHER OFFICIALS PRESENT:

SARA COSTLOW	ASSISTANT CITY MANAGER
ANGELA SMITH	ASSISTANT BOARD SECRETARY
NICOLE GANEY	ASSISTANT BOARD TREASURER

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

COMMENTS FROM AUDIENCE - No comments were received from the public.

NEW BUSINESS

1. CONSIDERATION OF AND ACTION ON APPROVAL OF MINUTES OF MEETING FOR THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION MEETING ON JANUARY 29, 2026. - Motion was made by Eric Ripley and seconded by Bill Patterson to approve the minutes of the meeting for the Deer Park Community Development Corporation on January 29, 2026.

Motion carried 5 to 0.

2. CONSIDERATION OF AND POSSIBLE ACTION ON THE QUARTERLY REPORT FOR THE PERIOD OF JANUARY 1, 2026 - MARCH 31, 2026. - Assistant City Manager Sara Costlow presented and highlighted the Deer Park Community Development Corporation quarterly report for the period of January 1, 2026 - March 31, 2026. Ms. Costlow reported that

the CDC incurred no new debt during the quarter and noted that revenues and expenditures remained consistent with normal operational activity.

Motion was made by Jeff Lawther and seconded by Bill Patterson to approve the quarterly report for the period of January 1, 2026 - March 31, 2026.

Motion carried 5 to 0.

3. DISCUSSION OF ISSUES RELATING TO THE STATUS OF DEER PARK COMMUNITY DEVELOPMENT CORPORATION (DPCDC) PROJECTS FOR THE PERIOD OF JANUARY 1, 2026 - MARCH 31, 2026. - Parks and Recreation Director Kenny Walsh presented an update on projects funded by the Deer Park Community Development Corporation, noting the completion of the Dow Activity Complex (DAC), Girls Softball Fields, Soccer Complex, and additional parking improvements at Spencerview.

Mr. Walsh also reported on the Dow Park drainage pipeline and P Street parking lot rehabilitation project. He stated the existing P Street parking lot is deteriorated and the north-south drainage pipeline through Dow Park requires replacement. The project will include reconstruction of the parking lot pavement.

Mr. Walsh reported that staff worked with MHS Planning over the past year to complete the project design, which has been approved by the City. He stated the next phase is to move into construction. The City is currently reviewing a cost proposal from Corestone Paving & Construction LLC., which has been submitted to the City Engineer. If approved, staff will proceed with contract preparation. If not approved, the project will move through the formal bidding process. Construction is anticipated to begin in early summer and be completed by the end of the current fiscal year.

Mr. Walsh provided an update on the Parks and Recreation projects. He stated the pickleball courts are complete and are in use. Installation of the court lighting by CenterPoint is underway and is expected to be one of the final projects completed this fiscal year. He also noted the Spencerview Bridge is awaiting a final inspection before the project is closed out.

4. DISCUSSION OF ISSUES RELATING TO THE PRELIMINARY FY 2026-2027 DEER PARK COMMUNITY DEVELOPMENT CORPORATION (DPCDC) BUDGET. - Assistant City Manager Sara Costlow opened discussion on the preliminary FY 2026-2027 Deer Park Community Development Corporation (DPCDC) budget. Ms. Costlow noted that the Board has limited revenue sources and the expenditures primarily consist of transfers, including support for the Dow Activity Complex (DAC), debt service, and capital projects. Ms. Costlow stated that the preliminary budget is being presented for the Board's review and will return for consideration at the July 27, 2026, Board meeting.

Assistant Board Treasurer Nicole Ganey presented and highlighted the preliminary fiscal year 2026-2027 Deer Park Community Development Corporation (DPCDC) budget. Ms. Ganey reported that sales tax revenues have remained strong in recent years and that the proposed budget continues to use conservative revenue projections to account for potential fluctuations in future collections. Ms. Ganey noted that sales tax revenue are received in arrears and explained that

additional data will be available before the budget returns for consideration at the July 27, 2026, Board meeting.

Ms. Ganey also reviewed investment projections, noting that a portion of the Corporation's funds is invested through local government pools. She stated that investment earnings are expected to remain healthy, although projected interest income has been budgeted conservatively in anticipation of potential declines in interest rates during Fiscal Year 2026-2027.

Parks and Recreation Director Kenny Walsh presented Parks and Recreation specific projects for Fiscal Year 2026-2027. Mr. Walsh noted that the proposed projects are identified in the City's long-range Capital Improvement Plan (CIP) for Fiscal Year 2026-2027. Mr. Walsh proposed park enhancements, recreational facility improvements, development of concrete skatepark, renovation of Minchen Field No. 5 into recreational space, and rollover improvements to the Adult Sports Complex. Mr. Walsh discussed the purpose of each project and how the proposed improvements are intended to enhance park amenities, recreational opportunities, accessibility, and the overall user experience for the community.

Park Enhancements		Concrete Skatepark	
Annual Fence Replacement - PARD has created an annual fence replacement program to update and repair fences at P&R facilities that have been vandalized, damaged or in need of significant repair. - Estimated project cost is \$65,000. 	Shade Canopies in Parks - City has received numerous requests to add shade over playgrounds and add to city parks. Funds will be utilized to install shade canopies over playgrounds and picnic areas when applicable. - Estimated project cost is \$65,000. 	Park Lighting - PARD has received several requests to add park lighting at various neighborhood parks. Funds will be utilized to add park lighting at various neighborhood parks. - Estimated project cost is \$100,000. 	Creation of a concrete pump track for biking and skateboarding - Since the removal of the previous skate park, the department has received numerous requests for a new facility. New facility will be used by bikers and skateboarders alike and will not need an attendant. - Staff are currently reviewing potential locations. - Total project cost is estimated \$250,000.  

Minchen field #5 Renovations	Adult Sports Complex Enhancements – Rollover Project
Renovate the under utilized ball field to recreational space - Field #5 is an underutilized field that is a smaller size compared to other ball fields. - Minchen athletic complex does not have designated recreational space for families during games. This plan would be to renovate field #5 into a recreational green space / playground area. The project is estimated to cost \$350,000. 	Parking lot expansion - The need for parking at the Adult Sports Complex over the years has increased as more and more leagues have used the facilities. - Currently, overflow parking is located North of the existing parking lot in the grass. - This project would replace that grass area with additional parking to better accommodate those utilizing the facility. - Estimated project cost is \$1,400,000.  Restroom Renovation - The current restroom building at the Adult Sports Complex is in need of significant renovations due to vandalism, exposure to the environment, age, and lack of ADA compliance. - Renovations to the building would include, but not limited to, new bathroom configurations, new fixtures, ADA compliance and more. - Estimated project cost is \$750,000. 

Following discussion, Assistant City Manager Sara Costlow summarized the proposed Fiscal Year 2026-2027 Deer Park Community Development Corporation (DPCDC) expenditures. She noted that the proposed budget includes approximately \$7 million in expenditures, consisting primarily of capital improvement projects identified in the City's Capital Improvement Plan (CIP), operating expenses, a transfer to support Dow Activity Center (DAC) operations, and debt service transfers.

- ANNOUNCEMENT OF UPCOMING DEER PARK COMMUNITY DEVELOPMENT CORPORATION (DPCDC) MEETINGS FOR 2026. - Assistant Board Secretary Angela Smith acknowledged the upcoming Deer Park Community Development Corporation (DPCDC) Board meetings for 2026. The dates include budget meetings and hearings along with regular quarterly meetings.

2026 regular meetings:

- April 27, 2026 CDC will review preliminary FY 2026-2027 DPCDC budget.
- July 27, 2026 at 5:30 pm - DPCDC adopts FY 2026-2027 budget and submits to council.
- October 26, 2026 at 5:30 pm. - regular quarterly meeting.

Council will review and adopt the DPCDC budget at the August 18, 2026, council meeting.

ADJOURN - President Hicks adjourned the meeting at 5:55 p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
Assistant Board Secretary

Deer Park Community Development Corp.