

**EXPANDED AGENDA**

January 13, 2021

4:00 p.m.	<p><b>I. <u>INFORMATION EXCHANGE</u></b></p> <ul style="list-style-type: none"> <li>A. Resident Advisory Board</li> <li>B. Community Forum</li> <li>C. Report of the Executive Director</li> <li>D. Commissioner Exchange</li> </ul> <p><b>*Community Forum – In order to continue to implement recommended social distancing guidelines, HOC will conduct its meetings via an online platform and teleconference call until further notice. Persons who desire to participate in the Community Forum must complete the Request to Address Commission Form found on the HOC webpage at least 24 hours prior to the start of the meeting. You will be required to provide your full first and last name, a valid email address, as well as a valid phone number to confirm your participation. Approved participants will be notified no later than 12:00 p.m. on the day of the Commission Meeting. Please refer to HOC’s website for the complete Public Observation and Participation Guidelines and for information on HOC’s State of Emergency Open Meeting Procedures.</b></p>	
4:45 p.m.	<p><b>II. <u>APPROVAL OF MINUTES</u></b></p> <ul style="list-style-type: none"> <li>A. Approval of Minutes of December 9, 2020</li> <li>B. Approval of Minutes of December 9, 2020 Administrative Session</li> </ul>	
4:50 p.m.	<p><b>III. <u>CLOSED AND SPECIAL SESSION RATIFICATION</u></b></p> <ul style="list-style-type: none"> <li>A. None</li> </ul>	
4:55 p.m.	<p><b>IV. <u>CONSENT</u></b></p> <ul style="list-style-type: none"> <li>A. Approval of Varun Dhawan and Lexan McDowell to The Board of Directors of The Housing Opportunities Community Partners, Inc.</li> </ul>	
5:00 p.m.	<p><b>V. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u></b></p>	
5:15 p.m.	<p><b>A. Budget, Finance and Audit Committee – Com. Nelson, Chair</b></p> <ul style="list-style-type: none"> <li>1. Approval of First Quarter Fiscal Year 2021 Budget to Actual Statements</li> </ul>	
5:30 p.m.	<ul style="list-style-type: none"> <li>2. Approval of Fiscal Year 2021 First Quarter Budget Amendment</li> </ul>	
5:45 p.m.	<ul style="list-style-type: none"> <li>3. Approval of Calendar Year 2020 Third Quarter Budget Amendment</li> </ul>	
6:00 p.m.	<ul style="list-style-type: none"> <li>4. Authorization to Write-off Uncollectible Tenant Accounts Receivable (July 1, 2020 – September 30, 2020)</li> </ul>	
6:15 p.m.	<ul style="list-style-type: none"> <li>5. Approval to Extend the use of the PNC Bank Line of Credit to Finance Commission Approved Actions Related to Wheaton Gateway</li> </ul>	
6:30 p.m.	<ul style="list-style-type: none"> <li>6. Approval to Renew the Property Management Contract at Tanglewood Cluster</li> </ul>	
6:30 p.m.	<p><b>B. Development and Finance Committee – Com. Simon, Chair</b></p> <ul style="list-style-type: none"> <li>1. <b>Missing Middle:</b> Approval for the Executive Director to Execute Task Order to Engage Selzer Gurvitch Rabin, Wertheimer &amp; Polott, P.C. for Legal Services</li> </ul>	
6:45 p.m.	<ul style="list-style-type: none"> <li>2. <b>Bond Counsel Contracts:</b> Renewal with Kutak Rock, LLP and Ballard Spahr, LLP in Accordance with the Current Contract, Prior Approvals and the Procurement Policy</li> </ul>	

7:00 p.m.	3. <b>Metropolitan:</b> Approval to Select Miner Feinstein Architects as Architect; Authorization for the Executive Director to Negotiate and Execute a Contract, and Authorization to Make Loans to Metropolitan Bethesda Limited Partnership and Metropolitan Development Corporation		
7:15 p.m.	4. <b>Stewartown Homes:</b> Financing Plan, Feasibility, and Public Purpose for Stewartown Homes; Issuance of a Commitment, and Loan to HOC at Stewartown Homes, LLC for Acquisition, Construction, and Permanent Financing; and Borrower Acceptance of Loan in Accordance with the Finance Plan		
7:30 p.m.	5. <b>Westside Shady Grove:</b> Approval to Authorize the Executive Director to Execute a Guaranteed Maximum Price (“GMP”) Contract with Bozzuto Construction Company		
7:45 p.m.	<b>VI. ITEMS REQUIRING DELIBERATION and/or ACTION</b>		
	1. Approval of the Concept Plan for the Wheaton Gateway Development		
8:00 p.m.	<b><u>ADJOURN</u></b>		
	<b><u>DEVELOPMENT CORPORATION</u></b>		
	1. <b>Metropolitan Development Corporation:</b> Approval to Select Miner Feinstein Architects as Architect; Authorization for the Executive Director to Negotiate and Execute a Contract; and Authorization to Make Loans to Metropolitan Bethesda Limited Partnership and Metropolitan Development Corporation		
8:05 p.m.	<b><u>ADJOURN</u></b>		

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NOTES:

1. This Agenda is subject to change without notice.
2. Public participation is permitted on Agenda items in the same manner as if the Commission was holding a legislative-type Public Hearing.
3. ***Times are approximate and may vary depending on length of discussion.***
4. \*These items are listed "For Future Action" to give advance notice of coming Agenda topics and not for action at this meeting.
5. Commission briefing materials are available in the Commission offices the Monday prior to a Wednesday meeting.

If you require any aids or services to fully participate in this meeting, please call (240) 627-9425 or email [commissioners@hocmc.org](mailto:commissioners@hocmc.org).

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