



10400 Detrick Avenue
Kensington, Maryland 20895
240-627-9425

EXPANDED AGENDA

YouTube Link: <https://youtube.com/live/B3-mCBimZOO?feature=share>

February 7, 2024

The public is invited to attend HOC’s February 7, 2024 Monthly Commission meeting in-person. HOC’s Board of Commissioners and staff will continue to participate through a hybrid model (a combination of in-person online participation).

		Resolution #
4:00 p.m.	I. <u>INFORMATION EXCHANGE</u> A. Community Forum B. Report of the Resident Advisory Board C. Report of the President D. Housing Production Fund Update E. Commissioner Exchange	
	II. <u>APPROVAL OF MINUTES</u> A. Approval of Minutes of January 10, 2024 B. Approval of Minutes of January 10, 2024 Closed Session	
	III. <u>COMMITTEE REPORTS AND RECOMMENDATIONS FOR ACTION</u>	
	A. Budget, Finance and Audit Committee- Com. Priest, Chair	
	1. Procurement of Property Management Services: Approval to Select Bozzuto as Property Management Agent for Hillandale Gateway	24-09
	B. Development & Finance Committee, Com. Merkowitz, Chair	
	1. Hillandale Gateway: Approval of Additional Funding for Legal Services Provided by Gallagher, Evelius and Jones LLP for Hillandale Gateway	24-10

	2. Hillandale Gateway: Approval for HOC at Hillandale AR, LLC and HOC at Hillandale NAR, LLC to Enter into Ground Leases Directly with Hillandale Pad II, LLC	24-11
	3. Hillandale Gateway: Approval of Bond Authorizing Resolutions for the Issuance of Tax-Exempt Indebtedness to Finance Hillandale Gateway	24-12a 24-12b 24-12c
	4. Scattered Sites: Authorization to Enter into a Letter of Intent for the Disposition of up to Ten Units in Montgomery Village to Habitat for Humanity Metro Maryland	24-13
	5. Scattered Sites: Approval to Select and Execute a Contract with Innovative Technology, Design & Construction as General Contractor for Scattered Site Properties Pursuant to Invitation for Bid #2435	24-14
	<u>IV. ITEMS REQUIRING DELIBERATION AND/OR ACTION</u>	
	1. Non Profit Preservation Fund: Approval to Enter into a Memorandum of Understanding with Montgomery County Department of Housing and Community Affairs to Provide Underwriting and Administration Services for the Non-Profit Preservation Fund	24-15
	RECESS	
	<u>DEVELOPMENT CORPORATIONS</u>	
	<u>RAD 6 Development Corporation</u> <ul style="list-style-type: none"> • Sandy Spring Meadows: Authorization to Execute a Utility Easement at Sandy Spring Meadow and Receive an Emergency Egress and Pedestrian Easement to Bentley Road 	24-002 ^{RAD6}
	<u>ADJOURN</u>	
	<u>Scattered Site One Development Corporation</u> <ul style="list-style-type: none"> • Approval to Select and Execute a Contract with Innovative Technology, Design & Construction as General Contractor for Scattered Site Properties Pursuant to Invitation for Bid #2435 	24-001 ^{SS1}
	<u>ADJOURN</u>	
	<u>TPM Development Corporation</u> <ul style="list-style-type: none"> • Approval to Select and Execute a Contract with Innovative Technology, Design & Construction as General Contractor for Scattered Site Properties Pursuant to Invitation for Bid #2435 	24-001 ^{TPM}

	<u>ADJOURN</u>	
	<u>RECONVENE HOC MONTHLY MEETING</u>	
	<u>IV. ITEMS REQUIRING DELIBERATION AND/OR ACTION- CONTINUED</u>	
	<p>2. Election of Officers</p> <ul style="list-style-type: none"> • Chair • Vice Chair • Chair Pro Tem 	
6:00 p.m.	<u>ADJOURN</u>	

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) 627-9421 or email Jocelyn.Koon@hocmc.org.