

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

January 22, 2021

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Development and Finance Committee was conducted via an online platform and teleconference on Friday, January 22, 2021, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:04 a.m. Those in attendance were:

Present

Jackie Simon, Chair – Development and Finance Committee

Roy Priest - Commissioner

Richard Y. Nelson, Jr. – Commissioner

Also Attending

Stacy Spann, Executive Director

Aisha Memon, General Counsel

Eamon Lorincz, Deputy General Counsel

Hyunsuk Choi

Patrick Mattingly

Cornelia Kent

Leidi Reyes

Darcel Cox

Charnita Jackson

Nathan Bouvelle

Kayrine Brown, Deputy Executive Director

Zachary Marks

Jennifer Arrington

Fred Swan

Claire Kim

Kathryn Hollister

Jay Shepherd

Vivian Benjamin

Nicolas Deandreis

Patrice Birdsong, Spec. Asst. to Commission

APPROVAL OF MINUTES

The minutes of the December 18, 2020 Development and Finance Committee were approved with a correction on page 3, changing despairing to decoupling, in first paragraph. A motion was made by Commissioner Nelson and seconded by Commissioner Simon. Affirmative votes were cast by Commissioners Simon and Nelson. Commissioner Priest was necessarily absent and did not participate in the vote.

DISCUSSION ITEMS

1. Hillandale Gateway: Approval to Select Renascent, Inc. as the Demolition Contractor for Holly Hall Apartments in Accordance with Information for Bid (“IFB”) #2222 and Authorization for the Executive Director to Negotiate and Execute a Contract for the Demolition

Kayrine Brown, Deputy Executive Director, introduced Kathryn Hollister, Senior Financial Analyst, who provided the presentation. Ms. Hollister requested that the Development and Finance Committee join staff’s recommendation to select Renascent, Inc. as the demolition contractor for the buildings currently at Holly Hall, the development site of Hillandale Gateway, and authorization for the Executive Director to negotiate and execute the contract for the demolition.

Commissioner Simon expressed her appreciation that this was a minority-owned business and that they have been successfully competing. Commissioner Nelson mentioned that they would also subcontract to the Maryland MBES.

Commissioner Priest, who joined the meeting late, commented about the wide range of bids. Commissioner Nelson asked whether there was any follow-up with the high bidders to ascertain what their issues were. Ms. Hollister stated that they did not follow-up with the higher bidders but did with the proposals for some of the lowest most competitive bidders.

A motion was made by Commissioner Nelson and seconded by Commissioner Priest to recommend the item for approval at the February 3, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

2. HOC Headquarters: Authorization to Transmit to Planning, the Second Phase of Mandatory Referral Submission; Approval of Revised FY’21 Predevelopment Budget; Approval of Predevelopment Funding Installment

Kayrine Brown, Deputy Executive Director, introduced Jay Shepherd, Senior Financial Analyst, who provided the presentation to recommend to the full Commission authorization to complete the second phase of the mandatory referral application and an approval of a revised FY’21 pre-development budget, as well as funding of another installment for pre-development funds.

There was much discussion on the exterior and interior design expressed by the Commissioners and discussion on social distancing protocols that will probably continue. Commissioner Priest suggested that the general contractor be involved during the pre-

development. Mr. Shepherd indicated that there is a pre-construction general contractor on board and involved with the design discussion.

Commissioner Nelson suggested that staff should create a resolution to request for the full budget amount instead of repeated requests. Ms. Brown explained that historically budget draws are done in tranches but will look in to the request. Commissioner Nelson also inquired of the solar project. Mr. Marks indicated that this would be discussed at a later time.

A motion was made by Commissioner Nelson and seconded by Commissioner Priest to recommend the item for approval at the February 3, 2021 monthly Commission meeting. Affirmative votes were cast by Commissioners Simon, Priest and Nelson.

Commissioner Simon expressed that this will be an exciting adventure. She also added that she had visited Rockville and was amazed at how the Town Center development is progressing. Commissioner Priest asked if there could be a link added to the webpage with photos and development progression. The team informed that website is being updated and they will discuss adding a link to the page of photos of the progression. Commissioner Nelson expressed to the team to keep up the good work.

A motion was made by Commissioner Nelson and seconded by Commissioner Priest to adjourn the meeting. Affirmative votes were cast by Commissioners Simon, Priest, and Nelson. The meeting adjourned at 10:53 a.m.

Next scheduled meeting is February 19, 2021.

Respectfully submitted,

Stacy L. Spann
Secretary-Treasurer

/pmb

Approved: February 19, 2021