

**UPDATED NOTICE AND EXPANDED AGENDA**

June 9, 2021

**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**

[https://hocmc.org/images/files/CommissionAgenda/2021/OpenMeetingEmergencyProceduresNotice\\_Commission06092021.pdf](https://hocmc.org/images/files/CommissionAgenda/2021/OpenMeetingEmergencyProceduresNotice_Commission06092021.pdf)

Livestream: <https://youtu.be/tOTatO8czCk>

4:00 p.m.	<p><b>I. <u>INFORMATION EXCHANGE</u></b></p> <ul style="list-style-type: none"> <li>A. Community Forum</li> <li>B. Report of the Executive Director</li> <li>C. Commissioner Exchange</li> </ul>
4:30 p.m.	<p><b>II. <u>APPROVAL OF MINUTES</u></b></p> <ul style="list-style-type: none"> <li>A. Approval of Minutes of May 5, 2021</li> <li>B. Approval of Minutes of May 11, 2021 Special Session</li> <li>C. Approval of Minutes of May 26, 2021 Special Session</li> <li>D. Approval of Minutes of May 26, 2021 Closed Special Session</li> <li>E. Approval of Minutes of June 2, 2021 Special Session</li> </ul>
	<p><b>III. <u>CLOSED AND SPECIAL SESSION RATIFICATIONS</u></b></p> <ul style="list-style-type: none"> <li>A. <b>Ratification of Action Taken in Special Session on May 11, 2021:</b> Holly Hall (Disposition of Land; Acquisition – Ground Lease): Approval of the Sale of Holly Hall to Duffie Companies, Inc., and Authorization for the Executive Director to Execute Ground Lease with Duffie Companies, Inc. of HOC’s Holly Hall Property (Post Sale)</li> </ul>
	<p><b>IV. <u>CONSENT</u></b></p> <ul style="list-style-type: none"> <li>A. Approval to Appoint Commissioners to the Board of Directors of Various Development Corporations</li> </ul>
	<b><u>RECESS</u></b>
4:35 p.m.	<p><b>A. <u>Development Corporation Annual Meetings and Approval of FY 22 Budget</u></b></p>
4:40 p.m.	<ul style="list-style-type: none"> <li>1. Alexander House Development Corporation – Annual Meeting and Approval of FY 22 Budget</li> </ul>
4:45 p.m.	<ul style="list-style-type: none"> <li>2. Barclay Apartments Development Corporation – Annual Meeting and Approval of FY 22 Budget</li> </ul>
4:50 p.m.	<ul style="list-style-type: none"> <li>3. Brookside Glen Apartments Development Corporation – Annual Meeting and Approval of FY 22 Budget</li> </ul>
4:55 p.m.	<ul style="list-style-type: none"> <li>4. Diamond Square Development Corporation – Annual Meeting and Approval of FY 22 Budget</li> </ul>
5:00 p.m.	<ul style="list-style-type: none"> <li>5. Glenmont Crossing Development Corporation – Annual Meeting and Approval of FY 22 Budget</li> <li>6. Glenmont Westerly Development Corporation – Annual Meeting and Approval of FY 22 Budget</li> </ul>

5:05 p.m.	7. Magruder’s Discovery Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:10 p.m.	8. The Metropolitan Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:15 p.m.	9. Montgomery Arms Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:20 p.m.	10. Paddington Square Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:25 p.m.	11. Pooks Hill Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:30 p.m.	12. RAD 6 Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:35 p.m.	13. Scattered Site One Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:40 p.m.	14. Scattered Site Two Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:45 p.m.	15. Sligo Hills Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:50 p.m.	16. TPM Development Corporation – Annual Meeting and Approval of FY 22 Budget
5:55 p.m.	17. VPC One Corporation – Annual Meeting and Approval of FY 22 Budget
	18. VPC Two Corporation – Annual Meeting and Approval of FY 22 Budget
6:00 p.m.	19. Wheaton Metro Development Corporation – Annual Meeting and Approval of FY 22 Budget
6:05 p.m.	20. The Oaks at Four Corners Development Corporation a) Annual Meeting and Approval of FY 22 Budget b) Authorization to Renew the Property Management Contracts at The Oaks at Four Corners
	<b><u>RESUME HOC MONTHLY MEETING</u></b>
6:15 p.m.	<b>V. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u></b>
	<b>A. Budget, Finance and Audit Committee – Com. Nelson, Chair</b>
6:25 p.m.	1. <b>Fiscal Year 2021 Third Quarter Budget to Actual Statements:</b> Acceptance of Third Quarter Fiscal Year 2021 Budget to Actual Statements
	2. <b>Uncollectable Tenant Accounts Receivable:</b> Authorization to Write-Off Uncollectable Tenant Accounts Receivable (January 1,2021 – March 31, 2021)
6:35 p.m.	3. <b>Calendar Year 2020 Audits:</b> Acceptance of Calendar Year 2020 Low Income Tax Credit Partnership and Limited Liability Company Audits

6:45 p.m.	4. <b>Extend the Use of the PNC Bank Line of Credit and the Real Estate Line of Credit to Finance Commission Approved Actions:</b> Extend the use of the PNC Bank Line of Credit and the Real Estate Line of Credit to Finance Commission Approved Actions related to Montgomery Homes Limited Partnership (MHLP) VII, Fairfax Court Apartments, HOC Fenwick & Second Headquarters, Brooke Park Apartments, Ambassador Apartments, Avondale Apartments and Year 15 LIHTC Properties
7:05 p.m.	5. <b>Fenton Silver Spring – Property Management Contract:</b> Authorization to Renew the Property Management Contract at Fenton Silver Spring
7:15 p.m.	6. <b>Fiscal Year 2022:</b> Adoption of the Fiscal Year 2022 Budget
7:35 p.m.	<b>B. Development and Finance Committee – Com. Simon, Chair</b> 1. <b>Georgian Court:</b> Approval to Select Hamel Builders as General Contractor for the Renovation of Georgian Court Apartments; Approval to Freeze Leasing to Facilitate Renovation; Approval of Request for Additional Predevelopment Funds; Approval to Draw on the PNC Bank, N.A. Line of Credit Fund Costs Related to the Georgian Court Apartments Transaction; and, Ratification of the Formation of Ownership Entities
7:45 p.m.	2. <b>Shady Grove:</b> Approval to Select Hamel Builders as General Contractor for the Renovation of Shady Grove Apartments; Approval to Freeze Leasing to Facilitate Renovation; Approval of Request for Additional Predevelopment Funds; Approval to Draw on the PNC Bank, N.A. Line of Credit Fund Costs Related to the Shady Grove Apartments Transaction; and, Ratification of the Formation of Ownership Entities
7:55 p.m.	3. <b>Strathmore Court:</b> Authorization to Transfer Units from HOC to Strathmore Court Associates Limited Partnership; Authorization for Strathmore Court Associates Limited Partnership to Accept the Transfer of Units; and, Authorization for Strathmore Court Associates Limited Partnership to Complete the Federal Housing Administration (FHA) Risk Share Refinance
8:15 p.m.	<b><u>CLOSING STATEMENT</u></b>
8:25 p.m.	<b><u>ADJOURN</u></b>
8:30 p.m.	<b><u>CLOSED SESSION</u></b> A closed session will be called to order pursuant to Sections 3-305(b)(3) and 3-305(b)(13) of the General Provisions Article of the Annotated Code of Maryland

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.