



10400 Detrick Avenue  
Kensington, Maryland 20895  
240-627-9421

**EXPANDED AGENDA**

YouTube Link: <https://youtube.com/live/2dmeOK2nlp8?feature=share>

June 5, 2024

**The public is invited to attend HOC's June 5, 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 and online participation).**

		Res. #
4:00pm	<b>I. <u>INFORMATION EXCHANGE</u></b> A. Community Forum B. Report of the President C. Commissioner Exchange D. Report of the Resident Advisory Board	
	<b>II. <u>APPROVAL OF MINUTES</u></b> A. Approval of Minutes of May 8, 2024 Open Session B. Approval of Minutes of May 8, 2024 Closed Session	
	<b>III. <u>CONSENT ITEM</u></b> 1. <b>Westwood Towers:</b> Approval of Additional Funding for the Continuation of Litigation Services for Westwood Tower Apartments 2. <b>Development Corporation:</b> Approval to Appoint Commissioners to the Board of Directors of Various Development Corporations	24-42 24-43
	<b>IV. <u>COMMITTEE REPORTS AND RECOMMENDATIONS FOR ACTION</u></b> <b>A. Budget Finance and Audit Committee - Com. Priest, Chair</b>	
	1. <b>Procurement of Property Management Services:</b> Renewal of Property Management Contract for The Leggett	24-44
	2. <b>Fiscal Year 2024 Third Quarter Budget to Actual Statements:</b> Acceptance of FY'24 Third Quarter Budget to Actual Statements	24-45
	3. <b>MetroPointe (Wheaton Metro Limited Partnership):</b> Approval of CY'24 Budget Amendment for MetroPointe (Wheaton Metro Limited Partnership)	24-46
	4. <b>The Leggett:</b> Approval of CY'24 Budget Amendment for The Leggett (Elizabeth House III Limited Partnership)	24-47
	5. <b>Uncollectible Tenant Accounts Receivables:</b> Approval of Request to Write-Off Uncollectible Tenant Accounts Receivable (January 1, 2024 – March 31, 2024)	24-48

	6. <b>Calendar Year 2023 Audits:</b> Presentation of Calendar Year 2023 Low Income Tax Credit Partnership and Limited Liability Company Audits	24-49
	7. <b>Fiscal Year 2025 (FY'25) Budget:</b> Adoption of Fiscal Year 2025 Agency Budget	24-50A 24-50B
	<b>B. Development &amp; Finance Committee, Com. Merkowitz, Chair</b>	
	1. <b>Wheaton Gateway:</b> Approval to Select Clark Construction Group, LLC for General Contracting Services for the Preconstruction and Construction of Wheaton Gateway Development (Phase I), Approval for the President/Executive Director to Negotiate and Execute the Contract for Preconstruction Service, and Approval for the President/Executive Director to Negotiate the Guaranteed Maximum ("GMP") Contract	24-51
	2. <b>Elizabeth House Apartments:</b> Approval of an Additional Bridge Loan of up to of \$1.5 million from the PNC Bank, N.A. \$60 Million Line of Credit ("LOC") to Provide Funding for the Demolition of Elizabeth House Apartments	24-52A 24-52B
	<b>RECESS</b>	
	<b>V. <u>DEVELOPMENT CORPORATION MEETINGS</u></b>	
1.	<b>Alexander House Development Corporation</b>  a. Approval of Minutes of May 8, 2024 b. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-002 <sub>AH</sub>
2.	<b>Barclay Apartments Development Corporation</b>  a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-004 <sub>BC</sub>
3.	<b>Brookside Glen Apartments Development Corporation</b>  a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>BG</sub>
4.	<b>Diamond Square Development Corporation</b>  a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>DS</sub>
5.	<b>Glenmont Crossing Development Corporation</b>  a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>GC</sub>
6.	<b>Glenmont Westerly Development Corporation</b>  a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>GW</sub>
7.	<b>Magruder's Discovery Development Corporation</b>  a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>MD</sub>
8.	<b>Metropolitan Development Corporation</b>  a. Election of Officers and Adoption of FY'2025 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>ME</sub>

9.	<b>Montgomery Arms Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>MA</sub>
10.	<b>The Oaks at Four Corners Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-003 <sub>OC</sub>
11.	<b>Paddington Square Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-003 <sub>PS</sub>
12.	<b>Pooks Hill Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-003 <sub>PH</sub>
13.	<b>RAD 6 Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-004 <sub>RAD6</sub>
14.	<b>Scattered Site One Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-002 <sub>SS1</sub>
15.	<b>Scattered Site Two Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>SS2</sub>
16.	<b>Sligo Hills Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>SH</sub>
17.	<b>TPM Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-002 <sub>TPM</sub>
18.	<b>VPC One Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>VCP1</sub>
19.	<b>VPC Two Corporation</b> a. Election of Officers and Adoption of FY'2025 Operating & Capital Budgets <b>ADJOURN</b>	24-001 <sub>VPC2</sub>
20.	<b>Wheaton Metro Development Corporation</b> a. Election of Officers and Adoption of FY'25 Operating and Capital Budgets <b>ADJOURN</b>	24-001 <sub>WM</sub>
	<b>RECONVENE</b>	
6:00 p.m.	<b>ADJOURN</b>	