

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

February 26, 2024

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Development and Finance Committee was conducted virtually on January 26, 2024 with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:04 a.m. There was a livestream of the meeting held on YouTube, available for viewing [here](#). Those in attendance were:

Present

Jeffrey Merkowitz - Chair
Roy Priest - Commissioner
Robin Salomon - Commissioner

Also Attending

Chelsea Andrews, President/Executive Director	Kayrine Brown, Senior Executive Vice President
Paige Gentry, Deputy General Counsel	Zach Marks
Richard Congo	Kathyrn Hollister
David Brody	Alex Laurens
Jay Shepherd	Morgan Tucker
Ellen Geoff	Meghan Hodge

Attending via Zoom

Tia Blount	Timothy Goetzinger
Sean Asberry	Terri Flower
John Wilhoit	Matt Husman
Contessa Webster	DaVida Rowley-Blackman

IT Support

Aries Cruz, IT Support

Commission Support

Jocelyn Koon, Senior Executive Assistant

Commissioner Merkowitz opened the meeting with a welcome and introduction of Commissioner Priest, Commissioner Salomon, and President Chelsea Andrews. Commissioner Merkowitz began the meeting with the approval of the minutes.

APPROVAL OF MINUTES

The minutes of the January 26, 2024 Development and Finance Committee meeting were approved upon a motion by Commissioner Priest and seconded by Commissioner Salomon. Affirmative votes were cast by Commissioners Salomon, Merkowitz, and Priest.

DISCUSSION/ACTION ITEMS:

1. Wheaton Gateway: Authorization for the Developer to Submit for Site Plan Review.

Commissioner Merkowitz introduced Chelsea Andrews, President, to provide an overview of the presentation. President Andrews provided an overview and introduced Zachary Marks, Senior Vice President, and Alex Laurens, Housing Acquisition Manager who provided the presentation. Staff addressed questions from the Committee. Staff recommended that the Development & Finance Committee join staff in recommending that the Commission authorize the Developer, at HOC's direction, to submit to M-NCPPC a Site Plan for Wheaton Gateway. The motion was made by Commissioner Salomon and seconded by Commissioner Priest. Affirmative votes were cast by Commissioners Salomon, Merkowitz, and Priest.

2. Scattered Sites: Authorization to Enter into a Purchase and Sale Agreement for the Disposition of up to Ten Units in Montgomery Village to Habitat for Humanity Metro Maryland.

Commissioner Merkowitz introduced Chelsea Andrews, President, to provide an overview of the presentation. President Andrews provided an overview and introduced Zachary Marks, Senior Vice President, and Jay Shepherd, Housing Acquisition Manager, who provided the presentation. Staff addressed questions from the Committee. Staff recommended that the Development and Finance Committee join its recommendation that the Commission authorize the President/Executive Director, or her designee, to negotiate and execute a Purchase and Sale Agreement with HFHMM to purchase the 10 Scattered Site units, generally located in Montgomery Village, for \$90,000 each, in a condition of "as-is, plus HFHMM's costs related closing, for use in its program and in accordance with its program restriction. The motion was made by Commissioner Salomon and seconded by Commissioner Priest. Affirmative votes were cast by Commissioners Salomon, Merkowitz, and Priest

3. Heritage Emory Grove: Approval of the First Amendment to Purchase & Sale Agreement for Emory Grove Village and Camp Hill Square.

Commissioner Merkowitz introduced Chelsea Andrews, President, to provide an overview of the presentation. President Andrews provided an overview and introduced Zachary Marks, Senior Vice President, and Jay Shepherd, Housing Acquisition Manager, who provided the presentation. Staff addressed questions from the Committee. Staff recommended that the Development and Finance Committee support staff's recommendation that the Commission approve the First Amendment to the Purchase & Sale Agreement for Emory Grove Village and Camp Hill Square with Hailey Development, LLC. The motion was made by Commissioner Salomon and seconded by Commissioner Priest. Affirmative votes were cast by Commissioners Salomon, Merkowitz, and Priest.

4. Hillandale Gateway: Approval of the Naming and Branding of Hillandale Gateway in Accordance with HOC Naming Guidelines.

Commissioner Merkowitz introduced Chelsea Andrews, President, to provide an overview of the presentation. President Andrews provided an overview and introduced Tia Blount, Vice President, Public Affairs and Communications, who provided the presentation. Staff recommended that the Development & Finance Committee accept its recommendation, and advance the permanent names, "Radia" and "Lumina" for the age-restricted and non-age restricted buildings, respectively, at Hillandale Gateway development. Commissioner Priest and Commissioner Merkowitz posed that Hillandale Gateway remain part of the naming and branding solution. The motion was made by Commissioner Priest and seconded by Commissioner Salomon. Affirmative votes were cast by Commissioners Salomon, Merkowitz, and Priest.

Based upon this report and there being no further business to come before this session of the Development and Finance Committee, the Committee adjourned the meeting at 11:08 a.m.

Respectfully submitted,

Chelsea Andrews
Secretary-Treasurer

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