

EXPANDED AGENDA

September 1, 2021

YouTube: <https://youtu.be/LhUmctnzBBY>

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://www.hocmc.org/images/files/CommissionAgenda/2021/Commission_NOTICE_-_Open_Meeting_Emergency_Procedures_Notice09012021.pdf

4:00 p.m.	I. <u>INFORMATION EXCHANGE</u> A. Community Forum B. Report of the Executive Director C. Commissioner Exchange
4:30 p.m.	II. <u>APPROVAL OF MINUTES</u> A. Approval of Minutes of July 7, 2021 B. Approval of Minutes of July 28, 2021 Special Session C. Approval of Minutes of July 28, 2021 Closed Special Session
4:35 p.m.	III. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u>
4:35 p.m.	A. Budget, Finance and Audit Committee – Com. Nelson, Chair 1. County Fiscal Year 2023-2028 (FY’23-28) Capital Improvements Program Budget: Authorization to Submit County FY’23-28 Capital Improvements Program Budget
4:45 p.m.	2. Wheaton Gateway, LLC and 8800 Brookville Road (Lyttonsville): Approval to Extend the Maturity Dates for the Draws on the PNC Bank Line of Credit Which Financed the Acquisition of Lindsay Ford (Wheaton Gateway) and the Lyttonsville Site (8800 Brookville Road)
4:55 p.m.	3. Spring Garden One Associates Limited Partnership – Property Management Contract: Presentation of Request to Renew the Property Management Contract for Spring Garden One Associates Limited Partnership
5:05 p.m.	4. The Willow Manor Properties – Property Management Contract: Presentation of Request to Renew the Property Management Contract for The Manor at Clopper’s Mill, LLC, The Manor at Colesville, LLC, and The Manor at Fair Hill Farm, LLC
5:15 p.m.	B. Development and Finance Committee – Com. Simon, Chair 1. Mortgage Finance: Approval to Renew the Contracts of the Underwriting Team Consisting of a Senior Manager, Co-Senior Manager, and Co-Managers in Accordance with the Current Contracts and the Procurement Policy
5:25 p.m.	2. Westside Shady Grove Building D: Approval to Select Kim Engineering, Inc. for Construction Materials Testing and Third-Party Inspector and Authorization for the Acting Executive Director to Execute a Contract in Accordance with Request for Proposal #2265
5:35 p.m.	3. Willow Manor: Approval of a Final Development Plan, Including the Approval and Acceptance of a Seller Note and Bridge Financing for the

	Transaction, and Approval to Execute a Contract and Early Start Agreement with Nastos Construction, Inc.		
5:45 p.m.	4. Willow Manor: Approval of the Financing Plan, Feasibility and Public Purpose for Willow Manor Properties; Authorization to Issue Loans to HOC at Willow Manor, LLC for Acquisition and Construction Financing; Authorization to Issue a Commitment for Permanent Financing; and, Authorization for the Borrower to Accept Loans in Accordance with the Finance Plan		
5:55 p.m.	5. The Upton II: Approval for the Acting Executive Director to Execute Change Order to Continue CFI Construction for Construction Management Services		
6:05 p.m.	6. Georgian Court: Approval of the Final Development Plan for Georgian Court and Authorization for the Acting Executive Director to Sign the General Contractor Contract with Hamel Builders, Inc.		
6:15 p.m.	7. Shady Grove: Approval of the Final Development Plan for Shady Grove and Authorization for the Acting Executive Director to Sign the General Contractor Contract with Hamel Builders, Inc.		
6:35 p.m.	<u>CLOSING STATEMENT</u>		
6:40 p.m.	<u>ADJOURN</u>		
6:55 p.m.	<u>CLOSED SESSION</u> A closed session will be called to order pursuant to Sections 3-305(b)(3), 3-305(b)(7), 3-305(b)(8), and 3-305(b)(13) of the General Provisions Article of the Annotated Code of Maryland		
	<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) 627-9425 or email commissioners@hocmc.org.
