

REVISED: October 1, 2021



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

EXPANDED AGENDA

October 6, 2021

YouTube Link: <https://youtu.be/bz5wpds1SH8>

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/2021/20211006_Emergency_Procedures_Notification_COVID19-Open_Meeting_Procedures.pdf

4:00 p.m.	I. <u>INFORMATION EXCHANGE</u> A. Community Forum B. Report of the Acting Executive Director C. Commissioner Exchange		
4:30 p.m.	II. <u>APPROVAL OF MINUTES</u> A. Approval of Minutes of September 1, 2021 B. Approval of Minutes of September 1, 2021 Closed Session C. Approval of Minutes of September 15, 2021 Special Session D. Approval of Minutes of September 15, 2021 Closed Special Session E. Approval of Minutes of September 23, 2021 Special Session F. Approval of Minutes of September 23, 2021 Closed Special Session		
4:35 p.m.	III. <u>CLOSED AND SPECIAL SESSION RATIFICATION</u> A. Housing Opportunities Commission (HOC): Ratification of Action taken in Closed Special Session held on September 23, 2021 – Approval to Accept Two Lines of Credit from PNC Bank, N.A.		
	IV. <u>CONSENT</u> A. Approval to Amend the Housing Opportunities Commission Written Minutes Dated October 15, 2019		
4:40 p.m.	V. <u>COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION</u>		
	A. Budget, Finance and Audit Committee – Com. Nelson, Chair 1. Fiscal Year 2021 Fourth Quarter Budget to Actual Statements: Approval of the Fourth Quarter Fiscal Year 2021 Budget to Actual Statements 2. Fiscal Year 2022 First Quarter Budget Amendment: Approval of the Fiscal Year 2022 First Quarter Budget Amendment 3. Uncollectible Tenant Accounts Receivable: Authorization to Request Write-Off Uncollectible Tenant Accounts Receivable (April 1, 2021 – June 30, 2021) 4. Addition of Third Signer to HOC Bank Accounts: Request to Authorize the Addition of the Human Resources Director as a Third Signer to HOC’s Bank Accounts		
4:45 p.m.			
4:55 p.m.			
5:05 p.m.			
5:10 p.m.	B. Development and Finance Committee – Com. Simon, Chair 1. Georgian Court: Approval of the Financing Plan, Feasibility and Public Purpose; Authorization to Issue Loans at HOC at Georgian Court, 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		
5:25 p.m.	2. Shady Grove: Approval of the Financing Plan, Feasibility and Public Purpose; Authorization to Issue Loans at HOC at Shady Grove, 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		
5:35 p.m.	3. Upton II: Approval to Remove Cap of \$6.5MM and Restore the Maximum Bridge Loan of \$12MM Approved from Draws on the PNC Bank, N.A. Real Estate Line of Credit (“RELOC”) for the Upton II Financing		
5:45 p.m.	4. Approval of a Bond Authorizing Resolution Amending and Restating in its Entirety the Bond Authorizing Resolution for Willow Manor Properties to Incorporate the Approval of the Issuance of Bonds to Provide Financing for Georgian Court and Shady Grove Apartments		
6:05 p.m.	VI. <u>ITEMS REQUIRING DELIBRATION and/or ACTION</u>		
	1. 4527 Avondale Street: Authorization for the Acting Executive Director to Enter into a Non-binding Letter of Intent for the Disposition of 4527 Avondale to National Center for Children and Families (NCCF)		
6:15 p.m.	<u>CLOSING STATEMENT</u>		
6:20 p.m.	<u>ADJOURN</u>		
6:30 p.m.	<u>CLOSED SESSION</u> <i>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</i>		
	<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.