

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

November 19, 2021

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Development and Finance Committee was conducted via an online platform and teleconference on Friday, November 19, 2021, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:01 a.m., available for viewing [here](#). Those in attendance were:

Present

Jackie Simon, Chair – Development and Finance Committee
Richard Y. Nelson, Jr. – Commissioner
Jeffrey Merkwowitz – Commissioner

Also Attending via Online

Kayrine Brown, Acting Executive Director
Zachary Marks
Timothy Goetzinger
Ian-Terrel Hawkins
Eugenia Pascual
Millicent Anglin
Marcus Ervin
Jay Shepherd
Fred Swan
Eugenia Pascual
Ellen Goff

Aisha Memon, General Counsel
Victoria Dixon
Jennifer Arrington
Nathan Bovelie
Christina Autin
Claire Kim
Darcel Cox
Terri Fowler
Gail Willison
Olutomi Adebo
Hyunsuk Choi

IT Support

Aries Cruz

Commission Support

Patrice Birdsong, Spec. Asst. to Commission

Commissioner Simon opened the meeting with a welcome and introduction of the Commissioners participating on the Committee.

APPROVAL OF MINUTES

The minutes of the October 22, 2021 Development and Finance Committee were approved upon a motion by Commissioner Nelson and seconded by Commissioner Simon. Affirmative votes were cast by Commissioners Simon and Nelson. Commissioner Merkowitz abstained.

DISCUSSION ITEMS

- 1. Heritage Emory Grove: Approval of a Predevelopment Budget and Funding of Predevelopment Expenditures for Heritage Emory Grove; Approval to Sign Purchase Agreement for 17810 Washington Grove Lane; Review and Approve Terms for the Direct Transfer of Properties in Assemblage from the County Department of General Services; and Approval to Draw on the PNC Bank, N.A. Real Estate Line of Credit to Fund the Predevelopment Expenditures**

Zachary Marks, Chief Real Estate Officer, provided a presentation on recommending to the full Commission approval to authorize the Acting Executive Director to execute a purchase and sale agreement for the disposition of land and improvements at Emory Grove and Camp Hill Square to Hailey Development LC. The staff also requested approval of funds for associated disposition activities for the sale of Emory Grove Village and Camp Hill Square and for initial master planning activities, and to draw on PNC Real Estate Line of Credit.

There was discussion among the Commissioners and staff. Commissioner Merkowitz suggested that staff provide more history of Emory Grove Village and what happened there, and provide an update on what is taking place now. Commissioner Nelson suggested that some form of outreach be considered to the townhome community near Emory Grove.

A motion was made by Commissioner Nelson to move the item forward to the full Commission for approval at the December 8, 2021 monthly meeting. Commissioner Merkowitz seconded the motion. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

- 2. Cider Mill: Approval to Engage Eastern Concrete Construction to Replace Six Roofs at Cider Mill Apartments**

Millicent Anglin, Asset Manager, provided a presentation to recommend to the full Commission approval to engage Eastern Concrete Construction to replace six (6) roofs at Cider Mill Apartments.

Staff addressed questions of the Commissioners. A motion was made by Commissioner Nelson and seconded by Commissioner Merkowitz to recommend to the full Commission at the

December 8, 2021 monthly meeting. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

There being no further discussion to come before this open session of the Development and Finance Committee, the meeting adjourned at 10:50 a.m.

Respectfully submitted,

Kayrine Brown
Acting Secretary-Treasurer

/pmb

Approved: January 21, 2022