

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

February 18, 2022

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, February 18, 2022, 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	Heather Grendze, Assoc. General Counsel
Zachary Marks	Timothy Goetzinger
Jennifer Arrington	Kathryn Hollister
Paige Gentry	Nathan Bovel
Eugenia Pascual	Darcel Cox
Charnita Jackson	Terri Fowler
Marcus Ervin	Ellen Goff
John Broullire	Jocelyn Cruz
Gio Kaviladze	Hyunsuk Choi
Ian-Terrell Hawkins	

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 January 21, 2021 Development and Finance Committee open and closed session meetings were approved upon a motion by Commissioner Merkowitz and seconded by Commissioner Nelson. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

DISCUSSION ITEMS

1. Hillandale Gateway: Design Update; Approval of a Preliminary Development Plan; Approval to Select CBG Building Company as General Contractor; and Approval to Select Lambis Rank for Construction Management Services

Kathryn Hollister, Senior Financial Analyst, provided a presentation on recommending to the full Commission the proposed preliminary development and finance plan, selecting CBG Building Company as the general contractor and authorizing the Acting Executive Director to negotiate a contract, and the selection of Lambis Rank as the third-party construction manager and authorizing the Acting Executive Director to execute a contract with the firm.

There was discussion among the Commissioners and staff regarding the affordability mix of the age restricted and non-age restricted units.

With no further questions, a motion was made by Commissioner Nelson to recommend to the full Commission at the March 2, 2022 monthly meeting, to approve the proposed Preliminary Development and Finance Plan for the age restricted building at Hillandale Gateway; 2) the selection of CBG Building Company as general contractor for the construction of the Hillandale Gateway and approval for the Acting Executive Director to negotiate a contract with CBG Building Company, and 3) selection of Lambis Rank as third-party construction manager, and authorization for the Acting Executive Director to execute a contract that binds HOC to pre-construction costs only. The motion was seconded by Commissioner Merkowitz. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

2. Bond Counsel: Approval of Firm to Serve the Commission as its Bond Counsel in Accordance with RFP #2288

Jennifer Arrington, Acting Director of Mortgage Finance, provided a presentation to recommend to the full Commission approval to select Kutak Rock LLP, as HOC's bond counsel for both its single family and multifamily parity bond programs for three (3) years term with two (2) additional one-year extensions in accordance with the Commission's Procurement Policy.

A motion was made by Commissioner Merkowitz and seconded by Commissioner Nelson to recommend to the full Commission at the March 2, 2022 monthly meeting. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

There being no further items to come before this open session of the Development and Finance Commission, a motion was made by Commissioners Nelson and seconded by Commissioner Merkowitz to adjourn the meeting. Affirmative votes by Commissioners Simon, Nelson, and Merkowitz. The meeting adjourned at 11:16 a.m.

[NOTE: The closed portion of the committee meeting was cancelled prior to the start of the open portion of the meeting]

Kayrine Brown
Acting Secretary/Treasurer

/pmb