



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

EXPANDED AGENDA

YouTube Link: <https://youtu.be/n6dincNlz5w>

October 4, 2023

The public is invited to attend HOC’s October 4, 2023 Monthly Commission meeting in-person. HOC’s Board of Commissioners and staff will continue to participate through a hybrid model (a combination of in-person online participation).

		Res #
4:00 p.m. pg.4	I. <u>INFORMATION EXCHANGE</u> A. Community Forum B. Report of the Executive Director C. Commissioner Exchange	
pg.14 pg.20 pg.23 pg.25	II. <u>APPROVAL OF MINUTES</u> A. Approval of Minutes of September 13, 2023 B. Approval of Minutes of September 13, 2023 Closed Session C. Approval of Minutes of September 21, 2023 Special Session D. Approval of Minutes of September 21, 2023 Closed Session	
pg.28	III. <u>CONSENT</u> A. Approval of New Participating Lender for Single Family Mortgage Purchase Program	23-56 (pg.33)
	IV. <u>COMMITTEE REPORTS AND RECOMMENDATIONS FOR ACTION</u>	
pg.36 pg.53	A. Budget, Finance and Audit Committee- Com. Nelson, Chair 1. Fiscal Year 2023 Fourth Quarter Budget to Actual Statements: Acceptance of Fourth Quarter FY’23 Budget to Actual Statements 2. Uncollectible Tenant Accounts Receivable: Authorization to Write-Off Uncollectible Tenant Accounts Receivable (April 1, 2023 – June 30, 2023)	23-57 (pg.47) 23-58 (pg.58)
	B. Development & Finance Committee, Com. Merkowitz, Chair	

pg.60	1. HOC Headquarters: Approval to Negotiate and Execute a Guaranteed Maximum Price Contract with Paradigm Contractors, LLC	23-59 (pg.70)
pg.71	2. HOC Headquarters: Approval of the Financing Plan for Construction and Permanent Financing; and Approval of Bond Authorizing Resolution	23-60a (pg.85) 23-60b (pg.87)
pg.92	3. MetroPointe: Approval to Acquire Limited Partner Interest in Wheaton Metro Limited Partnership	23-61 (pg.97)
C. ITEMS REQUIRING DELIBERATION AND/OR ACTION		
pg.100	1. HOC Strategic Plan: Strategic Plan Status Update and Next Steps	No Res.
pg.104	CLOSING STATEMENT Vote to close meeting	
	ADJOURN	
6:00 p.m.	CLOSED SESSION <i>The closed Session will be called to order pursuant to Section 3-305(b)(1), 3-305(b)(7), 3-305(b)(8), 3-305(b)(9), and 3-305(b)(13) of the General Provisions Article of the Annotated Code of Maryland.</i>	

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) 627-9421 or email Jocelyn.Koon@hocmc.org.