

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Development and Finance Committee Minutes

January 27, 2023

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Development and Finance Committee was conducted via a hybrid model on January 27, 2023, with some participating by online platform/teleconference, and others participating in-person at 10400 Detrick Avenue, Kensington, Maryland beginning at 10:04 a.m., available for viewing [here](#). Those in attendance were:

Present

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

Also Attending

Chelsea Andrews, Executive Director
Aisha Memon, General Counsel
Zachary Marks
Gio Kavaladze

Kayrine Brown, Deputy Executive Director
Paige Gentry, Deputy General Counsel
Marcus Ervin

Attending via Zoom

Fred Swan
Timothy Goetzinger
John Broullires
Terri Fowler

Monte Stanford
John Wilhoit
Ellen Goff
Jay Shepherd

IT Support

Irma Rodriques
Aries Cruz
Genio Etienne

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 December 16, 2022, Development and Finance Committee open session meeting was approved upon a motion by Commissioner Nelson and seconded by Commissioner Merkowitz. Affirmative votes were cast by Commissioners Simon, Nelson, and Merkowitz.

DISCUSSION ITEMS

1. Wheaton Gateway: Approval to Select Lerch Early & Brewer, Chtd. as Land Use Counsel for the Wheaton Gateway Development

Chelsea Andrews, Executive Director, provided an overview and introduction of Marcus Ervin, Director of Real Estate, who provided the presentation requesting recommendation to the full Commission approval to select Lerch Early & Brewer as Land Use Counsel for the Wheaton Gateway Development.

A motion was made by Commissioner Nelson, and seconded by Commissioner Merkowitz, to recommend to the full Commission for approval. Affirmative votes were cast by Commissioners Simon, Nelson and Merkowitz.

Commissioner Simon read the Written Closing Statement and made a motion to adopt the statement and close the meeting. Commissioner Nelson seconded the motion, with Commissioners Simon, Nelson, and Merkowitz voting in approval.

Based upon this report and there being no further business to come before this session of the Development and Finance Committee, the Committee adjourned the open session at 10:10 a.m. and reconvened in closed session at 10:20 a.m.

In compliance with Section 3-306(c)(2), General Provisions Article, Maryland Code, the following is a report of the Development and Finance Committee closed session held on January 27, 2022 at approximately 10:20 a.m. via a hybrid model (a combination of participation by online platform and in-person), with moderator functions occurring at 10400 Detrick Avenue, Kensington, MD 20895. The meeting was closed under the authority of Section 3-305(b)(3) to discuss the potential acquisition of multifamily property, and Section 3-305(b)(13) to discuss the confidential commercial and financial terms of a potential commercial lease at an HOC controlled property.

The meeting was closed and the closing statement dated January 27, 2023 was adopted on a motion made by Jackie Simon, seconded by Richard Nelson, with Commissioners Jackie Simon, Richard Y. Nelson, and Jeffrey Merkowitz voting in favor of the motion. The following persons were present: Jackie Simon, Richard Y. Nelson, Jeffrey Merkowitz, Chelsea Andrews,

Kayrine Brown, Aisha Memon, Zachary Marks, Marcus Ervin, Paige Gentry, Gio Kaviladze, Jocelyn Koon, Patrice Birdsong, and John Wilhoit.

In closed session, the Commission discussed the below topics and took the following actions:

1. **Topic:** The potential acquisition/purchase of multifamily property located in Silver Spring, Maryland (pursuant to Section 3-305(b)(3)).
 - a. **Action Taken:** No action taken.

2. **Topic:** The confidential commercial and financial terms of a potential commercial lease at an HOC-controlled property (pursuant to Section 3-305(b)(13)).
 - a. **Action Taken:** No action taken.

The closed session was adjourned at 11:05 a.m. with a motion made by Commissioner Richard Y. Nelson, Jr., and seconded by Commissioner Jeffrey Merkowitz. Affirmative votes cast by Commissioners Jackie Simon, Richard Y. Nelson, Jr., and Jeffrey Merkowitz.

Respectfully submitted,

Chelsea Andrews
Secretary-Treasurer

/pmb