

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

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

Special Session Minutes

November 16, 2018

A Special Teleconference Session of the Housing Opportunities Commission of Montgomery County was conducted on Friday, November 16, 2018 at 10400 Detrick Avenue, Kensington, Maryland beginning at 12:15 p.m. Those in attendance were:

Present

Jackie Simon, Chair
Richard Y. Nelson, Jr., Vice Chair
Fran Kelleher

Via Teleconference

Roy Priest

Absent

Edgar Rodriguez, Chair Pro Tem
Linda Croom
Pamela Byrd

Also Attending

Stacy Spann, Executive Director
Shauna Sorrells
Kayrine Brown
Jay Shepherd
Christina Autin

Aisha Memon, Acting General Council
Cornelia Kent
Gail Willison
Terri Fowler

I. ITEMS REQUIRING DELIBERATION AND/OR ACTION

A. Approval of a Unanimous Written Consent Between Wheaton-University Boulevard Limited Partnership and Wheaton Commercial Center Associates Limited Partnership as Unit Owners of The Ambassador, a Condominium Regarding the Demolition of Ambassador Apartments and Retail Units

Zachary Marks, Director of Development, was the presenter.

The foregoing resolution was approved upon a motion by Vice Chair Nelson and seconded by Commissioner Kelleher. Affirmative votes were cast by Commissioners Simon, Nelson, Priest, and Kelleher. Commissioners Rodriguez, Croom, and Byrd were necessarily absent and did not participate in the vote.

RESOLUTION NO.: 18-95

RE: Approval of a Unanimous Written Consent between Wheaton-University Boulevard Limited Partnership and Wheaton Commercial Center Associates Limited Partnership as Unit Owners of The Ambassador, a Condominium, Regarding the Demolition of Ambassador Apartments and Retail Units

WHEREAS, Ambassador Apartments is a mixed-use development comprised of market rate and affordable multifamily housing and a ground floor retail space (the "Ambassador") that is owned via a condominium regime with two owners;

WHEREAS, the residential condominium (which includes the residential floors and parking deck) is owned by Wheaton Boulevard Limited Partnership, a Maryland limited partnership (the "Residential Owner"), which is ultimately wholly owned by the Housing Opportunities Commission of Montgomery County ("HOC");

WHEREAS, the retail condominium (which includes the first-floor retail space and surface parking in front of the building) is owned by Wheaton Commercial Center Associates Limited Partnership ("Retail Owner"), an affiliate of Willco;

WHEREAS, HOC and Retail Owner desire to demolish the Ambassador in order to redevelop the land; and

WHEREAS, in order to demolish the Ambassador, HOC and Retail Owner must execute a Unanimous Written Consent of Unit Owners of The Ambassador, a Condominium;

NOW, THEREFORE, BE IT RESOLVED by the Housing Opportunities Commission of Montgomery County, in its capacity as owner of HOC Ambassador, Inc., the general partner of Residential Owner, and Ambassador I Associates Limited Partnership, the limited partner of Residential Owner, that it hereby authorizes the Executive Director to execute any and all documents, including the Unanimous Written Consent of Unit Owners of The Ambassador, a Condominium, and to take any and all other actions necessary and proper to carry out the actions contemplated herein.

Based upon this report and there being no further business to come before this Special Session of the Commission, a motion was made, seconded and unanimously adopted to adjourn.

The meeting adjourned at 12:30 p.m.

Respectfully submitted,

Stacy L. Spann
Secretary-Treasurer

/pmb

Approved: December 5, 2018