

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, July 27th, 2026

Minutes

Present:

Commissioners:

Vice Chair W. Marshall Knight
Commissioner Regina Nadir
Commissioner Euron Blackwell
Commissioner Brett Theodos
Commissioner Cherice Shannon
Commissioner Layton Wilson

Staff:

Regina Stone-Mitchell, Executive Director, HA
Nicole Garrett, Associate Director, HA
Charlene Wills, General Counsel, HA
Carolyn Floyd, Director HCV Programs, HA
Louis Braswell, Accounting Manager, HA
Crystal Ford, Community Developer, Client Services, HAD
Ray Nix, Development Consultant
Jerry Zanelotti, Construction Manager, HAD
Dante Clark, Procurement Officer, HA
Tiffany McNeal, Human Resources
Mugure K. Crawford-Recorder, HA
Janae Lattimore-Recorder, HA

Guests:

Location:

Via GO-TO-MEETING Link
Dial In: 1-(866) 899-4679 **Access Code:** 819-222-557

Call to Order: Vice Chair Knight called the meeting to order at 5:53pm declaring a quorum with the following Commissioners present Commissioner Brett Theodos, Commissioner Layton Wilson (virtually) Commissioner Cherice Shannon, Commissioner Regina Nadir (virtually), and Commissioner Euron Blackwell

Approval of Minutes: Vice Chair Knight called for a motion to approve June 29th 2026 Board minutes. Commissioner Blackwell called for a motion to approve the minutes. Commissioner Shannon seconded the motion. The June board minutes were approved.

Interim Executive Director Report:

- Interim Executive Director Nicole Garrett introduced HAPGC's new

Executive Director Regina Stone Mitchell.

- Interim Executive Director Nicole Garrett briefed the board on agency updates; including the Transition plan for the New ED
- **Development**

Development and Modernization Consultant, Ray Nix presented the Development & Modernization report for June 2026:

- Mr Nix will meet with ED Regina Stone Mitchell to update her on agency Development activities.

Procurement

- Procurement Officer Dante Clark presented the Procurement Report for the month of June 2026:
- No further discussion occurred from the Board

Housing Choice Voucher Program:

HCV Division Manager, Carolyn Floyd presented the HCV Report for the month of June 2026 as follows:

- Follow up discussion occurred with Commissioner Theodos regarding issuance of vouchers directives in reference to the agency's shortfall.

Interim ED Nicole Garrett reported brief HAD updates for the month of June 2026 on behalf of Crystal Harris, Director of Property & Asset Management, with the following updates :

- There were five (5) move-ins and three (3) move-outs for the month of June 2026

PHA-wide

- Follow up discussion occurred with the Board regarding pending evictions and request to provide an update regarding the opening of the PH Waitlist for the September Board Meeting.

Occupancy/Recertification

- The Vacancy Report for June reporting an overall occupancy rate of 81%.

Client Services

Crystal Ford presented the Client Services report for June 2026 as follows:

- Follow up discussion occurred with the board regarding what school supplies are PH residents' children requesting for back to school.

Resident Fulfillment Log

- No new updates currently for the Resident Fulfillment log

Financial Report

Accounting Manager, Louis Braswell reported on behalf of Jacqueline Massiah reported on key highlights for the month ending June 30, 2026:

- No further discussion occurred from the Board

New Business

- Procurement Manager Dante Clark presented Resolution #1450, a Resolution Authorizing the Executive Director to Execute a Contract for Property Maintenance and Janitorial Services for the Housing Authority of Prince George's County. Vice Chair Knight called for a motion to approve Resolution #1450. Commissioner Shannon motioned to approve resolution #1450 and Commissioner Blackwell seconded the motion. Resolution #1450 was approved.
- Procurement Manager Dante Clark presented Resolution #1451, a Resolution Authorizing the Executive Director to Execute a Contract for Housing Quality Standards (HQS) Inspections Services for the Housing Authority of Prince George's County. Vice Chair Knight called for a motion to approve Resolution #1451. Commissioner Theodos motioned to approve resolution #1451 and Commissioner Shannon seconded the motion. Resolution #1451 was approved.

Public Comments:

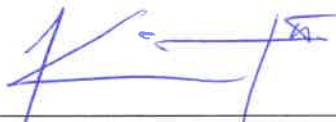
- None

Adjournment

- Vice Chair Knight motioned to adjourn the public meeting at 6:48pm to vote to go into closed session to discuss appointments, employment, and legal matters. By unanimous vote, the Board of Commissioners meeting adjourned the public meeting at 6:49pm. At 6:50pm voting occurred to go into closed session, by unanimous vote the Board of Commissioners voted to go into closed session. The closed session started at 6:55pm. At 7:50pm Vice Chair Knight motioned to adjourn the closed session and vote to open back the public meeting. By unanimous vote the Board of Commissioners adjourned the closed session. The Board voted unanimously to open back up the public session at 7:51pm. Chair Vice Chair Knight then motioned to adjourn the public meeting at 7:52pm. By unanimous vote, the Board of Commissioners adjourned the public meeting at 7:53pm.

Attest/ Witness:





W. Marshall Knight
Vice Chairman



Nicole G. Garrett
Interim Executive Director/Secretary