



Tiffany A. Dixon
Executive Director

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**Housing Authority Board of Commissioners
of the City of Michigan City, Indiana
Executive Director Tiffany A. Dixon**

**Minutes of the Regular Meeting
January 16, 2025**

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority (MCHA) was held on January 16, 2025, at 621 E. Michigan Blvd., Michigan City, Indiana 46360.

Present: Tulani Reyna, Vice Chairperson
Michael Vinson, Commissioner
Stasi Benning, Commissioner
Phaedra Greer, Commissioner
Heather Conley, Commissioner

Absent: Robert Lonie, Chairman

MCHA Staff: Tiffany A. Dixon, Executive Director
Marisol Miranda, HCV Program Manager

I. Call to Order

Vice Chairperson Tulani Reyna called the meeting to order at 3:03 PM.

II. Pledge of Allegiance

The Board stood for the Pledge of Allegiance.

III. Roll Call

Roll call was conducted by Executive Director, Tiffany Dixon:

Present:

Tulani Reyna
Michael Vinson
Stasi Benning

Phaedra Greer
Heather Conley

Absent: Robert Lonie



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IV. ELECTIONS OF OFFICERS

As Chairman Robert Lonie was absent, Attorney Tramel Raggs facilitated the nominations and election process.

Chairperson Election

- Commissioner Benning nominated Commissioner Greer.
- Commissioner Reyna nominated Commissioner Vinson.

Roll Call for Commissioner Greer:

- Reyna – Nay
- Benning – Aye
- Conley – Nay
- Greer – Aye
- Vinson – Nay

Roll Call for Commissioner Vinson:

- Reyna – Aye
- Benning – Nay
- Conley – Aye
- Greer – Nay
- Vinson – Aye

Commissioner **Michael Vinson** was elected as **Chairperson for 2025**.

Vice Chairperson Election

- Commissioner Benning nominated Commissioner Greer.
- Commissioner Vinson nominated Commissioner Reyna.

Roll Call for Commissioner Greer:

- Reyna – Nay
- Benning – Aye
- Conley – Nay
- Greer – Aye
- Vinson – Nay

Roll Call for Commissioner Reyna:

- Reyna – Aye
- Benning – Nay



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- Conley – Aye
- Greer – Nay
- Vinson – Aye

Commissioner **Tulani Reyna** was elected as **Vice Chairperson for 2025**

V. APPROVAL OF MINUTES

A.) August 15, 2024, Regular Board Meeting Minutes

- Motion to approve and motion second
- **Roll Call Vote:**
 - Vinson – Aye
 - Reyna – Aye
 - Benning – Aye
 - Conley – Aye
 - Greer – Aye

August 15, 2024, meeting minutes were approved.

B.) December 19, 2024 regular board meeting minutes

- Motion to approve by Reyna.
- Seconded by Vinson.
- **Roll Call Vote:**
 - Vinson – Aye
 - Reyna – Aye
 - Benning – Aye
 - Conley – Aye
 - Greer – Aye

December 19, 2024, meeting minutes were approved.

VI. CHAIRMAN'S OPENING REMARKS:

Chairperson Vinson expressed enthusiasm about working with the Board, striving to support residents, and fostering a positive and productive environment. He thanked everyone for their commitment.



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VII. PUBLIC COMMENTS

Chairperson Vinson opened the floor for public comment.

- **Chester Smith** and **Nancy Scott** raised concerns regarding unit conditions and other matters related to Michigan City Housing Authority properties.

VIII. COMMUNICATION

Chairperson Vinson noted that there were no formal communications from Attorney Tramel Raggs.

IX. REPORTS

A. Housing Choice Voucher (HCV) Program

- Program Manager Marisol Miranda provided updates and presented the December report, which the Board discussed.

B. Finance Report

- Executive Director Tiffany Dixon reported that the January financial report is expected in February.
- The fee accountant has completed the Financial Data Schedule (FDS), and a meeting will be scheduled to discuss the report.
- A report was presented on monthly checks issued by MCHA.

C. Executive Director's Report

Executive Director Tiffany Dixon provided updates on the following:

1. Fee Accountant
 - Awaiting a scheduled meeting to review the fee accountant's report.
2. Security Grant
 - The internet-based system will retain memory for previously registered key fobs, ensuring continued access.
 - The system operates on battery power.
3. Property Management
 - The property manager position remains open.



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- Five move-ins were completed, with two additional move-ins scheduled for the following week.
- The waiting list activity has not been updated
- Clarified that Boulevard Gardens is not a senior housing facility.
- 4. Open Positions
 - Property Manager
 - Maintenance Staff
- 5. Community Initiatives
 - Hosted a Diabetes Awareness Lunch & Learn in partnership with Minority Health Partners of LaPorte County.
 - Partnered with Chief Corley for the Lakeland Estates Toy Drive.
 - Promoted the MCHA Facebook page.
- 6. Awards Presented
 - Chief Corley received the 2024 Community Partner Award.
 - Marisol Miranda was named Employee of the Year.
 - Allan Biggers received the Rising Star Award.

D. Attorney's Report

Attorney Tramel Raggs had no updates.

IX. New Business

A. Resolution 2025-01: Authorization to Approve 2025 Utility Allowance

- Executive Director Tiffany Dixon explained that the Indiana Housing and Community Development Authority sets a statewide utility allowance. MCHA will initially use their rates before conducting its own study.
- Roll Call Vote:
 - Vinson – Aye
 - Reyna – Aye
 - Benning – Aye
 - Conley – Aye
 - Greer – Aye

Resolution 2025-01 was approved.

B. Resolution 2025-02: Authorization to Honor Rochelle Allison



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- Executive Director Tiffany Dixon read the resolution honoring Rochelle Allison.
- Roll Call Vote:
 - Vinson – Aye
 - Reyna – Aye
 - Benning – Aye
 - Conley – Aye
 - Greer – Aye

Resolution 2025-02 was approved.

X. Old Business

There was no old business to report.

XI. Commissioner Remarks

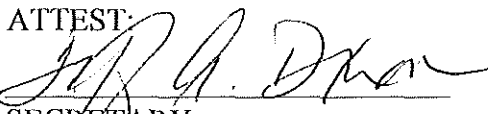
No additional remarks were made.

XII. Adjournment

- Motion to adjourn by Chairman Michael Vinson.
- Seconded by Commissioner Stasi Benning.
- All in favor – Aye.

Meeting adjourned.


CHAIRPERSON

ATTEST:

SECRETARY