

MINUTES OF THE SPECIAL  
MEETING OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY  
OF MICHIGAN CITY, INDIANA, HELD ON  
THURSDAY JANUARY 11, 2024

The Commissioners of the Housing Authority of the City of Michigan City, Indiana held a regular board meeting on Thursday, January 11, 2024. The meeting began at 4:00 p.m. and was held at Michigan City Housing Authority, 621 E. Michigan Boulevard, Michigan City, Indiana 46360. Attendees at this meeting included Chairperson Rodney McCormick, Commissioner Robert Lonie, Commissioner Tulani Reyna, Commissioner Stasi Benning, and Commissioner Jacob Mooneyhan. Attorney Tramel Raggs. Housing Authority employees included Section 8 Housing Manager Angela May-Cooper, HCV specialist Luci Maney, and Finance Assistant Brittany Fulwider

**I. CALL TO ORDER:**

The meeting was called to order at approximately 4:00pm.

**II. PLEDGE OF ALLEGIANCE:**

The board stood for The Pledge of Allegiance. Then had a moment of silence for Robert Lane Jr.

**III. ROLL CALL:**

Commissioner Vinson was absent.

**IV. APPROVAL OF MINUTES:**

**V. PUBLIC COMMENT (3-Minute limit):**

The Chairperson then called for public comment. Sheryl Mannings stood and asked about job openings at The Michigan City Housing Authority. Chairperson McCormick then explained the process and what an applicant should do.

Amon Frierson from Another Level asked what was going on regarding his check. Chairperson McCormick then informed Another Level to the attorney after the meeting.

## **VI. COMMUNICATION:**

## **VII. REPORTS:**

Chairperson Rodney McCormick then moved the meeting along by asking Attorney Raggs for his report. Mr. Raggs stated that he will give his report and the regular board meeting.

## **VIII. NEW BUSINESS:**

The board then moved the meeting along to new business starting with snow removal. Chairperson Rodney McCormick then asked Mr. Wagner of his concerns. Attorney Raggs then stated that there is a procurement process that needs to happen before the board takes a vote, and would recommend that the board not move forward. The board then went into discussion with Mr. Wagner.

The Chairperson then asked for the resolution for the non-disclosure. Attorney Raggs then asked for clarity regarding the non-disclosure. The board then went into discussion. The board tabled the non-disclosure.

The board then asked Attorney Raggs for an update with Gary Housing Authority. Mr. Raggs then recommended a vote for Gary Housing Authority to come in and make an assessment on what needs to be done.

Commissioner Lonie moved to allow another outside agency to come in and help The Michigan City Housing Authority with Commissioner Benning giving a second

### **AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

### **NAYS**

**CARRIED**

Attorney Raggs then recommended that there is a motion to allow Gary Housing Authority or any other outside authority access to the staff and records of Michigan City Housing Authority to do an assessment immediately. Commissioner Lonie moved with Commissioner Benning giving a second.

### **AYES**

Tulani Reyna  
Jacob Mooneyhan

### **NAYS**

Robert Lonie  
Stasi Benning  
Rodney McCormick

**CARRIED**

The Chairperson then moved the meeting along by asking for an update on the interviewing process of the new Executive Director. Commissioner Lonie provided the board with an update. The board then went into discussion.

The board then went into further detail regarding what outside agencies can come in to help The Michigan City Housing Authority.

The Chairperson then stated that the attorney and HUD does not run The Michigan City Housing Authority.

The Chairperson then asked Ms. Manny what day the employee insurance was paid. Ms. Manny stated last week on Monday January 5, 2024 via company debit card. The board then went into discussion.

Chairperson McCormick then moved the meeting along by calling on the line item office manager. McCormick then stated that an office manager needs to be appointed. McCormick continued to state that the office manager will not have the authority to terminate or hire of any person. McCormick clarified by stating that the office manager will be in charge of opening and closing the office, making sure people are coming to work, basic office duties, and that the office manager will be reporting to the Chairperson, HUD, and the attorney. The board then went into further discussion.

Commissioner Benning recommended Blanche Meriweather due to her seniority within The Michigan City Housing Authority.

Commissioner Benning then moved to name an Office Manager with Commissioner Lonie giving a second.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

Commissioner Benning then recommended Blanche Meriweather as the temporary office manager to conduct the day-to-day, be the go to, and maintain the day-to-day of The Michigan City Housing Authority. Commissioner Lonie gave a second. The Chairperson then stated that according to Bruce Nzerem that the office manager will also be the second signature on the checks.

Chairperson McCormick then opened the floor for any other nominations. Luci Manny then stated that since the office did not have knowledge of the position, if the staff could nominate themselves? The Chair then stated no, that it was a board decision and they were moving forward with that authority. The board then went into further discussion.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

Angela May-Cooper then stood and stated for that Blanche Meriweather cannot answer any questions regarding section 8 due to the conflict of interest and the Chair agreed.

The board then moved on to the line item of the MCHA vehicles. Chairperson McCormick then asked who gave authorization for the vehicle to be driven after the board said no.

Luci Manny then stated that Mr. Harris was told by Blanche Meriweather that we the staff could use the car. So Mr. Harris gave the key back so that the car could be used.

Chairperson McCormick then stated for the record that Mr. Harris does not run this agency, Bruce Nzerem in Indianapolis don't run this agency, and HUD doesn't run this agency they provide the finances.

The Chairperson then entertained a motion that any vehicle that belongs to MCH outside of the maintenance department does not get used for home. Commissioner Reyna moved with Commissioner Benning giving a second.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

Chairperson McCormick then stated that who ever is in charge of finance provide a 30-day statement from what has all been spent on the credit card. The board then went into discussion regarding the business card and vehicle.

The Chairperson then stated that HUD doesn't run this agency, they provide finance. However, they have been working with us in partnership due to the unique situation. Chairperson McCormick then stated that he would like the card to be left with the property manager, that way it can be reported. Commissioner Benning then suggested that any purchases go before the office manager and if over a certain amount then it can go to the board.

Attorney Raggs then stated that there is already a number set in term of the procurement policy of \$10,000. The board then went into further detail.

Commissioner Benning then motioned that any purchases go to the office manager and anything over \$100 the chair or vice chair would be notified of the purchase by the office manager.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

The Chairperson then entertained a motion for the finance director get the checks drawn down and make payments to all vendors that The Michigan City Housing Authority owes all past due.

Commissioner Lonie moved to motion that all vendors be paid current immediately with Chairperson McCormick giving a second.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

The Chairperson then moved the meeting to the last line item of board realignment. Chairperson McCormick stated that due to the friction with HUD, the staff, and all the people to be. That it is time for two new officers.

Chairperson McCormick then entertained a motion to have a new election now. Commissioner Benning moved the motion and Commissioner Lonie gave a second.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

The floor then was opened for nominations for the Chair. Commissioner McCormick then nominated Commissioner Lonie. The board then voted on the nomination of Commissioner Lonie as the Chair.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

Chairperson Lonie then opened the floor for nominations of the Vice-Chair. Commissioner Benning nominated Commissioner Reyna.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

Commissioner McCormick moved to accept the schedule for 2024 regular board meetings with the new start time at 4pm. Commissioner Benning second the motion.

**AYES**

Tulani Reyna  
Jacob Mooneyhan  
Robert Lonie  
Stasi Benning  
Rodney McCormick

**NAYS**

**CARRIED**

**IX. UNFINISHED BUSINESS:**

**X. ADJOURNMENT:**

Commissioner McCormick motioned to adjourn with Commissioner Benning giving a second. The ayes had it and the motion carried.

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Robert Lonie, MCHA Chairperson

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ATTEST: