



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
July 18, 2024**

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on July 18, 2024 at 621 E. Michigan City, Indiana 46360.

Present: Robert Lonie, Chairman
Tulani Reyna, Vice Chairperson
Michael Vinson, Commissioner
Stasi Benning, Commissioner
Nicholas Snow, Attorney

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

I. Call to Order

The meeting was called to order at approximately 3:00 PM by Chairman Robert Lonie.

II. Pledge of Allegiance

The Board stood for the Pledge of Allegiance.



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III. Roll Call

Chairman Robert Lonie conducted roll call. The following Commissioners were present:

- Robert Lonie
- Tulani Reyna
- Michael Vinson
- Stasi Benning
- Attorney Nicholas Snow

Absent: Commissioners Heather Conley and Phaedra Greer.

IV. Approval of Minutes

Chairman Robert Lonie noted that no minutes were available for approval at this time.

V. Chairman's Opening Remarks

Chairman Lonie expressed appreciation for the progress made by the Michigan City Housing Authority (MCHA).

VI. Public Comments

Resident Olivia Johnson raised concerns regarding the tone and communication related to her housing unit.

VII. Communication

Chairman Robert Lonie noted no communications from Tiffany Dixon or Attorney Snow.

VIII. Reports



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1. **Housing Choice Voucher (HCV) Program:**

Program Manager, Marisol Miranda provided an update, which the board reviewed and discussed.

2. **Property Management:**

Property Manager, Kourtney Hamer presented updates on property occupancy and efforts to address vacancies, followed by board discussion.

3. **Finance Report:**

Executive Director, Tiffany Dixon informed the board that the finance report is pending reconciliation by the fee accountant. Commissioners reviewed the transaction bills.

4. **Executive Director Report:**

Executive Director, Tiffany Dixon provided updates on the following:

- **2023 Independent Audit:** The audit was completed with no findings.
- **Procurement Policy:** A resolution to update the procurement policy is under review.
- **2025 Budget:** Initial work on the 2025 budget has begun.
- **Security Grant:** Final specifications have been received for updates in collaboration with Trust Techs, Tri Electronics, and Verkada. Planned updates include:
 - Assessing fiber optics and security needs.
 - Replacing doors leading to gardens and hallways.
 - Installing cameras, new locks, and key fobs.
 - Updating the main office door.
- **Resident Engagement Initiatives:**
 - *Coffee with a Cop:* Held at Boulevard Gardens.
 - *Pizza with the Police:* Planned for Lakeland Estates.
 - Tenant meetings are ongoing.
- **Monitor Review:** Progress is ongoing and will be completed by the deadline.



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5. Attorney's Report:

Attorney Snow had no report.

IX. New Business

A.) Authorization to Approve Procurement Policy:

The board reviewed and discussed the Michigan City Housing Authority's Procurement Policy. Tiffany Dixon provided details, addressed questions, and clarified any concerns. A motion was made to approve the policy.

Votes: AYES: Chairman Lonie, Vice Chairperson Reyna, Commissioner Benning, Commissioner Vinson.

B.) Authorization to Create an MCHA Non-Profit Instrumentality:

Chairman Robert Lonie led a discussion on authorizing the creation of an MCHA non-profit instrumentality. Tiffany Dixon explained its importance and provided further clarification. Attorney Snow contributed by answering questions and offering legal insights. A motion was made to approve the creation of the non-profit instrumentality.

Votes: AYES: Chairman Lonie, Vice Chairperson Reyna, Commissioner Benning, Commissioner Vinson.

X. Old Business

A.) Training:

Chairman Robert Lonie discussed HUD Exchange training, emphasizing the importance of completing the "Lead the Way" course as a foundation for compliance. A schedule will be coordinated among the Commissioners for course completion.

XI. Commissioner Remarks



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Chairman Lonie invited comments from the Commissioners. Commissioner Vinson highlighted the improvements made by the Michigan City Housing Authority.

XII. Adjournment

Chairman Robert Lonie called for adjournment. All board members present voted AYE.