



Tiffany A. Dixon  
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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  
August 15, 2024

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on August 15, 2024 at 621 E. Michigan City, Indiana 46360.

Present: Robert Lonie, Chairman  
Tulani Reyna, Vice Chairperson  
Michael Vinson, Commissioner  
Stasi Benning, Commissioner  
Phaedra Greer, Commissioner

Absent: Heather Conley, Commissioner

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

**II. Pledge of Allegiance**

The Board stood for The Pledge of Allegiance

**III. Roll Call**

Noting that a quorum of Commissioners was present, Chairman Robert Lonie called upon Executive Director Tiffany A. Dixon Roll call was taken and the following Commissioners were present: Robert Lonie, Tulani Reyna, Michael Vinson, Stasi Benning, Heather Conley, Phaedra Greer and Attorney Tramel Raggs.

**IV. Approval of Minutes**

Chairman Robert Lonie called for the approval of the board minutes, approval of June 20, 2024 Regular Board Meeting.

**V. Chairman's Opening Remarks:**

Chairman Lonie welcomed everyone, glad to see progress with MCHA.

## **VI. Public Comments:**

Chairman Lonie proceeded to public comment, Blanche Meriweather, Nancy Scott, J. Smith and Rodney McCormick Sr spoke.

## **VII. Communication:**

Chairman Robert Lonie proceeded, to which there was none.

## **VIII. Reports:**

### **A. Housing Choice Voucher**

Chairmen Robert Lonie proceeded, Program Manager Marisol Miranda discussed details of July 2024 monthly activities within the HCV programs. Commissioner Benning questioned about HAP amount spent, Executive Director Tiffany A. Dixon answered.

### **B. Property Management**

Chairman Robert Lonie proceeded, Property Manager Kourtnei Hamer discussed detail of July 2024 activities for MCHA Public Housing/ Property Management report. Chairman Robert Lonie asked how many units needed to be renovated and how many are vacant.

### **C. Finance Report**

Tiffany A. Dixon proceeded, the staff is working to submit monthly financials reports to the Fee Accountant. Fee Accountant still reconciling financial reports. Motion to approve the expense report. AYE: Chairman Lonie, Vice Chairperson Reyna, Commissioner Benning, Greer, Vinson.

### **D. Executive Director Report**

Chairman Robert Lonie proceeded with the directors' report. Tiffany A. Dixon proceeded, discussing the updates happening at MCHA. In the process of working on 2025 budget. Finance reconciliation in progress, passed the new procurement policy.

### **E. Attorney's Report**

Chairman Robert Lonie proceeded with Attorney's report, Attorney Raggs discussed working with the property manager, an eviction was sent over to the attorney office but were dismissed. There are two cases in active litigation.

## **IX. New Business**

### **A. MCHA Bylaws**

Chairman Robert Lonie opened the discussion on the proposed bylaw amendment, highlighting concerns about a potential conflict of interest regarding the presence of a landlord on the board. Commissioner Benning, Attorney Raggs, Rodney McCormick, Chairman Lonie, and Commissioner Greer participated in the discussion regarding the bylaw amendment between MCHA and MC HDI. After the discussion, Chairman Lonie moved to approve the amendment and proceed with the resolution to amend the bylaw.

- **Motion to Approve:** Vice Chairperson Reyna

- **Second Motion:** Chairman Lonie

The motion was put to a vote:

- **Ayes:** Chairman Lonie, Vice Chairperson Reyna
- **Nays:** Commissioner Benning

**Abstain:** Commissioner Vinson and Greer

Motion Passes.

#### B. Operating Budget

Chairman Lonie proceeded to operating budget, Tiffany A. Dixon spoke on 2025 operating budget for Michigan City Housing Authority. Motion to approve the budget, Ayes: Chairman Lonie, Vice Chairperson Reyna, Commissioner Benning, and Commissioner Greer.

### X. Old Business:

#### A. Board Subcommittee

#### B. Training.

1. Chairman Robert Lonie proceeded to discuss the training on HUD exchange.

#### C. HUD Visit Update:

### XI. Commissioner Remarks (3-minute limit)

There were none.

### XII. Adjournment

Motion to adjourn. Chairman Robert Lonie all in favor all Board members AYES.

Meeting adjourned.