



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
December 19, 2024

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on December 19, 2024 at 621 E. Michigan City, Indiana 46360.

Present: Tulani Reyna, Vice Chairperson
Michael Vinson, Commissioner
Stasi Benning, Commissioner
Phaedra Greer, Commissioner
Tramel Raggs, Attorney

Absent: Robert Lonie, Chairman
Heather Conley, Commissioner

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

I. Call to Order

Vice Chairperson Reyna called the meeting to order at 3:08 PM.

II. Pledge of Allegiance

The Board stood for the Pledge of Allegiance.

III. Roll Call

Roll call was conducted by Executive Director, Tiffany A. Dixon:

Present:

- Vice Chairperson Tulani Reyna
- Commissioner Michael Vinson
- Commissioner Stasi Benning
- Commissioner Phaedra Greer
- Attorney Tramel Raggs

Absent:

- Chairmen Robert Lonie
- Commissioner Heather Conley



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IV. Approval of Minutes

July 18, 2024 - Regular Board Meeting Minutes:

- Motion to approve by Commissioner Vinson; seconded by Commissioner Benning.
- Motion carried.
- Votes: Ayes: Reyna, Benning, Vinson, Greer

August 15, 2024 - Regular Board Meeting Minutes:

- Commissioner Benning raised concerns; approval deferred for review.

October 17, 2024 - Regular Board Meeting Minutes:

- Motion to approve by Commissioner Benning; seconded by Commissioner Vinson.
- Motion carried.
- **Votes:** Ayes: Reyna, Benning, Vinson, Greer
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V. Chairman's Opening Remarks

No comments from Vice Chairperson Reyna; Chairperson Lonie was absent.

VI. Public Comments

No public comments were made.

VII. Communication

Vice Chairman Reyna proceeded, to which there was none.

VIII. Reports

Housing Choice Voucher (HCV) Program:

- Program Manager, Marisol Miranda provided updates, which the Board discussed.

Finance:

- Executive Director, Tiffany A. Dixon presented a list of payments for November 2024.
- Finances are under reconciliation, with updates expected by the January meeting.
- Dixon clarified issues regarding a lost check, as noted by Commissioner Benning.



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Executive Director:

- Fee Accountant:
 - 2023-2024 finances are being reconciled; November 30th HUD deadline missed, with a grace period in effect.
 - Considering a new fee accountant for next year.
- Security Grant:
 - Updates on key fob and camera security installations at various properties.
 - Power outage concerns and Wi-Fi questions discussed, with follow-up actions noted.
- Property Management:
 - Updates on tenant move-ins, snow removal, lawn care, and vendor outreach.
- Rehabilitation Projects:
 - RFPs issued; ongoing vendor search. Maintenance staff working on units.
- Community Initiatives:
 - Diabetes awareness lunch-and-learn with Minority Health Partners of LaPorte County.
 - Lakeland Estates toy drive with Chief Corley.
 - Office closed for the holidays and office cleaning; reopening January 6, 2025.
 - Active Facebook page launched.

Attorney:

No updates from Attorney Raggs.

IX. New Business

No new business to report.

X. Old Business

No old business to report.

XI. Commissioner Remarks

- Commissioner Benning inquired about Board elections.
- Attorney Raggs clarified elections occur at the first meeting of the calendar year.

XII. Adjournment

- Motion to adjourn by Commissioner Vinson; seconded by Commissioner Benning.
- Meeting adjourned.