



Michigan City Housing Authority  
Tiffany A. Dixon, Executive Director  
621 East Michigan Blvd  
Michigan City, IN 46360  
(219) 872-7287 Fax (219) 873-7700

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

**Minutes of the Regular Board Meeting**  
**October 16, 2025**

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on October 16, 2025 at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

**Present:** Michael Vinson, Chairman  
Tulani Reyna, Vice Chairperson  
Marlise Rawls, Commissioner  
Kenneth Fly, Commissioner

**Absent:** Stasi Benning, Commissioner  
Phaedra Greer, Commissioner

**MCHA Staff:** Tiffany A. Dixon, Executive Director  
Tammi Cook, Finance Manager  
Marisol Miranda, HCV Manager  
Deziraie Renovales, Property Manager



**Michigan City Housing Authority**  
Tiffany A. Dixon, Executive Director  
621 East Michigan Blvd  
Michigan City, IN 46360  
(219) 872-7287 Fax (219) 873-7700

## **I. CALL TO ORDER**

The Regular Meeting of the Michigan City Housing Authority Board of Commissioners was called to order by Chairman Vinson at approximately 3:02 p.m.

## **II. PLEDGE OF ALLEGIANCE**

All present stood and recited the Pledge of Allegiance.

## **III. ROLL CALL**

Roll call was conducted by Chairman Vinson. The following members were present:

- Chairman Vinson
- Vice Chairperson Reyna
- Commissioner Rawls
- Commissioner Fly

### **Absent:**

- Commissioner Greer
- Commissioner Benning

### **Also Present:**

- Executive Director, Tiffany A. Dixon
- Finance Manager, Tammi Cook
- HCV Manager, Marisol Miranda
- Property Manager, Deziraie Renovales
- Attorney, Nicholas Snow

## **IV. APPROVAL OF MINUTES:**

The minutes of the September 18, 2025 Regular Board Meeting were presented for approval.



**Michigan City Housing Authority**  
Tiffany A. Dixon, Executive Director  
621 East Michigan Blvd  
Michigan City, IN 46360  
(219) 872-7287 Fax (219) 873-7700

**Motion Chairman Vinson**  
**Second Vice Chairperson Reyna**

**Roll Call Vote:**

- Vinson – Aye
- Reyna – Aye
- Rawls- Aye
- Fly- Abstain

**Motion carried.**

**V. CHAIRMANS OPENING REMARKS**

There were no opening remarks

**VI. PUBLIC COMMENT**

There were no public comments.

**VII. COMMUNICATION'S**

There were no formal communications received.

**VIII. Reports**

**A.) Housing Choice Voucher**

Marisol Miranda, HCV Manager shared program updates:

- Acknowledged improved living conditions for voucher holders
- Noted accountability between staff, vendors, and residents

**B.) Public Housing**

Dezaraie Renovales, Property Manager shared program updates:

- Emphasized the need for efficiency in maintenance
- Affirmed the importance of communication with tenants.
- Ensuring compliance with HUD standards regarding the Public Housing waitlist.



**Michigan City Housing Authority**  
Tiffany A. Dixon, Executive Director  
621 East Michigan Blvd  
Michigan City, IN 46360  
(219) 872-7287 Fax (219) 873-7700

### **C.) Finance**

Tammi Cook, Finance Manager provided reports for all programs. Highlights included:

- Noted anticipated HUD funding allocations and how they would be applied to modernization projects.
- Recommended a cautious approach to discretionary spending until federal reimbursements were confirmed.
- Affirmed strategies for cost control and reserve management.

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

Tiffany A. Dixon, Executive Director, shared updates:

- Emphasized the need to align local initiatives with HUD priorities and federal funding opportunities
- Announced plans to expand community programming, including youth engagement and tenant education workshops
- Stressed the importance of preventive maintenance to reduce emergency costs

### **E.) Attorney Report**

Attorney Nicholas Snow shared comments

- Affirmed policies are being implemented for Public Housing for reinforcements for 30-day notices for tenants.

## **IX. NEW BUSINESS**

### **Resolution 2025-23 – Authorization to Approve Disposition order**

- Discussed the proposed disposition policy and the state and federal laws governing it

**Motion:** Chairman Vinson

**Second:** Vice Chairperson Reyna





**Michigan City Housing Authority**  
Tiffany A. Dixon, Executive Director  
621 East Michigan Blvd  
Michigan City, IN 46360  
(219) 872-7287 Fax (219) 873-7700

**Roll Call Vote:**

- Vinson – Aye
- Reyna – Aye
- Rawls – Aye
- Fly- Aye

**Motion carried. Resolution Passed**

**Resolution 2025-24 – Authorization to Approve Change Order for Business Activity vacancy Reduction**

- Requests contingency above the contract amount to get repairs done for roof repairs, windows, furnace repairs, water damage, for various tenant units and vacant units.

**Motion:** Chairman Vinson

**Second:** Vice Chairperson Reyna

**Roll Call Vote:**

- Vinson – Aye
- Reyna – Aye
- Rawls– Aye
- Fly- Aye

**Motion carried. Resolution Passed**

**Resolution 2025-25 – Authorization to Change Order Public Housing**

- Requests contingency above the contract amount to get repairs done for roof repairs, windows, furnace repairs, water damage, for various tenant units and vacant units.

**Motion:** Chairman Vinson

**Second:** Vice Chairperson Reyna



**Michigan City Housing Authority**  
Tiffany A. Dixon, Executive Director  
621 East Michigan Blvd  
Michigan City, IN 46360  
(219) 872-7287 Fax (219) 873-7700

**Roll Call Vote:**

- Vinson – Aye
- Reyna – Aye
- Rawls – Aye
- Fly- Aye

**Motion carried. Resolution Passed**

**X. COMMISSIONER'S REMARKS**

**Chairman Vinson opened the floor for comments**

- Commissioner Fly advised he was out sick last meeting.
- Commissioner Rawls was in attendance after being out per personal reasons, Chairman Vinson, welcomed her back.

**XI. ADJOURNMENT:**

There being no further business, Chairman Vinson called for adjournment.

**All present voted in favor.**

**Meeting adjourned.**

Approved by the Board of Commissioners of the Michigan City Housing Authority on this 18<sup>th</sup> day of September 2025.

**ATTEST:**

  
\_\_\_\_\_

**SECRETARY**

  
\_\_\_\_\_

**CHAIRPERSON**