



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
Dezirae Renovales, Property Manager



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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, Dezirae Renovales
- Attorney, Nicholas Snow

IV. APPROVAL OF MINUTES:

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



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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.



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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



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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



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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 18th day of September 2025.

A handwritten signature in black ink, appearing to read "Tiffany A. Dixon".

ATTEST:

A handwritten signature in blue ink, appearing to read "Tiffany A. Dixon".

CHAIRPERSON

SECRETARY