



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
December 18, 2025

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on December 18, 2025 at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

Present: Michael Vinson, Chairman
Tulani Reyna, Vice Chairperson
Stasi Benning, Commissioner
Marlise Rawls, Commissioner
Phaedra Greer, Commissioner
Kenneth Fly, Commissioner

Absent: All Present

MCHA Staff: Tiffany A. Dixon, Executive Director
Erin Pyne, Procurement Manager
Marisol Miranda, HCV Manager
Deziraie 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 Benning
- Commissioner Rawls
- Commissioner Greer
- Commissioner Fly

Absent:

- Commissioner Greer (arrived after roll call)
- Commissioner Fly (arrived after roll call)

Also Present:

- Tiffany A. Dixon, Executive Director
- Marisol Miranda, HCV Manager
- Deziraie Renovales, Property Manager
- Attorney Jewel Harris

IV. APPROVAL OF MINUTES:

The minutes of the December 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- Aye
- Benning- Abstained

Motion carried.

V. CHAIRMANS OPENING REMARKS

- Chairman Vinson thanked Mrs. Dixon for her continued dedication and service to the MCHA.

VI. PUBLIC COMMENT

- There were no public comments presented

VII. Reports

- MCHA staff did not present verbal reports. Written reports for November 2025 and December 2025 were submitted in board packet.

A.) Executive Director Report

Tiffany A. Dixon, Executive Director, shared updates:

- HAP Checks delayed to first week in January to be mailed due to holidays.
- SEMAP submitted; Expected Standard Performance rating:
- REAC Inspections resumed in October; Monthly HUD monitoring resumed
- FDS submission completed
- PHADA Scholarship outreach
- ROSS Grant application submitted: potential award mid 2026
- Boulevard Gardens Thanksgiving Feast successful
- Lakeland Estates First Responders Christmas Toy Drive to be held on 12/19
- Commissioner IPADS ready for distribution
- Vendor Direct Deposit transition underway



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- Conflict of Interest forms distributed
- Public Housing Utilization remains a concern: rehab efforts ongoing
- New Staff member: Erin Pyne; Procurement & Capital Funds Manager
- Snow removal contract secured for Lakeland Estates
- Community Partner Award: Albertine Allen of LaPorte County Minority Health Coalition
- Employee of the Year Award: Richard Leslie, Maintenance Technician

B.) Attorney Report

- No formal report given; Holiday greeting shared for 2026 Year.

VIII. NEW BUSINESS

Resolution 2025-26 – Approval of Annual & Five-Year Plans

Motion: Chairman Vinson

Second: Vice Chairperson Reyna

Roll Call Vote:

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

Motion carried. Resolution Passed

General Discussion from Commissioner Fly regarding Homelessness:

- Board discussed homelessness concerns
- HUD rules limit emergency placements
- Homeless preference may be added to the administrative plan
- Interest in inter-agency collaboration expressed

IX. Old Business

- None



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X. Commissioner Comments

- Resident safety concerns: lack of cameras near quad units, limited peephole visibility, need for clearer trespassing communication
- Discussion of re-establishing Resident Committee
- Emphasis on proper communication channels

XII. 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 15th day of January 2026.

ATTEST:



SECRETARY



CHAIRPERSON