



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
February 19, 2026

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on February 19, 2026 at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

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

Absent: Kenneth Fly, Commissioner

MCHA Staff: Tiffany A. Dixon, Executive Director
Tammi Cook, Finance Manager
Deziraie Renovales, Property Manager
Marisol Miranda, HCV 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 3:00 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 Greer
- Commissioner Rawls

Absent:

- Commissioner Fly

Also Present:

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



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IV. Elections for Chairman of the Board

- Vinson nominates himself
- Benning nominates Commissioner Fly

Discussions in place about nomination votes, By-Law reviews, and voting laws within the commission board.

Board decides to table elections until the next meeting.

Roll Call Vote:

- Vinson – Aye
- Reyna – Aye
- Benning- Aye
- Greer- Aye
- Rawls- Aye

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

- No questions or concerns for the December 18, 2025 regular Board Meeting, presents for approval from the board.

Motion Chairman Vinson
Second Vice Chairperson Reyna

Roll Call Vote:

- Vinson – Aye
- Reyna – Aye
- Benning- Aye
- Greer- Aye
- Rawls- Aye

Motion carried.

VI. CHAIRMANS OPENING REMARKS

- No opening Remarks



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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:

- 28 Voucher Holders Searching
- Inspections on track
- Lease up numbers are up

B.) Property Management

Desiree Renoales, Property Manager shared program updates:

- Continued efforts on working through Public Housing waitlist
- Business Activities waitlist is currently being worked through
- Efforts from maintenance progressing efforts to close maintenance tickets

C.) Finance

Tammi Cook, Finance Manager provided reports for all programs.

- Finance Department continues to meet the Capital Funds obligations
- Continued finance meeting with fee accountant to go over codes for billing.
- Continued efforts to communicate with tenants with account issues/concerns.

D.) Executive Director Report

Tiffany A. Dixon, Executive Director, shared updates:

- Noted Public Housing eviction process in collaboration with attorney snow to pursue those efforts for collections.
- First Responders Christmas was great for Lakeland and Scattered Sites. Special thanks for all Supporters and Community Partners
- Acknowledged the HCV program is a Standard Performer per HUD's SEMAP certification. Strategies in place for improvement after inspections.
- HUD Inspire inspections are completed and work orders are in place.
- New mailboxes for Boulevard Gardens tenants who reside in the buildings and all will be installed as soon as possible.



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- Lawn Care RFP Posted February 2026
- Erin Pyne completed Procurement Certification Class.
- Capital Fund Program- Housing Authority received notice of Section 9-J for violation 2021 Capital Funds Grants Violation should have been obligated (under contract) by Feb 22, 2023, and because it was not done. Housing Authority now will have to pay that back. HUD took proceeds from the 2025 Capital Fund grant. Copy of letter sent to Attorney Harris for hopes of Appeal
- Resident activities with Work One going well.
- Tenant meetings have been placed back on schedule for MCHA sites Boulevard Gardens and Lakeland Estates & Scattered Sites
- NAHRO Conferences in July 2026, and October 2026
- PHAEDA Conferences in June 2026
- Commissioners Conference in January 2027
- Michigan City Chamber of Commerce Head Shot sign up to get registered.
- Commissioners need to get Direct Deposit forms set up.

E.) Attorney Report

Attorney Nicholas Snow shared updates:

- Attorney Snow spoke of the eviction process and the system that is now in place to remove granted evictions.

IX. NEW BUSINESS

Resolution 2026-01 – Authorization to Approve 2026 Utility Allowance Schedule

Housing Choice Voucher and Public Housing Program use Utility allowance which allows us to consider what utilities that the tenant pays in calculating what they pay in rent. IHCDA has jurisdiction on several counties. Will go in effect March 1, 2026.

Improves affordability for voucher holders

Motion: Chairman Vinson

Second: Vice Chairperson Reyna

Roll Call Vote:



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- Vinson – Aye
- Reyna – Aye
- Benning – Aye
- Greer- Aye
- Rawls- Aye

Motion carried. Resolution Passed

Resolution 2026-02 – Authorization to Approve General Depository Agreement

Relationship between Bank and Michigan City Housing Authority was never granted request for RFP contract with the Michigan City Housing Authority and Horizon Bank for Depositories. This will formally adopt a cost allocation plan that outlines how shared administrative and operational expenses are distributed across various programs (e.g., Public Housing, Housing Choice Voucher, Business Activity)

Motion: Chairman Vinson
Second: Vice Chairperson Reyna

Roll Call Vote:

- Vinson – Aye
- Reyna – Aye
- Benning – Aye
- Greer- Aye
- Rawls- Aye

Motion carried. Resolution Passed

X. COMMISSIONER’S REMARKS

Chairman Vinson opened the floor for comments

- Commissioner Benning spoke about her experience on the board and is requesting attendance report for all commissioners on board.
- Executive Director Tiffany Dixon recites email sent from the Mayors office, confirming she forwarded the email to all commissioners.



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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 19th day of February 2026.

ATTEST:



SECRETARY



CHAIRPERSON