



MICHIGAN CITY

HOUSING AUTHORITY

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

Minutes of the Regular Board Meeting

April 16, 2026

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on April 16, 2026, at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

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

Absent: Tulani Reyna, Commissioner

MCHA Staff: Tiffany A. Dixon, Executive Director
Tammi Cook, Finance Manager



MICHIGAN CITY

HOUSING AUTHORITY

I. CALL TO ORDER

The Regular Meeting of the Michigan City Housing Authority Board of Commissioners was called to order by Vice Chairperson Greer 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 Kenneth Fly, Sr (via Teams)
Vice Chairperson Phaedra Greer
Commissioner Michael Vinson
Commissioner Stasi Benning
Commissioner Marlise Rawls

Absent: Commissioner Tulani Reyna

Also Present:

Tiffany A. Dixon, Executive Director
Tammi Cook, Finance Manager

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES:

The minutes of the Regular Board Meeting were presented for approval.

Motion: Commissioner Vinson

Second: Commissioner Benning

Roll Call Vote:

Fly – Aye
Greer – Aye
Vinson – Aye
Benning – Aye
Rawls- Aye

Motion carried.



MICHIGAN CITY

HOUSING AUTHORITY

V. CHAIRMAN' S OPENING REMARKS

No Chairman opening remarks

VI. PUBLIC COMMENT

There were no public comments.

VII. Reports

A.) Housing Choice Voucher

- Lease ups are increasing
- HCV Program is maxed from the last pull
- Inspections/ Recertifications continue to be done monthly.

B.) Property Management

- Public Housing waiting list is still being processed
- Homeownership program has no movement
- Waiting list for Business Activity has been moving steadily, process explained
- Still leasing units for Lakeland Estates and Boulevard Gardens
- Work orders are still being completed

C.) Finance

Tammi Cook, Finance Manager, provided reports for all programs:

- Meeting Capital Funds obligations in a timely manner
- HAP funding utilization and Reserves were explained
- Financial Summary explained
- Late fees will resume June 6, 2026, notices were mailed to tenants in April 2026

D.) Executive Director Report

Tiffany A. Dixon, Executive Director, shared updates:

- MCHA has created a new non-profit Michigan City Lighthouse Development Corp. with help from legal council
- Tenant and Landlord portals will be added to MCHA website for various online options



MICHIGAN CITY

HOUSING AUTHORITY

- HUD staff will be onsite this coming Monday
- Landscaping contracts are being reviewed

F.) Attorney Report

- a. No updates.

VIII. NEW BUSINESS

Resolution 2026-07- Authorization to Establish Future Board Meeting Dates

- Changing board meeting dates from the 3rd Thursday to the 4th Thursday of the Month

Motion: Chairperson Fly

Second: Vice Chairperson Greer

Roll Call Vote:

Fly – Aye
Greer – Aye
Vinson – Aye
Benning- Aye
Rawls- Aye

Motion carried. Resolution Passed

IX. COMMISSIONER'S REMARKS

Vice Chairperson Greer opened the floor for comments

No comments.

X. ADJOURNMENT:

There being no further business, Vice Chairperson Greer called for adjournment.

All present voted in favor. Meeting adjourned.



MICHIGAN CITY

HOUSING AUTHORITY

Approved by the Board of Commissioners of the Michigan City Housing Authority on this 28th day of May 2026.

ATTEST:

Jeff G. Dixon

SECRETARY

Stasi Benning
CHAIRPERSON