



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

March 19, 2026

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on March 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
Kenneth Fly, Sr., Commissioner

Absent: All Present

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 Michael Vinson
Vice Chairperson Tulani Rayna
Commissioner Stasi Benning
Commissioner Phaedra Greer
Commissioner Marlise Rawls
Commissioner Kenneth Fly, Sr.

Absent:

None

Also Present:

Tiffany A. Dixon, Executive Director
Tammi Cook, Finance Manager
Deziraie Renovales, Property Manager

IV. ELECTION OF OFFICERS:

- Commissioner Fly was nominated for Chairman by Commissioner Benning.
- Chairman Vinson nominated himself for Chairman.
- Roll- Call for Chairman
 - Tie vote
 - For Fly (Benning, Fly, Rawls)
 - For Vinson (Vinson, Greer, Reyna)
- Chairman Vinson withdrew his name from the election.
- Commissioner Fly named the new Board Chairman
- Roll-Call Votes for Vice Chairman
- Commissioner Greer was nominated for Vice Chair by Commissioner Benning.



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- Commissioner Benning was nominated for Vice Chair by Commissioner Fly.
 - Benning respectfully declined.
- Vice Chair Reyna nominated herself for Vice Chair.
- Roll- Call for Vice Chair
 - For Greer (Benning, Fly, Greer, Rawls)
 - For Reyna (Reyna, Vinson)
- Commissioner Greer named the new Board Vice Chairman

V. APPROVAL OF PREVIOUS BOARD MEETING MINUTES:

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

Motion: Chairperson Vinson

Second: Vice Chairperson Reyna

Roll Call Vote:

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

Motion carried.

VI. CHAIRMAN' S OPENING REMARKS

No Chairman opening remarks

VII. PUBLIC COMMENT

There were no public comments.

VIII. NEW BUSINESS

Resolution 2026-03- Authorization to approve legal services contract.

- Approval to renew legal services contract



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Motion: Chairperson Vinson
Second: Vice Chairperson Reyna

Roll Call Vote:

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

Motion carried. Resolution Passed

Resolution 2026-04- Authorization to approve and implement HCV Administrative Plan

- The administrative plan sets policies for the HCV program. The administrative plan needed to be revised so that it aligns HUD regulations.
- PowerPoint showed to review major points in the administrative plan.

Motion: Chairperson Vinson
Second: Vice Chairperson Reyna

Roll Call Vote:

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

Motion carried. Resolution Passed

Resolution 2026-05- Authorization to approve SAC Application for 305 Brinkman

- Unit previously Demo-Dispo. It currently receives no funding.
- Unit is being repositioned from Homeownership to Public Housing
- Clarification, unit is not being torn down, but changing from one program to another



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Motion: Chairperson- Vinson

Second: Vice Chairperson- Reyna

Roll Call Vote:

Vinson – Aye

Reyna – Aye

Benning – Aye

Greer – Aye

Rawls- Aye

Commissioner Fly left meeting.

Motion carried. Resolution Passed

Resolution 2026-06: Authorization to approve demolition of 413 Benton

- 413 Benton is recommended for demolition. The cost to rehab would exceed value.
- There are liability concerns

Motion: Chairperson- Vinson

Second: Vice Chairperson- Reyna

Roll Call Vote:

Vinson – Aye

Reyna – Aye

Benning – Aye

Greer – Aye

Rawls- Aye

Motion carried. Resolution Passed

IX. Reports

A.) Housing Choice Voucher

Marisol Miranda, Housing Choice Voucher Manager shared program updates:

- Lease ups are increasing



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- HCV Program activity is going well PIC report 100%
- Explained the voucher process

B.) Property Management

Desiree Renovales, Property Manager shared program updates:

- Reviewed program activity.
- Maintenance open work orders are decreasing.
- Nspire inspection repairs are in progress.

C.) Finance

Tammi Cook, Finance Manager provided reports for all programs:

- Increase rent collections and decrease vacant units is a priority
- HAP funding utilization was explained
- Late fees for Public Housing residents will begin in June. Tenants will be notified when the April statements are sent.

D.) Executive Director Report

Tiffany A. Dixon, Executive Director shared updates:

- Public Housing residents need to begin community service required by HUD
- Commissioners invited to participate in getting professional pictures taken
- Monthly calls with HUD rising balance with unaged accounts and affects scores with HUD

F.) Attorney Report

- a. No updates.

X. COMMISSIONER'S REMARKS

Chairman Vinson opened the floor for comments

No comments



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XI. ADJOURNMENT:

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

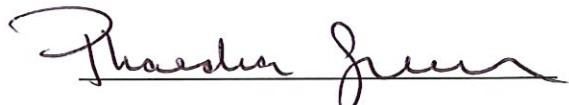
All present voted in favor. Meeting adjourned.

Approved by the Board of Commissioners of the Michigan City Housing Authority on this 19th day of March 2026.

ATTEST:



SECRETARY



VICE CHAIRPERSON