



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
August 27, 2026

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on August 27, 2026, at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

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

Absent: Kenneth Fly, Sr., Chairman

MCHA Staff: Tiffany A. Dixon, Executive Director
Tammi Cook, Finance 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 Michael Vinson at approximately 3:14 p.m.

II. PLEDGE OF ALLEGIANCE

All present stood and recited the Pledge of Allegiance.

III. ROLL CALL

Roll call was conducted by Vice Chairperson Greer.

- Vice Chairperson Phaedra Greer
- Commissioner Tulani Reyna
- Commissioner Marlise Rawls
- Commissioner Stasi Benning
- Commissioner Michael Vinson

Absent:

- Kenneth Fly, Sr. Chairman

Also Present:

- Tiffany A. Dixon, Executive Director

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

The minutes of the Regular Board Meeting held on June 25, 2026, were presented for approval.

Motion: Commissioner Benning

Second: Commissioner Vinson

Roll Call Vote:

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



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Motion carried.

V. CHAIRMAN'S OPENING REMARK'S

No Chairman opening remarks.

VI. PUBLIC COMMENT

- Olivia Johnson spoke regarding the condition of her unit, repeated maintenance issues, leasing and safety concerns.

VII. Reports

A.) Housing Choice Voucher

- No new voucher issuance until after the beginning of 2027, subject to available funding.
- Landlord participation and unit availability were reported as improved compared to earlier years.

B.) Property Management

- Overall occupancy was reported at approximately 73%
- Specialist position to be posted, the position will manage with waiting lists
- Shauna Hill was announced as the new Housing Operations Manager
- Staff continued efforts to lease vacant units
- Business Activity waiting list is being processed.

C.) Procurement

- Pending and Upcoming RPF's are waste management services for Lakeland Estates, Cleaning Services for Boulevard Garden, Health Insurance Broker Services, Snow Removal, Pest Control
- MCHA has contracted with U.S. Inspection Group to perform 3rd party PH inspections
- Public Hearing for the Annual Plan will be conducted on September 22, 2026, at 9 a.m.
- HUD Turnkey waiver was submitted for 305 Brinkman.



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- MCHA is researching a permanent generator for the Lakeland Community Room as well as purchasing a new maintenance vehicle.

D.) Finance

- HAP funding reflected an ongoing shortfall; MCHA has applied for shortfall funding.
- BA rent collections increased, while PH rent collections were reported as having decreased slightly.
- Repayment agreements are being offered to residents with past due balances. 10% of balance is due at the time of signing an agreement.

E.) Executive Director Report

- The CCMR had 54 findings; 42 closed and 12 remaining open'
- HUD's Indianapolis Field Office conducted an on-site assessment as the first step in MCHA's recovery plan.
- A draft recovery plan was previously submitted to HUD.

F.) Attorney Report

- No updates.

VIII. NEW BUSINESS

Resolution 2026-10 Authorization to Approve HCV Write-Off's

- Resolution for the authorization to approve HCV Write-Offs was approved.

Motion: Chairman Benning

Second: Commissioner Vinson

Roll Call Vote:

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



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Resolution 2026-11 Authorization to Approve Business Activity Write-Off's

- Resolution for the authorization to approve BA Write-Offs was approved.

Motion: Chairman Benning
Second: Commissioner Vinson

Roll Call Vote:

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

Motion carried. Resolution Passed

Resolution 2026-12 Authorization to Approve the Fiscal Year 2027 Operating Budget

- Resolution for the authorization to approve FY 2027 operating budget was approved.

Motion: Chairman Benning
Second: Commissioner Vinson

Roll Call Vote:

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

Motion carried. Resolution Passed

IX. OLD BUSINESS

- None

X. COMMISSIONER'S REMARKS

Vice Chairperson Greer opened the floor for comments

- No comments



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IX. ADJOURNMENT:

There being no further business, Commissioner 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 27th day of August 2026.

ATTEST:

Tiffany A. Dixon

SECRETARY

[Signature]

CHAIRPERSON