



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
June 25, 2026**

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on June 25, 2026, at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

Present: Kenneth Fly, Sr. Chairman
Stasi Benning, Commissioner
Marlise Rawls, Commissioner
Michael Vinson, Commissioner

Absent: Phaedra Greer, Vice Chairperson
Tulani Reyna, Commissioner

MCHA Staff: Tiffany A. Dixon, Executive Director



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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 Commissioner Benning 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 Commissioner Benning, and motion approved for Benning to act as Chairperson for meeting due to the absence of the Chairman and Vice Chairperson in person.

- Chairman Kenneth Fly, Sr. (via Zoom)
- Commissioner Stasi Benning
- Commissioner Michael Vinson
- Commissioner Marlise Rawls

Absent:

- Commissioner Reyna
- Vice Chairperson Phaedra Greer

Also Present:

- Tiffany A. Dixon, Executive Director: Present

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

The minutes of the Regular Board Meeting held on May 28, 2026, were presented for approval.

Motion: Commissioner Vinson

Second: Commissioner Rawls

Roll Call Vote:

- Vinson – Aye
- Benning – Aye
- Rawls- Aye
- Fly- Abstain



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Motion carried.

V. CHAIRMAN' S OPENING REMARK'S

No Chairman opening remarks

VI. PUBLIC COMMENT

- Seth Dunlap- complaint that the Executive Director did not respond to his request to help with trimming hedges and the beautification of Boulevard Gardens.

VII. Reports

A.) Housing Choice Voucher

- Recerts and being completed
- Currently, no more families are being pulled from the waiting list
- PIC reporting rate is at 100%

B.) Property Management

- Families are being pulled from the Public Housing waiting list.
- 72 families withdrawn from the PH waiting list
- 11 families in FE status.

C.) Finance

- Key finance initiatives are the same
- Meet capital funds obligations
- Late fees for PH resumed June 6, 2026.

D.) Executive Director Report

- MCHA is participating in HUD's Work & Dignity Coalition
- July anticipation for Tenant appreciation Day for Lakeland and Blvd Gardens
- HUD designated MCHA as a troubled Housing Authority for FYE 9/30/2024
- MCHA is working to enforce the HUD community service requirement PH.
- The agency is currently working on annual agency plan



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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 25th day of June 2026

ATTEST:

Tiffany A. Dixon

SECRETARY

Phaedra Green
Vice **CHAIRPERSON**