

**MEETING MINUTES**

**Jackson Affordable Housing Development Board**

**September 2, 2025**

Meeting was held at Jackson City Hall, 2<sup>nd</sup> Floor  
161 W. Michigan Avenue, Jackson, MI 49201

MEMBERS PRESENT: Toby Berry, Margaux Dever, Sheila Everts, Angelita Gunn, Rachael Wingle,  
Amador Ybarra

STAFF PRESENT: Cory Mays--Grant Coordinator

**1. Call to Order**

The meeting was called to order at 2:04 pm

**2. Adoption of Agenda**

Motion to adopt the meeting agenda for September 2, 2025: Sheila Everts

Second: Toby Berry

Motion passed (6 yay, 0 no)

**3. Approval of Minutes**

Motion to approve the minutes from the April 1, 2025 meeting: Angelita Gunn

Second: Margaux Dever

Motion passed (6 yay, 0 no)

**4. Citizen Comments**

None

**5. 100 Homes Price Increase**

Motion to increase the base price for all homes constructed as part of the 100 Homes Program to \$178,000: Sheila Everts

Second: Margaux Dever

Discussion: board members would like to see additional funds to help offset this increased buyer cost

Motion passed (6 yay, 0 no)

**6. 100 Homes Construction Contract**

Motion to award the remainder of the 100 Homes construction contract to Norfolk Homes: Margaux Dever

Second: Toby Berry

Discussion: Can Norfolk handle the increased work? Will a second 2-story design be offered?

Motion passed (6 yay, 0 no)

**7. 100 Homes and Rehabilitation Program Updates**

Updates provided by staff

**8. Board Member Comments**

Please consider attending the Habitat for Humanity barn dedication for Dave Behnke on 9/26. Please consider attending the grand opening of Andy's Place Part II on 9/18.

Please consider supporting the Habitat for Humanity Capital Campaign.

**9. Adjourn**

Motion to adjourn the meeting at 2:36 pm: Sheila Everts

Second: Margaux Dever

Motion passed (6 yay, 0 no)