

MINUTES

BAY ARENAC BEHAVIORAL HEALTH BOARD OF DIRECTORS FACILITIES & SAFETY COMMITTEE MEETING

Thursday, December 4, 2025 at 5:00 pm

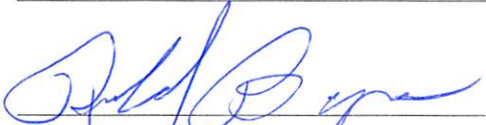
Room 225, Behavioral Health Center, 201 Mulholland Street, Bay City, MI 48708

Committee Members:	Present	Excused	Absent	Committee Members:	Present	Excused	Absent	Others Present:
Jerome Crete, Ch	_____	X	_____	Sally Mrozinski	X	_____	_____	BABH: Tim Banaszak, Marci Rozek, Chris Pinter, Eric Strode, and Sara McRae
Christopher Girard, V Ch	_____	X	_____	Carole O'Brien	X	_____	_____	
Richard Byrne	X	_____	_____	Patrick McFarland, Ex Off	X	_____	_____	
Patrick Conley	_____	X	_____	Robert Pawlak, Ex Off	X	_____	_____	
								Legend: M-Motion; S-Support; MA-Motion Adopted; AB-Abstained

	Agenda Item	Discussion	Motion/Action
1.	Call To Order & Roll Call	Committee Chair Pro Tem, R. Byrne, called the meeting to order at 5:00 pm.	<p>On motion of S. Mrozinski and support of R. Pawlak, J. Crete was excused. The motion passed unanimously.</p> <p>On motion of C. O'Brien and support of S. Mrozinski, C. Girard was excused. The motion passed unanimously.</p> <p>On motion of R. Pawlak and support of P. McFarland, P. Conley was excused. The motion passed unanimously.</p>
2.	Public Input (Maximum of 3 Minutes)	There were not any members of the public present.	
3.	Unfinished Business	There was not any unfinished business.	
4.	<p>New Business</p> <p>4.1) Facilities Update</p> <p>4.2) Safety Committee Notes from the November 5, 2025 Meeting</p>	<p>4.1) E. Strode provided the facilities update noting the new cabinets have been installed at Horizon Home and a janitorial request for proposals (RFP) has been released for the Madison Building.</p> <p>4.2) E. Strode reviewed the meeting notes highlighting a bed bug sighting, a vehicle accident, slip and fall reminder will be released</p>	<p>4.1) No action was necessary</p> <p>4.2) No action was necessary</p>

	<p>4.3) BABHA Future Facilities Planning</p>	<p>to all staff, the Horizon Home Kardex is being updated, and that leadership is internally tracking oil changes for leased vehicles.</p> <p>4.3) E. Strode reviewed the future facilities planning presentation including square footage, office/workspaces, meeting rooms, staff, and parking spaces for the Mulholland, Madison, and North Bay facilities. E. Strode also reviewed strategic options including pros and cons for 1) purchasing existing property to replace Mulholland and/or North Bay, 2) leasing new space to replace Mulholland and/or North Bay, 3) relocate Mulholland services/staff to Madison or North Bay, and 4) potentially expanding the square footage of Madison. E. Strode reported the Madison building is zoned for commercial use and zoning should not be an issue if it is decided to expand this facility. C. Pinter reported the North Bay building is not conducive to health care services. There were discussions related to offices versus cubicles, history of the Mulholland building, community mental health service programs (CMHSPs) were not able to own property until they became an authority, a second level cannot be added to the Madison building due to structural limitations, what financing options are available and cost estimates, commercial construction is currently \$300-400 per square foot, BABHA is currently spending \$18,000 per month for leased facilities and is not building equity, McLaren management and lease options available for the Mulholland building, space capacity needs and whether current square footage is adequate, future capacity needs and the impact of remote work, the current utilization of space at North Bay, and possibility of eventually selling North Bay. The committee requested staff prepare a report with costs addressing contingencies including 1) what if CMHSPs operations are reduced due to the prepaid inpatient health plan (PIHP) procurement, 2) what McLaren offers for rent at Mulholland when the lease extensions expire, and 3) what if North Bay is sold due to its age and limitations.</p>	<p>4.3) No action was necessary</p>
	<p>4.4) Strategic Initiatives & Dashboard Review</p>	<p>4.4) E. Strode and M. Rozek reviewed the dashboard reports related to the Committee's functions.</p>	<p>4.4) No action was necessary</p>

5. Adjournment	On motion of R. Pawlak and support of P. McFarland, the meeting adjourned at 5:36 pm. The motion passed unanimously.
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Richard Byrne, Chair Pro Tem