

AGENDA

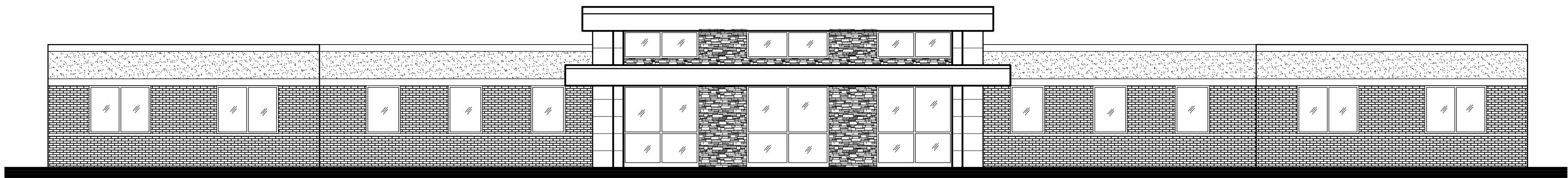
BAY ARENAC BEHAVIORAL HEALTH
BOARD OF DIRECTORS
SPECIAL FACILITIES & SAFETY COMMITTEE MEETING

Wednesday, August 5, 2026 at 5:00 pm

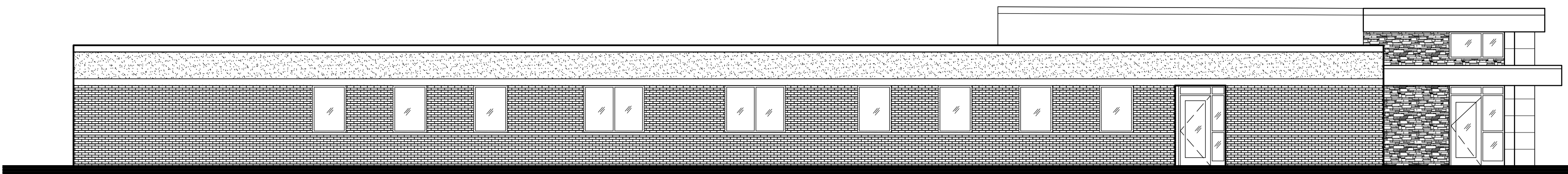
Room 225, Behavioral Health Center, 201 Mulholland Street, Bay City, MI 48708

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

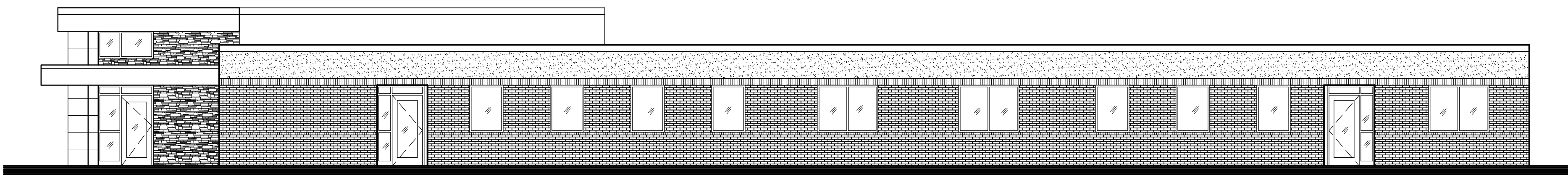
	Agenda Item	Discussion	Motion/Action
1.	Call To Order & Roll Call		
2.	Public Input (Maximum of 5 Minutes)		
3.	BABHA Future Facilities Planning		3) No action necessary
4.	Adjournment	M -	S - pm MA



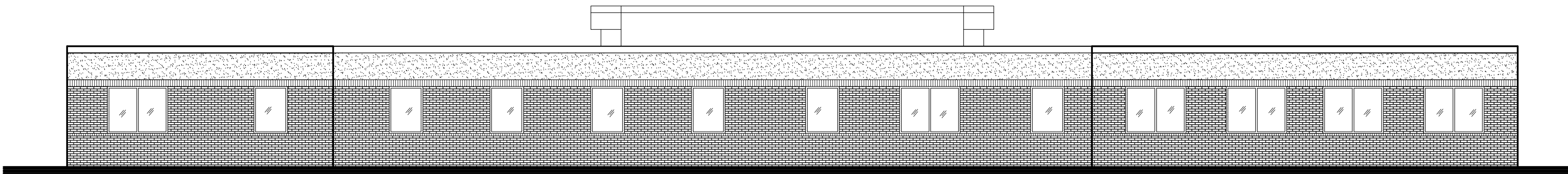
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



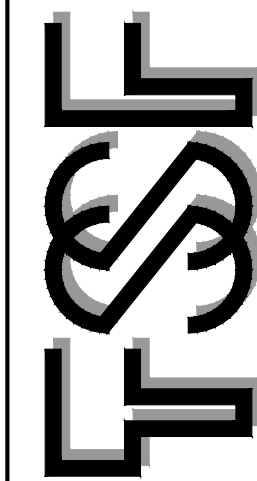
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



	NO.
	DATE

DRAWN BY C.M.B.
DATE 07/01/26
APPROVED

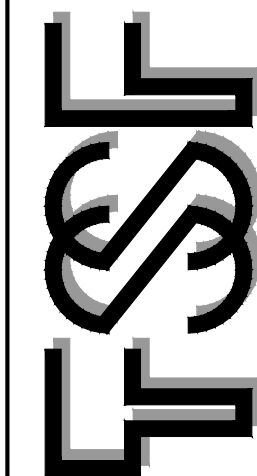
SHEET NO.

P3

PROJECT NO.



 **PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0" 18361 SF



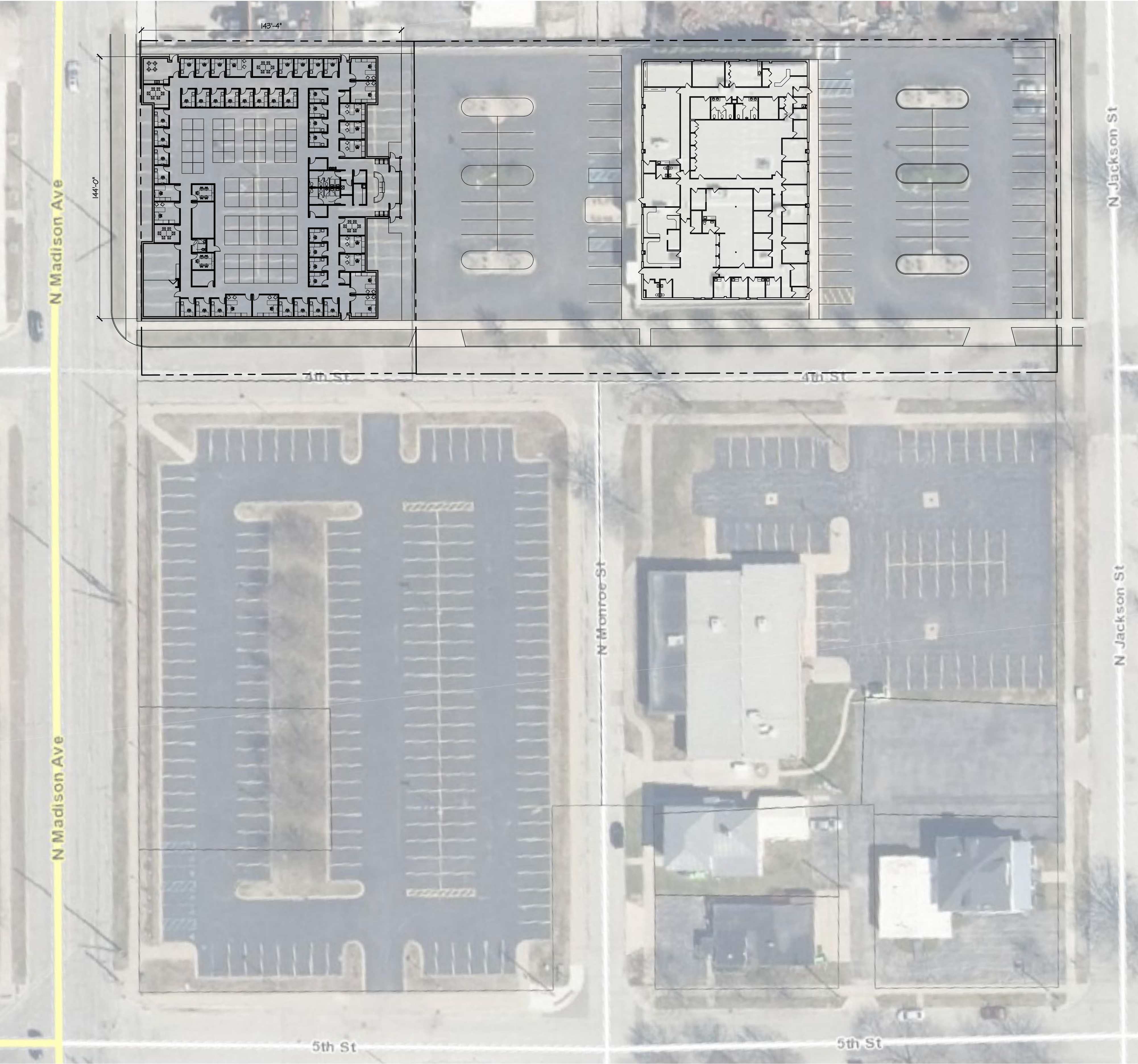
NO.	DATE

DRAWN BY **C.M.B.**
DATE **07/01/26**
APPROVED

SHEET NO.

P1

PROJECT NO.



		DATE	NO.

DRAWN BY C.M.B.
DATE 07/01/26
APPROVED

SHEET NO.

P2

PROJECT NO.

Bay City, Michigan - Code of Ordinances / Chapter 122 - ZONING / ARTICLE XVII. - OFF-STREET PARKING AND L...

VERSION: MAY 21, 2026 (CURRENT)

ARTICLE XVI. - SPECIAL USES ARTICLE XVII. - OFF-STREET PARKING AND LOADING Sec. 122-381. - Off-street parking regulations. Sec. 122-382. - Design standards. Sec. 122-383. - Number of spaces required for various use. Sec. 122-384. - Loading space regulations. Secs. 122-385—122-400. - Reserved. ARTICLE XVIII. - LANDSCAPING AND SCREENING ARTICLE XIX. - WALLS AND FENCES ARTICLE XX. - RESERVED ARTICLE XXI. - STANDARDS FOR SPECIFIC USES	<table> <tr> <td>Supermarkets.</td> <td>1 per 180 sq. ft. of usable floor area.</td> </tr> <tr> <td>Wholesale stores, machinery sales, showroom of a plumber, electrician or similar trade.</td> <td>1 per 500 sq. ft. of usable floor area, plus 1 per employee.</td> </tr> <tr> <td>Retail stores not otherwise specified.</td> <td>1 per 200 sq. ft. of usable floor area.</td> </tr> <tr> <td colspan="2">Office uses.</td> </tr> <tr> <td>Business and professional offices except as otherwise specified.</td> <td>1 per 200 sq. ft. of usable floor area.</td> </tr> <tr> <td>Clinics of doctors, dentists and similar medical professions.</td> <td>1 per 150 sq. ft. of usable floor area.</td> </tr> <tr> <td>Real estate offices.</td> <td>1 per 125 sq. ft. of usable floor area.</td> </tr> <tr> <td colspan="2">Industrial uses.</td> </tr> <tr> <td>Contractor or construction use.</td> <td>1 per employee.</td> </tr> <tr> <td>Manufacturing, industrial production, processing, assembly, compounding, preparation,</td> <td>1 per 750 sq. ft. of gross floor area.</td> </tr> </table>	Supermarkets.	1 per 180 sq. ft. of usable floor area.	Wholesale stores, machinery sales, showroom of a plumber, electrician or similar trade.	1 per 500 sq. ft. of usable floor area, plus 1 per employee.	Retail stores not otherwise specified.	1 per 200 sq. ft. of usable floor area.	Office uses.		Business and professional offices except as otherwise specified.	1 per 200 sq. ft. of usable floor area.	Clinics of doctors, dentists and similar medical professions.	1 per 150 sq. ft. of usable floor area.	Real estate offices.	1 per 125 sq. ft. of usable floor area.	Industrial uses.		Contractor or construction use.	1 per employee.	Manufacturing, industrial production, processing, assembly, compounding, preparation,	1 per 750 sq. ft. of gross floor area.
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12,000 sq ft = 60 spaces business/professional

80 spaces clinics/medical

18,000 sq ft = 90 spaces business/professional

120 spaces clinics/medical

As Proposed = approximately 32 in between the buildings

43 in back lot

TOTAL = 75

14 Agency vehicles would need dedicated parking, reducing the number to **61** spaces

10 – 15 spaces would be required for training on select days

Note: Minimum parking space width is **9'** minimum parking length is **19'** at 90 degrees

Public Data Records

Property Report For:

900 N MADISON AVE

Bay City, MI

48708

Prepared On:

June 12, 2026

[Report Link](#)

YOU MAY NOT USE OUR SERVICE OR THE INFORMATION IT PROVIDES TO MAKE DECISIONS ABOUT CONSUMER CREDIT, EMPLOYMENT, INSURANCE OR TENANT SCREENING. BECAUSE ERRORS CAN OCCUR WITH ANY DATA SOURCES, SOME RECORDS MAY NOT BE ACCURATE OR UP TO DATE.

900 N Madison Ave

Bay City MI 48708 (Bay County)

ESTIMATED VALUE

\$183K

Commercial • Sold for \$325,000

Satellite View & Map



Owners & Residents

Newtech Real Estate Llc

Behavioral Health A Bay-arenac

County Of Bay Of St/michigan

Ownership Timeline

 2019 - Present

Newtech Real Estate Llc

DATE OF PURCHASE
November 2019

PURCHASE PRICE
\$325,000

 2009 - 2019

Behavioral Health A Bay-arenac

DATE OF PURCHASE
May 2009

PURCHASE PRICE
\$439,237

 N/A - 2009

County Of Bay Of St/michigan

Property Details

Other

FIRE SPRINKLERS: No

LEGAL DESCRIPTION:

1-12 44, LOWER SAGINAW, 1-8 44, 1 4

Lot Information



Overview

LEGAL DESCRIPTION

1-12 44LOWER SAGINAW1-8 44LOWER
SAGINAW1 4

LAND USE CODE

Vacant Commercial

COUNTY LAND USE CODE

26017

COUNTY

Bay

SUBDIVISION NAME

Lower Saginaw

TYPE OF DEED

Warranty Deed

COORDINATES
43.599335, -83.883657

LAND SQFT
73,616 sq. ft.

LAND ACRES
1.69 acres

LOT DEPTH
1,000 ft.

LOT WIDTH
500 ft.

WATER
Yes - Type Unknown

SEWAGE
Municipal

ASSESSED YEAR
2026

ASSESSED VALUE
\$91,300

PARCEL NUMBER
160-021-406-002-00

TRACT NAME
Census Tract 2803

GEOID
26017280300

QUALIFIED GEOID
1400000U526017280300

Liens

NO SOLAR, MECHANICAL, TAX, OR TRANSACTION LIENS FOUND IN OUR DATABASE

Deeds & Sales Records



November 08, 2019

Warranty Deed

COMMERCIAL • ARMS-LENGTH



SELLER

Behavioral Health A Bay-arenac



BUYER

Newtech Real Estate Llc
700 4TH ST BAY CITY MI 487085208

COUNTY RECORDS

APN #

160-021-406-002-00

DOCUMENT TYPE

Warranty Deed

COUNTY

Bay

DOCUMENT #

0000015394

INSTRUMENT #

15394

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

853531914

COMPANY

Attorney Only

CODE

5421

BLOCK

44

LOT

1-12

BUYER RECORDS

VESTING CHANGES

Company

Property Taxes

PROPERTY TAX (2026)	CHANGE FROM LAST YEAR
\$6,366	-
TAX RATE	-
6.97%	-

LAND VALUE	TOTAL VALUE
-	\$91,300
IMPROVEMENT VALUE	
-	

YEAR	PROPERTY TAX	CHANGE
2026	\$6,366	-
LAND	ADDITIONS	ASSESSMENT
-	-	\$91,300
YEAR	PROPERTY TAX	CHANGE
2021	\$0	-
LAND	ADDITIONS	ASSESSMENT
\$31,550	+ \$118,650	= \$150,200
YEAR	PROPERTY TAX	CHANGE
2020	\$0	-
LAND	ADDITIONS	ASSESSMENT
-	-	\$147,250

Building Permits

No Building Permits found

Foreclosures

No Foreclosures found

STAFFING NUMBERS BY LOCATION

- **Mulholland:**

- Total Staff:

- 2nd Floor:

- 21 Finance and HR staff

- 3rd Floor:

- 68 Client Service Specialists , ES and ACT Staff

- **Madison:**

- Total Staff:

- 47 Clinical Staff

- **North Bay:**

- Total Staff:

- 48 Direct Care, Client Services and IS Staff

Floor Plan Includes:

48 Offices

30 Cubicles

34 Hoteling Spaces

112 total