BAY ARENAC
BEHAVIORAL HEALTH

BOARD OF DIRECTORS
SPECIAL MEETING

Monday, October 12, 2026 at 4:30 pm
201 Mulholland Street, Bay City, MI 48708

MINUTES

Board Members:	Present	Excused	Absent
Robert Pawlak, Chair	X		
Patrick McFarland, Vice Chair	X		
Sally Mrozinski, Treasurer	X		
Pamela Schumacher, Secretary	X		
Tim Banaszak	X		
Richard Byrne	X		
Patrick Conley	X		
Christopher Girard	X		
Shelley King	X		
Kathy Niemiec	X		
Carole O'Brien	X		
Staci Tuggle	X		

OTHERS PRESENT FROM BAY ARENAC BEHAVIORAL HEALTH AUTHOIRTY (BABHA)
Christopher Pinter, Eric Strode, Jessica Estabrook, Michele Perry, and Sara McRae.

CALL TO ORDER & ROLL CALL
The Board Chair, R. Pawlak, called the meeting to order at 4:30 pm.

All the members were present.

PUBLIC INPUT
There were not any members of the public present.

FUTURE FACILITIES PLANNING
C. Pinter reviewed the draft purchase and sale agreement including the cash price, earnest deposit, due diligence period of 60 days, and the items that need to be completed within this period. C. Pinter also reviewed opportunities associated with this property including building equity, the convenient location, upgrades to energy infrastructure, and the possibility to consolidation other BABH facilities. C. Pinter provided an overview of financing options including borrowing different amounts at various interest rates, cash available, BABH cash flow, estimated expenses if the property is purchased, the potential impacts of selling North Bay and vacating the Mulholland Building, staff attrition impacts, and the financial status of Midstate Health Network (MSHN). There were general discussions related

to the cost of the Mulholland lease, current zoning of the new property, available storage and parking, potential for future expansion and consolidation of the Madison campus, using legal counsel instead of a real estate broker, all cash funds available including general fund and capital reserves, down payment options, the state equalized value, and the cost to build new in an alternate location.

M#120-26: On the motion by P. McFarland and support by P. Schumacher, the Board approved the execution of a purchase and sale agreement for the property located at 3933 Monitor Road, Bay City, MI 48706 for a price of $2,150,000 pending final review by administration and legal counsel. The motion was adopted with a roll call vote: 12 yes; 0 no.

R. Pawlak:	Yes
P. McFarland:	Yes
S. Mrozinski:	Yes
P. Schumacher:	Yes
T. Banaszak:	Yes
R. Byrne:	Yes
P. Conley:	Yes
C. Girard:	Yes
S. King:	Yes
K. Niemiec:	Yes
C. O'Brien:	Yes
S. Tuggle:	Yes

M#121-26: On the motion by C. Girard and support by P. Conley, the Board authorized administration to obtain a commercial inspection and Phase 1 environmental study from a qualified vendor for a price not to exceed $10,000. The motion was adopted with a roll call vote: 12 yes; 0 no.

R. Pawlak:	Yes
P. McFarland:	Yes
S. Mrozinski:	Yes
P. Schumacher:	Yes
T. Banaszak:	Yes
R. Byrne:	Yes
P. Conley:	Yes
C. Girard:	Yes
S. King:	Yes
K. Niemiec:	Yes
C. O'Brien:	Yes
S. Tuggle:	Yes

BOARD MEMBER COMMENTS

None.

ADJOURNMENT

M#122-26: On the motion by C. Girard and support by T. Banaszak, the meeting adjourned at 5:15 pm. The motion passed unanimously.

Submitted by:

Pamela Schumacher

Pamela Schumacher, Board Secretary

Accepted by:

Robert Pawlak

Robert Pawlak, Board Chair