

BAY COUNTY BOARD OF COMMISSIONERS

AGENDA

TUESDAY, AUGUST 19, 2025

4:00 P.M.

COMMISSION CHAMBERS, FOURTH FLOOR, BAY COUNTY BUILDING

PAGE NO.

- I. CALL TO ORDER (CHAIRMAN BANASZAK)**
- II. ROLL CALL**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- 72-94 V. MINUTES (7-15-25; 8-5-25)**
- VI. AGENDA APPROVAL**
- VII. CITIZEN INPUT**
- VIII. PETITIONS AND COMMUNICATIONS**
 - A. (4:00 p.m.) Presentation by Ann Bruzewski, Executive Director of the Great Lakes Bay Convention and Visitors Bureau (Receive)**
 - 1 B. Appointment Of Pamela Schumacher as Bay County's Representative to the Midstate Health Network (MSHN) Substance Use Disorder (SUD) Oversight Policy Board (OPB) for a Three-Year Term Beginning September 1, 2025, and Ending August 31, 2028 (Receive recommendation from Bay-Arenac Behavioral Health Authority and Appoint)**
 - 2-46 C. Frankenlust Township: Receipt of Application for a Commercial Rehabilitation Tax Exemption Certificate and Notice of Hearing Regarding the Commercial Rehabilitation Exemption Certificate for the Property Commonly Known as Bay Valley (Receive)**
- IX. REPORTS/RESOLUTIONS OF COMMITTEES**
 - A. COMMITTEE OF THE WHOLE – August 5, 2025 (Jerome Crete, Chair; Kathy Niemiec, Vice Chair) All items were referred to the Special Board Meeting immediately following the August 5, 2025, Committee of the Whole.**

B. COMMITTEE OF THE WHOLE – August 12, 2025 (Jerome Crete, Chair; Kathy Niemiec, Vice Chair) Meeting canceled (*items referred directly to Full Board with approval from Committee Chair*)

C. BOARD OF COMMISSIONERS (Tim Banaszak, Chair; Vaughn J. Begick, Vice Chair)

- | | |
|-------|---|
| 47-48 | 1. No. 2025-151 - Data Sharing Agreement for Community Information Exchange (CIE) (Department on Aging) |
| 49-50 | 2. No. 2025-152 - Activated Insights Agreement 2025 (Department on Aging) |
| 51-52 | 3. No. 2025-153 - Public Safety Intergovernmental Agreement with Sanilac County 2025 (9-1-1 Central Dispatch) |
| 53-54 | 4. No. 2025-154 - Graduate Medical Education Program Agreement with McLaren Bay Region (Health Department) |
| 55-56 | 5. No. 2025-155 - Data Sharing Agreement for Community Information Exchange (CIE) (Health Department) |
| 57-59 | 6. No. 2025-156 - Civic Arena Fee Schedule Changes 2025-2026 (Recreation & Facilities/Civic Arena) |
| 60-61 | 7. No. 2025-157 - Ratified Collective Bargaining Agreements 2025: POLC – Corrections Sgts (Personnel) |
| 62-68 | 8. No. 2025-158 - Full-Time Soil Erosion Technician (Personnel/Environmental Affairs and Community Development) |
| 69-71 | 9. No. 2025-159 - Reports of the County Executive – July 2025 |

X. REPORTS OF COUNTY OFFICIALS/DEPARTMENTS

A. County Executive

XI. COMMISSIONER COMMENTS

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. PUBLIC INPUT

XV. MISCELLANEOUS

XVI. ANNOUNCEMENTS

A. 2025 APPOINTMENTS

1. October

- a. Board of Canvassers (Two, 4-year terms expiring: J. Armbruster (Republican); P. Santos (Democrat) (Appointments made from lists submitted by the major political parties)
- b. Bay County Department of Human Services (One, At-Large, 3-year term expiring: B. Benchley)
- c. Land Bank Authority (One Township Representative, 3-year term expiring: G. Rowley)

2. November

- a. Bay County Building Authority (Two, 6-year terms expiring: C. Lutz, T. Brady)

3. December

- a. Department on Aging Advisory Committee (Four, 2-year terms expiring: Districts 1,3,5 & 7)
- b. Bay County Veteran Affairs Committee (Two, 4-year term: V. Begick, T. Stewart)

XVII. CLOSED SESSION

A. Corporation Counsel:

- 1. Requests that the Board enter into closed session to consult with its attorney regarding trial or settlement strategy in the *Ware v. Bay County, et al.* matter, in accordance with MCL 15.268(1)(c).
- 2. Pursuant to MCL 15.268(1)(h), requests a closed session to discuss a written legal opinion from outside counsel Kevin Kilby concerning the Monitor Township DDA expansion issue.

XVIII. RECESS/ADJOURNMENT

PLEASE NOTE THE CHANGE: The Board Chair has requested that any Elected Official or Department/Division Head placing an item on the agenda be present or have a representative present to speak to their request and answer any questions posed by Committee members. Attending the Full Board meeting is unnecessary if the request is approved unanimously at the Committee meeting, unless otherwise directed.

Participants planning to attend via Zoom must contact Nick Paige before the meeting at paigen@baycountymi.gov.

Join Zoom Meeting

<https://us02web.zoom.us/j/81694266170>

Meeting ID: 816 9426 6170

Passcode: 547697

One tap mobile

+13126266799,,81694266170#,,,,*547697# US (Chicago)

+19292056099,,81694266170#,,,,*547697# US (New York)

The County of Bay will provide necessary and reasonable auxiliary aids and services such as signers for the hearing impaired and audio tapes of printed materials to individuals with disabilities upon 10 days' notice to the County of Bay. Individuals with disabilities requiring auxiliary aids or services should contact the County of Bay by writing or calling:

Amber Davis-Johnson, ADA Coordinator
Corporation Counsel
515 Center Avenue
Fourth Floor, Bay County Building
Bay City, MI 48708
989-895-4130

ACTION TAKEN BY BAY COUNTY BOARD OF COMMISSIONERS

DATE	MOTION/RES.NO.	INTRODUCED/ SUBMITTED BY	SUBJECT OF RESOLUTION/MOTION	ADOPTED	AMENDED	CORRECTED	DEFEATED	REFERRED	TABLED	WITHDRAWN
8/19/25	RESOLUTION 2025-151	BEGICK	APPROVED THE ADOPTION AGREEMENT AND DATA SHARING AGREEMENT FOR THE COMMUNITY INFORMATION EXCHANGE (CIE) BETWEEN META-PHR, LLC "CARE CONVENE", AND BAY COUNTY (DEPARTMENT ON AGING)	XX						
8/19/25	RESOLUTION 2025-152	BEGICK	APPROVED THE AGREEMENT BETWEEN ACTIVATED INSIGHTS AND BAY COUNTY (DEPARTMENT ON AGING) FOR CONTINUING EDUCATION FOR PERSONAL CARE EMPLOYEES WHO HOLD A CNA LICENSE	XX						
8/19/25	RESOLUTION 2025-153	BEGICK	APPROVED THE PUBLIC SAFETY INTERGOVERNMENTAL AGREEMENT BETWEEN BAY COUNTY AND SANILAC COUNTY FOR SHARED TYLER NEW WORLD SOFTWARE	XX						
8/19/25	RESOLUTION 2025-154	BEGICK	APPROVED THE AGREEMENT BETWEEN MCLAREN BAY REGION AND BAY COUNTY (HEALTH DEPARTMENT) FOR THE GRADUATE MEDICAL EDUCATION (GME) ROTATION PROGRAM	XX						
8/19/25	RESOLUTION 2025-155	BEGICK	APPROVED THE AGREEMENTS FOR THE COMMUNITY INFORMATION EXCHANGE (CIE) WITH UNITED WAY OF BAY COUNTY, META-PHR, LLC "CARE CONVENE", AND BAY COUNTY (HEALTH DEPARTMENT)	XX						
8/19/25	RESOLUTION 2025-156	BEGICK	APPROVED THE 2025-2026 BAY COUNTY CIVIC ARENA FEE SCHEDULE, AS OUTLINED WITHIN THIS RESOLUTION (SEE RESOLUTION FOR FEE SCHEDULE)	XX						
8/19/25	RESOLUTION 2025-157	BEGICK	APPROVED THE COLLECTIVE BARGAINING AGREEMENT FOR POLC - CORRECTIONS SGTs AND AUTHORIZED THE CHAIRMAN OF THE BOARD TO EXECUTE SAID COLLECTIVE BARGAINING AGREEMENT AND APPROVED ALL NECESSARY BUDGET ADJUSTMENTS REQUIRED FOR IMPLEMENTATION	XX						

ACTION TAKEN BY BAY COUNTY BOARD OF COMMISSIONERS

DATE	MOTION/RES.NO.	INTRODUCED/ SUBMITTED BY	SUBJECT OF RESOLUTION/MOTION	ADOPTED	AMENDED	CORRECTED	DEFEATED	REFERRED	TABLED	WITHDRAWN
8/19/25	RESOLUTION 2025-158	BEGICK	APPROVED ONE (1) NEW FULL-TIME SOIL EROSION TECHNICIAN POSITION (TU08; \$20.98/HOUR ENTRY TO \$24.94/HOUR AFTER 2 YEARS) WITHIN THE BAY COUNTY DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND COMMUNITY DEVELOPMENT, WITH FUNDING FOR THE POSITION TO COME FROM THE GENERAL FUND, FUND BALANCE	XX						
8/19/25	RESOLUTION 2025-159	BEGICK	APPROVED THE EMPLOYMENT STATUS REPORT FOR JULY 2025	XX						
8/19/25	RESOLUTION 2025-160	BEGICK	APPROVED THE BCAMPS COLLECTIVE BARGAINING AGREEMENT	XX						
8/19/25	MOTION 2025-79	DOCKETT	APPROVED THE BOARD MINUTES FOR THE BAY COUNTY BOARD OF COMMISSIONERS' REGULAR BOARD MEETING OF JULY 15, 2025, AND THE SPECIAL MEETING OF AUGUST 5, 2025, AS PRESENTED	XX						
8/19/25	MOTION 2025-80	BEGICK	ADDED TO THE AGENDA RESOLUTION RESOLUTION 2025-160, BCAMPS RATIFIED COLLECTIVE BARGAINING AGREEMENT 2025	XX						
8/19/25	MOTION 2025-81	DOCKETT	AMENDED THE AGENDA TO INCLUDE GOING INTO CLOSED SESSION TO DISCUSS THE SETTLEMENT MATTER OF KOWALSKY V. BAY COUNTY, A WORKERS' COMPENSATION CLAIM	XX						
8/19/25	MOTION 2025-82	CRETE	APPROVED THE AGENDA FOR THE BAY COUNTY BOARD OF COMMISSIONERS' REGULAR BOARD MEETING OF AUGUST 19, 2025, WITH CHANGES	XX						
8/19/25	MOTION 2025-83	DOCKETT	RECEIVED THE PRESENTATION BY ANN BRUZEWSKI, EXECUTIVE DIRECTOR OF THE GREAT LAKES BAY CONVENTION AND VISITORS BUREAU	XX						

ACTION TAKEN BY BAY COUNTY BOARD OF COMMISSIONERS

DATE	MOTION/RES.NO.	INTRODUCED/ SUBMITTED BY	SUBJECT OF RESOLUTION/MOTION	ADOPTED	AMENDED	CORRECTED	DEFEATED	REFERRED	TABLED	WITHDRAWN
8/19/25	MOTION 2025-84	BEGICK	RECEIVED THE RECOMMENDATION FROM BAY-ARENAC BEHAVIORAL HEALTH AUTHORITY TO APPOINT PAMELA SCHUMACHER AS BAY COUNTY'S REPRESENTATIVE TO THE MIDSTATE HEALTH NETWORK (MSHN) SUBSTANCE USE DISORDER (SUD) OVERSIGHT POLICY BOARD (OPB) FOR A THREE-YEAR TERM BEGINNING SEPTEMBER 1, 2025, AND ENDING AUGUST 31, 2028	XX						
8/19/25	MOTION 2025-85	BEGICK	APPOINTED PAMELA SCHUMACHER AS BAY COUNTY'S REPRESENTATIVE TO THE MIDSTATE HEALTH NETWORK (MSHN) SUBSTANCE USE DISORDER (SUD) OVERSIGHT POLICY BOARD (OPB)	XX						
8/19/25	MOTION 2025-86	CRETE	RECEIVED FRANKENLUST TOWNSHIP: RECEIPT OF APPLICATION FOR A COMMERCIAL REHABILITATION TAX EXEMPTION CERTIFICATE AND NOTICE OF HEARING REGARDING THE COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE FOR THE PROPERTY COMMONLY KNOWN AS BAY VALLEY	XX						
8/19/25	MOTION 2025-87	BEGICK	ENTERED INTO A CLOSED SESSION	XX						
8/19/25	MOTION 2025-88	DOCKETT	SETTLED THE MATTER AS RECOMMENDED BY COUNSEL DURING CLOSED SESSION	XX						
8/19/25	MOTION 2025-89	DOCKETT	ENTERED INTO A CLOSED SESSION	XX						
8/19/25	MOTION 2025-90	DOCKETT	ADJOURNED THE REGULAR BOARD SESSION OF AUGUST 19, 2025	XX						



BAY COUNTY BOARD OF COMMISSIONERS

515 Center Avenue, Suite 405, Bay City, MI 48708-5125

Tel: (989) 895-4136 | Fax: (989) 895-4226

BAY COUNTY BOARD OF COMMISSIONERS

BUDGET COMMITTEE REPORT 2025

The Budget Committee of the Bay County Board of Commissioners held a series of meetings with County Administrative Staff on Thursday, July 31; Friday, August 1; and Tuesday, August 5. The Commissioners present were Board Chairman Tim Banaszak and Committee of the Whole Chairman Jerry Crete. Administration attendees were Scott Trepkowski, Kim Priessnitz, Tiffany Jerry, and Alex Poirier.

Each Department Director or Elected Official was asked to discuss their budgets, and Service Enhancement Requests were also presented at the meetings.

The Departments that met with the Commissioners were Administrative Services, Juvenile Home, Personnel, Board of Commissioners, Clerk's Office, Drain/Remonumentation, County Executive/Corporation Counsel, MIDC/Criminal Defense, Public Defender, Finance/ISD/Purchasing, Equalization, Recreation & Facilities, Environmental Affairs, Department on Aging, Central Dispatch-911, Treasurer's Office, Prosecuting Attorney, Friend of the Court, District Court, Circuit Court, Probate Court-Child Care Fund, Sheriff's Office, and Health Department.

The County Executive's Budget will be presented on October 1, 2024, and the Budget Committee will meet after that date to discuss changes and proposals.

The goal is to have the budget in final form for inclusion on the December 2025 Board of Commission agenda.

Tim Banaszak
Board Chairman
Bay County Board of Commissioners

**RE: MSHN Substance Use Disorder
Oversight Policy Board Appointment**

Sara McRae <smcrae@babha.org>

Lindsey Arsenault

Good morning, Lindsey,

Pamela Schumacher, BABHA Board member, is interested in the vacant Midstate Health Network (MSHN) Substance Use Disorder (SUD) Oversight Policy Board (OPB) position. Mrs. Schumacher is an active BABHA Board member and we believe she would be a strong MSHN SUD OPB representative to Bay County as well. In addition, Mrs. Schumacher's roles on both the BABHA Board of Directors and the MSHN SUD OPB will help maintain the county-partnership between community mental health and the Bay County Board of Commissioners as intended by state law. Please forward this suggestion to Chairman Tim Banaszak and the Bay County Board of Commissioners for consideration of the appointment of Pamela Schumacher to the MSHN SUD OPB for a three year term commencing September 1, 2025 and expiring August 31, 2028.

Thank you,

Sara K. McRae

Executive Assistant to the CEO

Bay Arenac Behavioral Health Authority

201 Mulholland Street

Bay City, MI 48708

Office: 989-895-2348

July 15, 2025

Bay Arenac Intermediate School District
Attn: Finance Department
4228 Two Mile Road
Bay City, Michigan 48706

Bay City Public Schools
Board of Education
910 N. Walnut Street
Bay City, Michigan 48706

Mr. Keegan Bengel
Bay County Equalization Department
515 Center Avenue
Bay City, Michigan 48708

Delta College
Attn: Finance Department
1961 Delta Road
University Center, Michigan 48710

Frankenlust Township
Anissa Zaucha, Assessor
2401 Delta Road
Bay City, Michigan 48706

Mr. James A. Barcia
County Executive
515 Center Avenue
Bay City, Michigan 48708

Mr. Eric Sprague, General Manager
Bay Metropolitan Transportation Authority
1510 N. Johnson
Bay City, Michigan 48708

Mr. Tim Banaszak, Chairman
Bay Co. Board of Commissioners
515 Center Avenue
Bay City, Michigan 48708

Receipt of application for commercial rehabilitation tax exemption certificate and notice of hearing.

Re: Commercial Rehabilitation Exemption Certificate for property commonly known as Bay Valley, parcel numbers: 030-002-400-050-00, 030-002-400-050-07, 030-002-400-050-08 (Parcel numbers, address and legal descriptions attached).

To whom it may concern:


The Township Board of Frankenlust Township will consider, upon completion of a public hearing an application for commercial rehabilitation exemption certificate for a ten (10) year term with Storie Co., LLC,P located in Frankenlust Township on real property in the amount of \$11,000,000.00.

This public hearing will be a regular meeting on the 12th day of August 2025 at 4:00 p.m. at the Township Hall located at 2401 Delta Road, Bay City, Michigan.

If you are planning to attend you may deliver written comments to the clerk of the township, Dee Ann Lapan prior to the hearing.

Enclosed herewith, please find the notice of receipt of application together with a notice of public hearing, which are all being sent in a single certified mail envelope.

Dated: July 15, 2025


Dee Ann Lapan

PROOF OF SERVICE

On the 15th day of July 2025, I, DeeAnn LaPan, Frankenlust Township Clerk, hereby swear that the following taxing units were served via certified mail a notice of hearing as well as a notice of receipt of application for a commercial rehabilitation district tax exemption for the new owners of Bay Valley Resort being parcel numbers:

030-002-400-050-00, 030-002-400-050-07, 030-002-400-050-08, 030-900-000-033-00 and all are known as:
2470 Old Bridge Road, Bay City, Michigan 48706

Bay Arenac Intermediate School District
Attn: Finance Department
4228 Two Mile Road
Bay City, Michigan 48706

Bay City Public Schools
Board of Education
910 N. Walnut Street
Bay City, Michigan 48706

Mr. Keegan Bengel
Bay County Equalization Department
515 Center Avenue
Bay City, Michigan 48708

Delta College
Attn: Finance Department
1961 Delta Road
University Center, Michigan 48710

Frankenlust Township
Anissa Zaucha, Assessor
2401 Delta Road
Bay City, Michigan 48706

Mr. James A. Barcia
County Executive
515 Center Avenue
Bay City, Michigan 48708


Mr. Eric Sprague, General Manager
Bay Metropolitan Transportation Authority
1510 N. Johnson
Bay City, Michigan 48708

Mr. Tim Banaszak, Chairman
Bay Co. Board of Commissioners
515 Center Avenue
Bay City, Michigan 48708

Mr. Nathan Nichols
Storie Co., LLC
550 E Washington Street
Indianapolis, IN 46204

Mr. Jacob Everett
Corsa Strategies
849 Iron Bridge Road
Cicero, IN 46034-9435

Dated: July 15, 2025


DeeAnn LaPan
Frankenlust Township Clerk

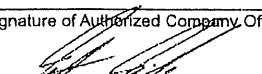
Application for Commercial Rehabilitation Exemption Certificate

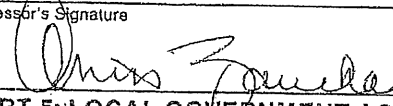
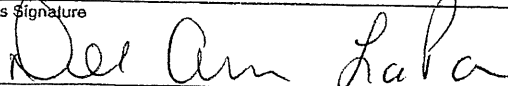
Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT UNIT USE ONLY	
Application No.	Date Received
1	

STATE USE ONLY	
Application No.	Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) SCO Bay Valley Resort, LLC		NAICS or SIC Code 721110	
Facility's Street Address 2470 OLD BRIDGE ROAD	City BAY CITY	State MI	ZIP Code 48706
Name of City, Township or Village (taxing authority) Frankenlust Township	County Bay	School District Where Facility is Located BAY CITY SCHOOL DIST	
<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 06/16/2025	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 12/31/2026		
Estimated Cost of Rehabilitation \$11,000,000	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input checked="" type="checkbox"/> Retain Employment <input type="checkbox"/> Revitalize Urban Areas			
<input checked="" type="checkbox"/> Create Employment <input checked="" type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 20	No. of jobs to be retained due to facility's rehabilitation 10	No. of construction jobs to be created during rehabilitation	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Nathan Nichols		Telephone Number (619) 889-5494	
Fax Number		E-mail Address nichols@storiecollc.com	
Street Address 550 E. Washington St.	City Indianapolis	State IN	ZIP Code 46204
<i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i>			
<i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i>			
Signature of Authorized Company Officer (no authorized agents) 		Title CEO	Date 07/07/2025

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	Taxable Value	State Equalized Value (SEV)	
Land		\$ 67,700	
Building(s)	\$ 1,213,596 Land & bldg.	\$ 1,217,050	
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body Frankenlust Township Board			
Name of Assessor (first and last name) Anissa Zaucha		Telephone Number (989) 686-5300	
Fax Number		E-mail Address assessor@frankenlust.com	
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature 		Date 07/15/2025	
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input checked="" type="checkbox"/> Exemption approved for <u>10</u> years, ending December 30, <u>2035</u> (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district) Mar 11, 2025	Local Unit Classification Identification (LUCI) Code 09-103	School Code 09-010	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)			
Clerk's Name (first and last) Dee Ann Lapan		Telephone Number (989) 686-5300	
Fax Number		E-mail Address clerk@frankenlust.com	
Mailing Address 2401 Delta Rd.		City Bay City	State MI
LGU Contact Person for Additional Information Dee Ann Lapan		LGU Contact Person Telephone Number (989) 686-5300	ZIP Code 48706
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.			
Clerk's Signature 		Date 07/15/2025	

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. **For faster service, email the completed application and additional required documentation to PTE@michigan.gov.** An additional submission option is to mail the completed application and required documents to: Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call 517-335-7491.

Frankenlust Township

2401 Delta Road Bay City, Michigan 48706-9340

Phone: (989) 686-5300 Fax: (989) 686-5370

Web site: www.frankenlust.org

7/15/2025

Explanation of values for SCO Bay Valley Properties

- 1) 030-002-400-050-00
2470 Old Bridge Rd, hotel and golf course
2024 SEV \$1,178,000 includes all land, buildings and golf course
2024 TV \$1,178,000

- 2) 030-002-400-050-07
Old tennis club building
2024 SEV land \$46,550
2024 SEV Buildings \$ 39,050
Total SEV \$ 85,600
2024 TV \$ 32,711

- 3) 030-002-400-050-08
Vacant land
2024 SEV land \$ 21,150
No buildings
Total SEV \$21,150

2024 TV \$ 2,885

2024 Total SEV \$1,284,750
2024 Total TV \$1,213,596

**NOTICE OF PUBLIC HEARING ON THE REQUEST FOR A COMMERCIAL
REHABILITATION EXEMPTION CERTIFICATE FOR BAY VALLEY RESORT.**

TOWNSHIP OF FRANKENLUST

PLEASE TAKE NOTICE THAT a Public Hearing shall be held before the Township Board of Frankenlust Township at a regular meeting on **Tuesday, August 12, 2025 at 4:00 p.m.** in the meeting room of the Township Hall located at 2401 Delta Road, Bay City, Michigan 48706, to consider, at the request of the owner of below described property, to consider the application for a Commercial Rehabilitation Exemption Certificate under the provisions of Act 210 of 2005 as amended (Act 210) for rehabilitation of certain real and or personal property generally located north of M-84, north of Delta Road and east of Three Mile Road. These properties are legally described as:

Parcel number 030-900-000-033-00 with an address of 2470 Old Bridge Road,
Bay City, Michigan 48706

Parcel Number: 030-002-400-050-00

COM @ E 1/4 POST SEC 2, TH ALG E LN S0°01'45"W 1050 FT TO POB, TH S0°01'45"W 950 FT ALG E LN TO TRAV LN OF N'LY SHORE SQUACONNING CREEK, TH ALG TRAV LN S22°36'53"W 463.57 FT, S36°09'17"W 128.87 FT, N85°26'07"W 181.73 FT, N64°20'07"W 520.71 FT, N78°24'05"W 105.83 FT, N39°23'44"W 171.85 FT, N39°37'34"W 386.87 FT, N86°41'10"W 82.19 FT, & S70°19'38"W 289.17 FT, TH S41°18'43"W 27.44 FT TO C/L SQUACONNING CREEK, TH S73°46'10"W 28.49 FT TO W'LY SHORE TRAV LN KOCHVILLE-FRANKENLUST DRAIN, TH ALG TRAV LN S32°32'19"W 63.31, & S31°16'39"W 105.38 FT, TH N63°33'42"W 469.50 FT, TH N20°W 216.91 FT, TH N37°25'12"W 125.77 FT, TH N20°50'50"W 56.29 FT, TH N26°56'07"W 123.10 FT, TH N86°11'08"W 165.03 FT TO N-S 1/4 LN, TH N0°05'00"W 166.59 FT ALG N-S 1/4 LN TO PT S0°05'00"E 1240.63 FT FROM CTR OF SEC, TH N71°W 230 FT, TH N62°W 510 FT, TH N88°W 570 FT, TH N30°W 200 FT, TH N85°W 700 FT, TH N38°W 190 FT, TH N05°E 260 FT, TH S87°E 470 FT, TH S81°E 330 FT, TH N72°E 90 FT, TH N57°04'01"E 233.64 FT, TH N51°12'32"E 291.35 FT, TH N89°50'12"E 275.08 FT, TH S70°31'55"E 104.2 FT, TH N89°50'12"E 450 FT TO N-S 1/4 LN @ PT S0°05'00"E 35 FT FROM CTR OF SEC, TH S0°05'00"E 595 FT ALG N-S 1/4 LN, TH N88°11'00"W 279.4 FT, TH N 239.5 FT, TH N69°01'35"W 224.90 FT, TH S57°W 360 FT, TH S16°W 130 FT, TH S61°44'12"E 513.69 FT, TH S46°10'32"E 71.15 FT, TH S50°32'15"E 162.99 FT, TH N88°28'57"E 58.86 FT, TH S45°51'53"E 69.01 FT, TH S73°E 93.88 FT TO N-S 1/4 LN, TH N0°05'00"W 190 FT ALG N-S 1/4 LN TO PT S0°05'00"E 902.3 FT FROM CTR OF SEC, TH N89°45'30"E 185.3 FT, TH S20°E 30 FT, TH N73°E 100 FT, TH S20°E 200 FT, TH S68°18'00"E 135.99 FT, TH S60°00'30"E 147.5 FT, TH N71°50'00"E 114.5 FT, TH S10°16'19"E 143 FT, TH S71°05'00"E 80 FT, TH N64°45'00"E 246 FT, TH N52°30'00"E 103.5 FT, TH S34°30'00"E 67.5 FT, TH S46°50'00"W 160 FT, TH S29°50'00"W 98 FT, TH S20°10'00"E 66 FT, TH S66°10'00"E 70 FT, TH N82°55'00"E 76.5 FT, TH N60°10'00"E 70.5 FT, TH N82°55'00"E 144 FT, TH S0°05'00"E 25.54 FT, TH S77°E 99.31 FT, TH N78°E 105 FT, TH S78°30'00"E 102 FT, TH S88°E 105 FT, TH N42°30'00"E 140 FT, TH N08°30'00"E 160 FT, TH N36°W 110 FT, TH N56°01'09"W 260.68 FT, TH N56°14'30"W 445 FT, TH N22°14'30"W 285 FT, TH N10°37'31"W 508.32 FT TO E-W 1/4 LN @ PT N89°45'30"E 1040 FT FROM CTR OF SEC, TH ALG E-W 1/4 LN N89°45'30"E 52 FT, TH N40°W 225 FT, TH N83°35'45"W 205 FT, TH N63°03'20"W 275.45 FT, TH N44°08'55"W 398.83 FT, TH S89°45'30"W 221.10 FT TO N-S 1/4 LN, TH N0°04'30"W 69.56 FT ALG N-S 1/4 LN TO PT N0°04'30"W 679.45 FT FROM CTR OF SEC, TH N86°24'43"W 200.94 FT TH S74°08'47"W 547.84 FT, TH S89°12'24"W 606.78 FT, TH ALG W 1/8 LN N0°06'24"W 249.51 FT, TH N80°31'03"E 407.41 FT, TH N89°52'14"E 147 FT, TH N67°20'10"E 285 FT, TH N44°59'41"E 155 FT, TH S79°59'58"E 100 FT, TH N69°59'45"E 120.10 FT, TH S53°49'19"E 249.80 FT TO N-S 1/4 LN, TH ALG N-S 1/4 LN N0°04'30"W 371.53 FT TO 1/8 CORNER, TH S89°59'07"E 100 FT, TH N58°E 380 FT, TH N 60 FT, TH N26°W 280 FT TH N64°E 70 FT, TH S47°E 270 FT, TH N81°E 180 FT, TH N18°E 140 FT, TH N25°W 250 FT, TH N64°E 50 FT, TH S53°E 300 FT, TH N80°E 100 FT, TH N30°E 290 FT, TH N70°E 180 FT, TH S88°E 100 FT, TH S58°E 280 FT, TH S23°E 220 FT, TH S71°W 330 FT, TH

162 FT, TH S09°59'47"W 94 FT, TH S10°57'55"E 47 FT, TH S56°57'55"E 92 FT, TH S58°32'05"W 69.05 FT, TH S15°31'26"E 65 FT, TH N71°15'56"W 42.31 FT, TH S89°50'11"W 15.99 FT, TH N10°57'55"W 439.18 FT, TH S72°02'05"W 411.47 FT, TH S61°16'46"W 418.41 FT, TH S0°02'40"W 159.16 FT, TH S51°43'33"E 493.93 FT, TH S43°40'22"E 309.15 FT, TH S72°37'41"E 345.68 FT TO C/L MUIRHEAD DR EAST, TH ALG C/L SW'LY 73.87 FT ON CURVE TO RT W/CHD 73.73 FT BRG S06°25'55"W, TH ALG C/L S0°14'30"E 118 FT TO E-W 1/4 LN @ PT S89°45'30"W 1143.87 FT FROM E 1/4 POST, TH S89°45'30"W 78.43 FT ALG E-W 1/4 LN, TH S26°19'50"W 40.5 FT, TH S25°47'30"E 104.3 FT, TH S31°25'20"E 330 FT, TH S66°06'10"E 91.40 FT, TH S36°46'00"E 115.63 FT, TH S20°11'22"E 129.55 FT TH S65°09'42"E 908.88 FT TO POB; INCL LAND LYG S OF N'LY SHORE TRAV LN SQUACONNING CREEK TO C/L OF SD CREEK & LAND LYG E OF W'LY SHORE TRAV LN ALG KOCHVILLE-FRANKENLUST DRAIN TO C/L OF SD DRAIN FROM E SEC LN TO COURSE OF N73°W 476.6 FTEXT S'LY TO C/L SD DRAIN, SEC 2 T13N R4E, 148.68 AC +/-; ALSO BEG @ E 1/4 POST SEC 2, TH S0°01'45"W ALG E SEC LN 1050 FT, TH N65°09'42"W 908.88 FT, TH N20°11'22"W 217.01 FT, TH N12°13'45"W 138.77 FT, TH N0°01'45"E 325 FT TO E-W 1/4 LN, TH ALG E-W 1/4 LN N89°45'30"E 929.47 FT TO POB, SEC 2 T13N R4E, 17.47 AC +/-; TOTAL ACREAGE OF PARCEL = 166.15 AC +/-

Parcel Number: 030-002-400-050-07

Tax Description

COM. @ E 1/4 POST SEC 2, TH N0°09'50"E 664.45 FT ALG E SEC LN, TH S89°44'05"W 260 FT TO POB, TH S89°44'05"W 29 FT, TH S0°09'50"W 406.33 FT, TH N89°50'10"W 180 FT, TH N0°09'50"E 105 FT, TH N89°50'10"W 137.82 FT, TH S02°12'17"E 365.56 FT TO E-W 1/4 LN, TH S89°45'30"W 60 FT ALG E-W 1/4 LN, TH N02°12'17"W 450.94 FT TH S89°50'10"E 48.34 FT, TH N0°09'50"E 127.70 FT, TH N89°50'10"W 60 FT, TH S0°09'50"W 90.12 FT, TH N89°50'10"W 123 FT, TH N0°09'50"E 135 FT, TH S89°50'10"E 123 FT, TH S0°09'50"W 39.88 FT, TH S89°50'10"E 75 FT, TH N0°09'50"E 134.30 FT, TH S89°50'10"E 140.50 FT, TH N0°09'50"E 63.35 FT, TH S89°44'20"E 65.89 FT, TH NW'LY 89.7 FT ALG CURVE TO LEFT W/CHD 88.38 FT BEG N44°23'02"W, TH N47°59'48"E 52.75 FT, TH S33°37'41"E 150 FT, TH N89°44'05"E 80 FT, TH S0°09'50"W 88 FT TO POB, SEC 2 T13N R4E, 4.44 AC +/-

Parcel Number: 030-002-400-050-08

Assessed Value:

\$21,150


Tax Description

COM @ E 1/4 POST SEC 2, TH ALG E-W 1/4 LN S89°45'30"W 289 FT TO POB, TH CON'T S89°45'30"W 302.72 FT, TH N02°12'17"W 365.46 FT, TH S89°50'10"E 137.82 FT, TH S0°09'50"W 105 FT, TH S89°50'10"E 180 FT, TH S0°09'50"W 258 FT TO POB, SEC 2 T13N R4E, 2.16 AC +/-

Following the public hearing, the Township Board may consider a resolution to approve the Commercial Rehabilitation Exemption Certificate within the Commercial Rehabilitation District under the terms of Act 210. You are welcome to attend, express your views and/or provide written comments or objections at the offices of the Frankenlust Township, 2401 Delta Road, Bay City, Michigan 48706 at the time of hearing.

The Township of Frankenlust will provide necessary reasonable auxiliary aids and services such as signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disabilities who are present at the hearing, upon ten days' notice. Individuals requiring auxiliary aids or services should contact the Township by writing or calling Dee Ann Lapan, Township Clerk, Township of Frankenlust, 2401 Delta Road, Bay City, Michigan 48706, Telephone: (989) 686-5300, Fax: (989) 686-5370

FRANKENLUST TOWNSHIP BOARD


Dee Ann Lapan, Clerk

Required Documents and Attachments to

Application for Commercial Rehabilitation Exemption Certificate for

Bay Valley Resort (SCO Bay Valley Resort, LLC)
2470 Old Bridge Road
Bay City, Bay County, Michigan

A. General description of the facility (year built, original use, most recent use, number of stories, square footage)

- The property is located southwest of Bay City in Frankenlust Township, Bay County, Michigan. Bay Valley Resort in its early years was an important community and economic asset to the East Central Michigan region and the State of Michigan as host to countless social, corporate, community and private events with top notch golf and tennis facilities. The resort over the last several decades has fallen into disrepair due to significant lack of investment.
- The Property consists of three parcels occupying approximately 172.83 acres of land located generally adjacent to Interstate 75. The Property was developed in the early 1970s and included a hotel, banquet, restaurant, golf, and tennis facilities. One of the three parcels is currently a vacant lot, and the remaining parcels have structures. It is estimated that the last capital investment in the Property occurred more than 25 years ago.
- The property currently has very limited operations and much of the square footage is inoperable. The property is functionally obsolete.

B. Description of the qualified facility's proposed use

- The proposed use of the property matches that of the historical use. A rehabilitated Bay Valley, as proposed by SCO Bay Valley Resort, LLC, intends to provide approximately 147 guestrooms, food & beverage amenities, banquet facilities, and a golf course – all of which are envisioned to be rehabilitated to a quality, modern condition.
- The future of the tennis facility is yet to be determined.

C. Description of the general nature and extent of the rehabilitation to be undertaken

- SCO Bay Valley Resort, LLC seeks to revitalize Bay Valley and once again make it a world class destination and regional and state asset. The rehabilitation plan calls for the overhaul of the existing facility, including the approximately 147 guest rooms, the food & beverages spaces, the meeting & banquet spaces, the lobby & common spaces, and the golf course. Additionally, the existing pool is expected to be improved and remain. All areas that a guest or visitor would encounter at Bay Valley are envisioned to be rehabilitated, refreshed, and modernized.
- Rehabilitation and/or demolition of the tennis facility is contemplated but no final plans exist at this time for that structure.
- Itemized list of estimated cost of rehabilitation:

Site Improvements	\$170,000
Demolition (Include Lead & Asbestos Abatement)	\$1,150,000
Carpentry	\$220,000
Roofing/Metal/Siding/Insulation/Caulking	\$50,000
Doors/Windows/Glass	\$270,000
Flooring	\$290,000

Painting/Decorating	\$1,110,000
Plumbing/Electrical/Fire Protection	\$1,510,000
Accessory Buildings/Garages	\$160,000
Elevators/Special Equipment	\$110,000
Golf Course Improvements	\$500,000
Builder Overhead/Profit/General Requirements	\$560,000
Construction Contingency	\$370,000
Furniture & Fixtures	\$1,400,000
Architectural & Engineering	\$50,000
Technology Equipment	\$80,000
Taxes and Fees	\$1,850,000
Operating Reserve	\$150,000
Interest Reserve	\$1,000,000
TOTAL est.	\$11,000,000

D. Descriptive list of the fixed building equipment that will be a part of the qualified facility

- The rehabilitation plan calls for:
 - i. New lighting fixtures throughout the guestrooms, the guest food & beverages spaces, the meeting & banquet spaces, the lobby & common spaces.
 - ii. New HVAC (Packaged Terminal Air Conditioner) units in approximately 100 guestrooms.
 - iii. Approximately 17 new rooftop HVAC units for the hotel structure.
 - iv. Approximately 12 on-demand water heaters in series to provide the facility's potable hot water.

E. Time schedule for undertaking and completing the facility's rehabilitation

- The construction period for Bay Valley's redevelopment is anticipated to begin June 2025 and conclude no later than December 31, 2026. Some activities, including but not limited to the tennis center, may extend beyond this date.

F. Statement of the economic advantages expected from the exemption

- The rehabilitation of Bay Valley is expected to:
 - i. Increase the property tax base.
 - ii. Increase commercial activity.
 - iii. Prevent the loss of, retain, and create jobs in Frankenlust Township, Bay County, Michigan.
 - iv. Rehabilitate functionally obsolete property.

G. Resolution establishing District, including Legal Description

- See Exhibit 1

EXHIBIT 1

Resolution establishing District, including Legal Description

RESOLUTION

2025-004

FRANKENLUST TOWNSHIP BAY COUNTY, MICHIGAN

RESOLUTION TO ESTABLISH A
COMMERCIAL REHABILITATION DISTRICT

WHEREAS, pursuant to PA 210 of 2005 as amended, Frankenlust Township has on its own initiative the authority to establish "Commercial Rehabilitation Districts" that consist of one or more parcels within Frankenlust Township; and

WHEREAS, the Frankenlust Township Board has determined that the parcels currently identified as 030-002-400-050-00 (166.15 acres per assessment records), 030-002-400-050-07 (4.44 acres per assessment records), and 030-002-400-050-08 (2.16 acres per assessment records) (all together the "Property" and the "Proposed District") are a qualified facility as defined by 2(h) of PA 210 of 2005 as amended; and

WHEREAS, the Frankenlust Township Board has determined that the Proposed District meets the requirements set forth in sections 2(b) and 3 of PA 210 of 2005 as amended; and

WHEREAS, written notice has been given by certified mail to Bay County and all owners of real property located within the Proposed District as required by section 3(3) of PA 210 of 2005 as amended; and

WHEREAS, on March 11, 2025 a public hearing was held and all residents and taxpayers of Frankenlust Township, and the County of Bay, were afforded an opportunity to be heard thereon; and

WHEREAS, due to the distressed, blighted, and functionally obsolete condition of the Property, the Frankenlust Township Board deems it to be in the public interest of Frankenlust Township to establish the Commercial Rehabilitation District as proposed in order to encourage investment in and redevelopment of the Property;

NOW, THEREFORE, BE IT RESOLVED by the Frankenlust Township Board that the following described parcels of land situated in Frankenlust Township, Bay County, and State of Michigan, to wit:

parcels currently identified as 030-002-400-050-00 (166.15 acres per assessment records), 030-002-400-050-07 (4.44 acres per assessment records), and 030-002-400-050-08 (2.16 acres per assessment records); Attachment A (map) and Attachment B (survey with legal descriptions), both incorporated herein by reference

be and here is established as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005 as amended to be known as Bay Valley Commercial Rehabilitation District.

BE IT FURTHER RESOLVED that the Frankenlust Township Board established the Bay Valley Commercial Rehabilitation District on its own initiative in order to encourage investment in and redevelopment of the Property. Such investment and/or redevelopment is anticipated to generate the following economic outcomes:

- a. Increasing Tax base.
- b. Retaining and creating jobs in the Township.
- c. Redeveloping blighted and functionally obsolete property.

The preceding preamble and resolution were offered by Britton and supported by LaPan.

Ron Campbell: yes

Dee Ann LaPan: yes

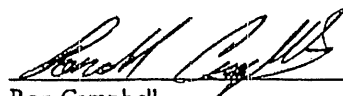
Amy Stothard: yes

Jim Begick: yes

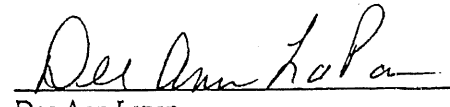
Samuel Britton: yes

Absent: yes

RESOLUTION DECLARED ADOPTED on this 11 day of March 2025.



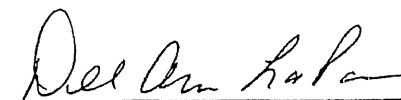
Ron Campbell
Township Supervisor, Frankenlust Township



Dee Ann Lapan
Clerk, Frankenlust Township

CERTIFICATE

I hereby certify that the above is a true and correct copy of a Resolution which was duly adopted by the Township Board of the Frankenlust Township at a regular meeting held on the 11th day of March 2025. I further certify that notice of said meeting was given and the meeting was conducted in accordance with the provisions of the Open Meetings Act

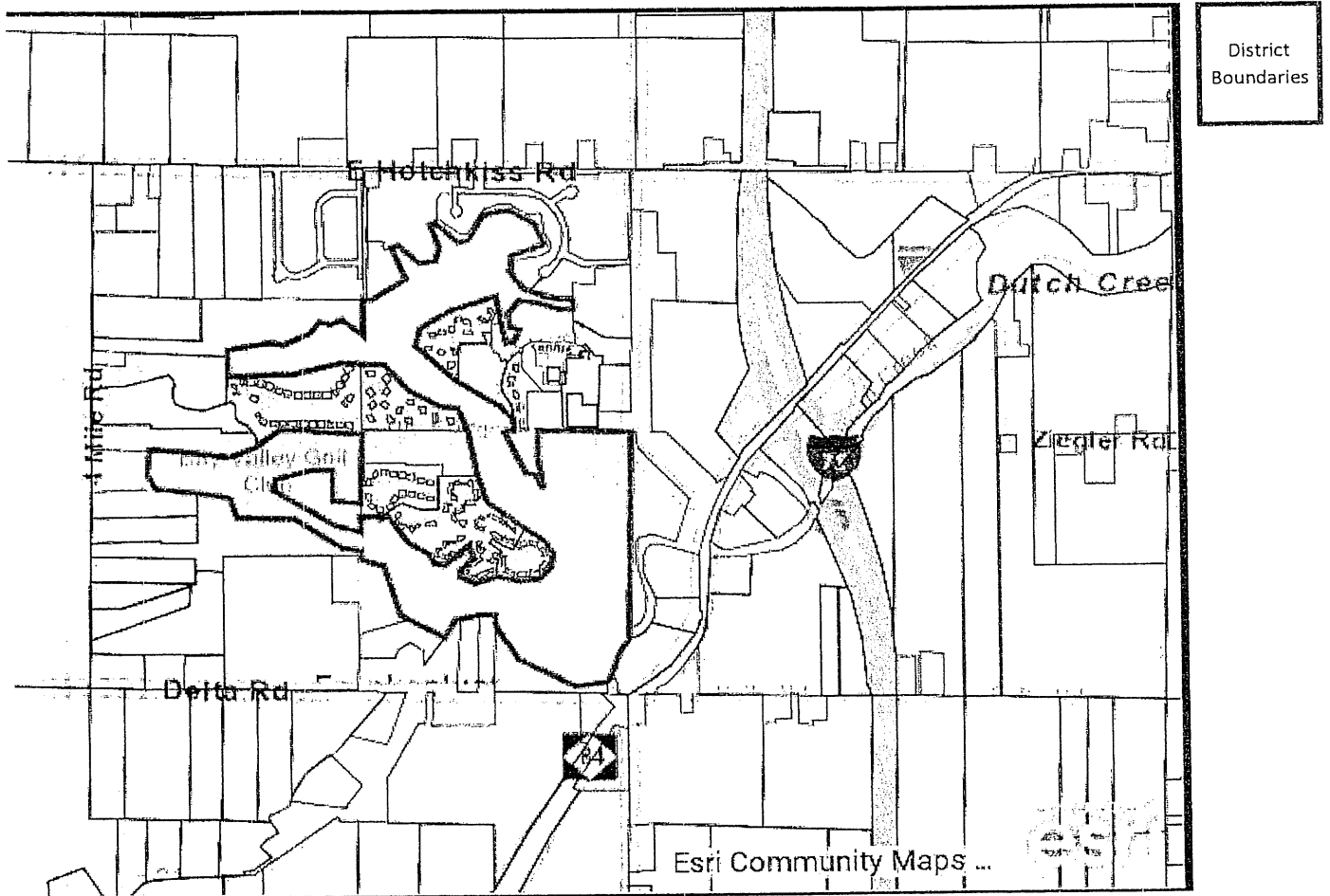


Dee Ann Lapan
Clerk, Frankenlust Township

ATTACHMENT A

Map of Bay Valley Commercial Rehabilitation District

Comprised of parcels 030-002-400-050-00, 030-002-400-050-07, and 030-002-400-050-08



ATTACHMENT B

Bay Valley Commercial Rehabilitation District

Survey of parcels 030-002-400-050-00, 030-002-400-050-07, and 030-002-400-050-08

CERTIFIED LAND SURVEY

PARCEL "A" = 166.26± AC.

TAX ID No. 030-002-400-050-00
COMBINED PARCELS #1, 2 & 5 (REF. TITLE COMMITMENT)
SEE DETAIL SHEETS 2-5 & 9-12

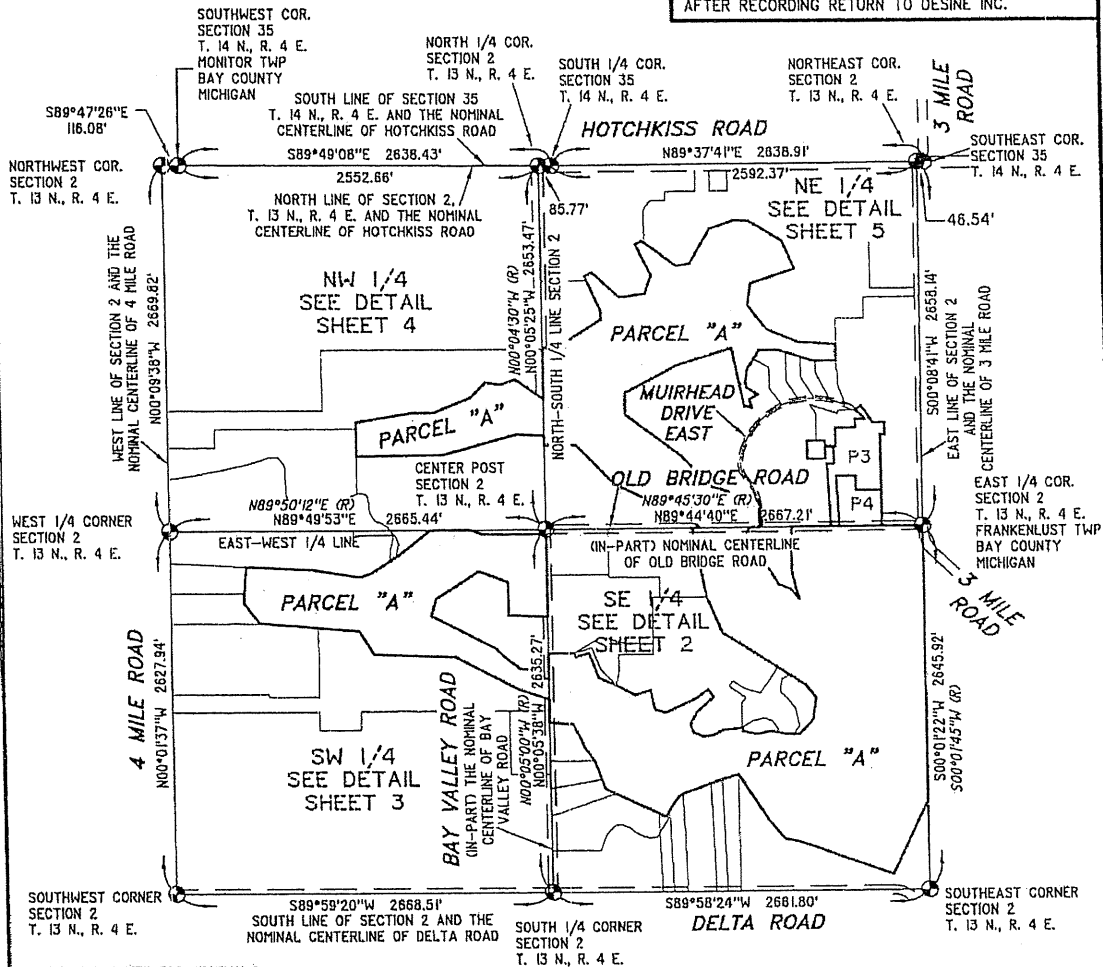
PARCEL "3" = 4.43± AC.

TAX ID No. 030-002-400-050-07
SEE DETAIL SHEETS 6 & 12

PARCEL "4" = 2.14± AC.

TAX ID No. 030-002-400-050-08
SEE DETAIL SHEETS 6 & 12

REGISTER OF DEEDS RECORDING INFORMATION
AFTER RECORDING RETURN TO DESINE INC.



SEE DETAIL SHEET FOR SECTION 2:
SOUTHEAST 1/4 SEE SHEET #2
SOUTHWEST 1/4 SEE SHEET #3
NORTHWEST 1/4 SEE SHEET #4
NORTHEAST 1/4 SEE SHEET #5
PARCELS #3 & #4 SEE DETAIL SHEET 6
LINE TABLES SEE SHEETS 7 - 8

002-400-050-00

P3, P4 & P5 =
PARCEL 3, 4 & 5

- = SET 1/2" x 18" IRON ROD WITH
CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

- = FOUND MONUMENT
- - - = FENCE LINE

- L = LIBER PG = PAGE
- C = CALCULATED M = MEASURED
- R = MEASUREMENT OF RECORD
- ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 1000'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC

(810) 227-9533
FAX (810) 227-9480
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

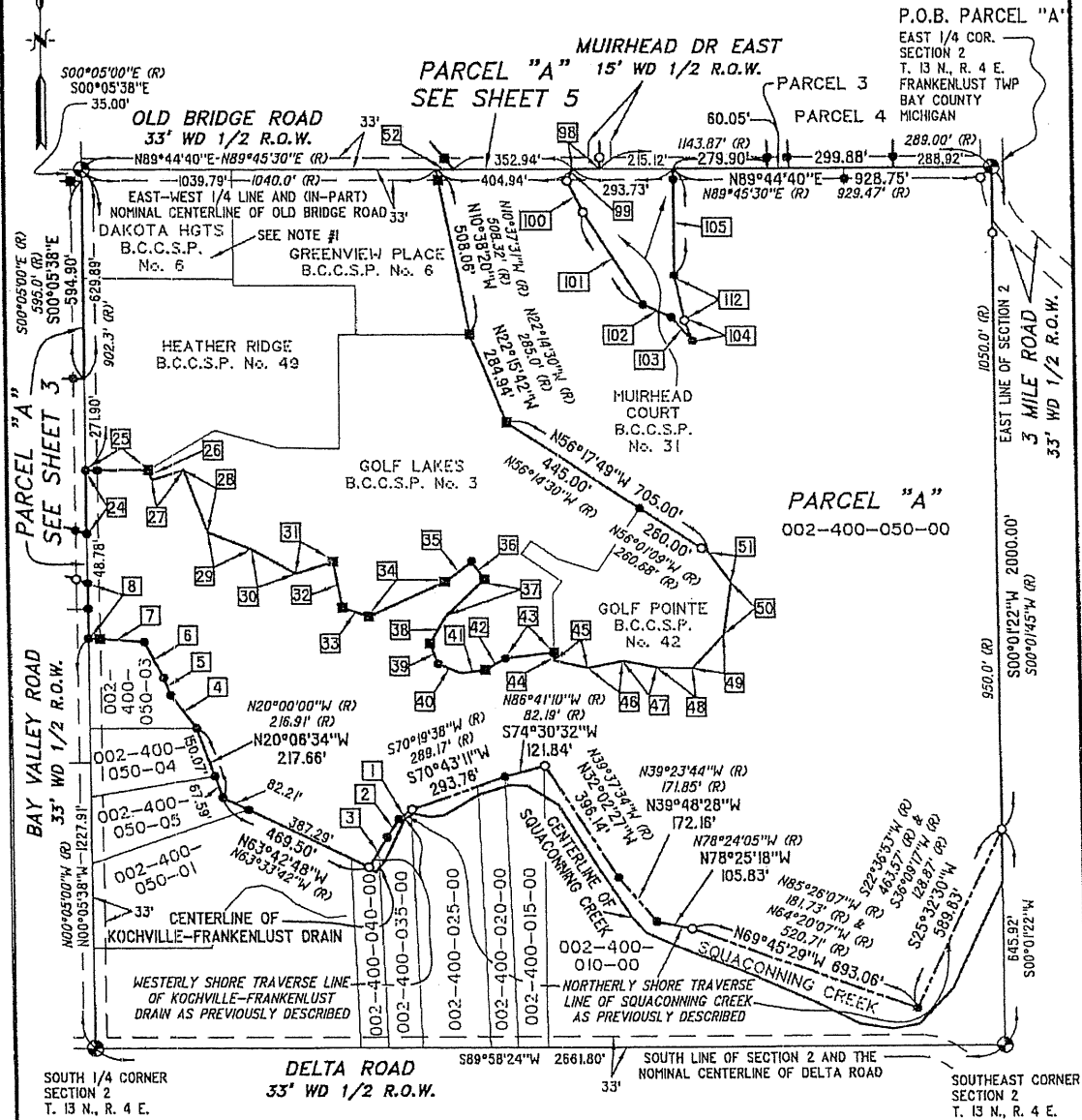
SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 1 OF 23

Travis R. Pratt
TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - SOUTHEAST 1/4 OF SECTION 2



SEE DETAIL SHEET FOR SECTION 2:
SOUTHEAST 1/4 SEE SHEET #2 & #9
SOUTHWEST 1/4 SEE SHEET #3 & #10
NORTHWEST 1/4 SEE SHEET #4 & #11
NORTHEAST 1/4 SEE SHEET #5 & #12
PARCELS #3 & #4 SEE DETAIL SHEET 6
LINE TABLES SEE SHEETS #7 - #8

----- WESTERLY SHORE TRAVERSE LINE
OF KOCHVILLE-FRANKENLUST
DRAIN AS PREVIOUSLY DESCRIBED
AND
----- NORTHERLY SHORE TRAVERSE
LINE OF SQUACCONING CREEK
AS PREVIOUSLY DESCRIBED

000 00 = LINE IDENTIFIER

NOTE: ALL TAX ID
No's HAVE A PREFIX
OF 030. EXAMPLE:
030-002-400-010-00

- = SET 1/2" x 18" IRON ROD WITH
CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

- = FOUND MONUMENT
- = FENCE LINE

- L = LIBER PG = PAGE
- C = CALCULATED M = MEASURED
- R = MEASUREMENT OF RECORD
- ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC

(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545

DATE 12/02/24

DWG 244790-132

DRAWN LMC

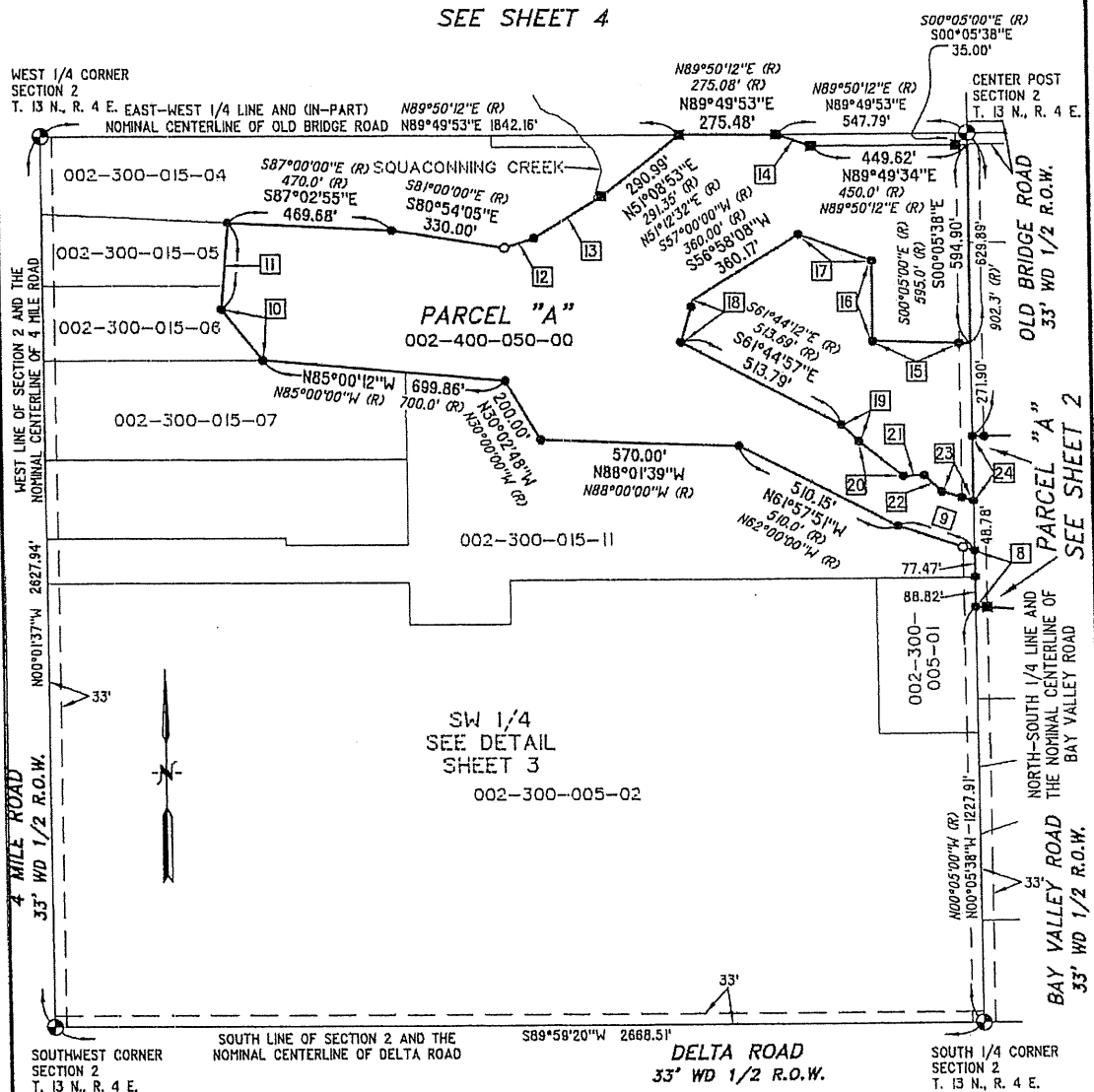
SHEET 2 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - SOUTHWEST 1/4 OF SECTION 2

SEE SHEET 4



SEE DETAIL SHEET FOR SECTION 2:
SOUTHEAST 1/4 SEE SHEET #2
SOUTHWEST 1/4 SEE SHEET #3
NORTHWEST 1/4 SEE SHEET #4
NORTHEAST 1/4 SEE SHEET #5
PARCELS #3 & #4 SEE DETAIL SHEET 6
LINE TABLES SEE SHEETS 7 - 8

000 00 = LINE IDENTIFIER

NOTE: ALL TAX ID No's HAVE A PREFIX OF 030. EXAMPLE: 030-002-400-010-00

- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)
- = FOUND MONUMENT
- X—X— = FENCE LINE

LEGEND

L = LIBER PG = PAGE
C = CALCULATED M = MEASURED
R = MEASUREMENT OF RECORD
ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS

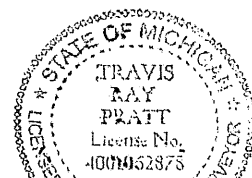
DESINE INC

(810) 227-9533
FAX (810) 227-8460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

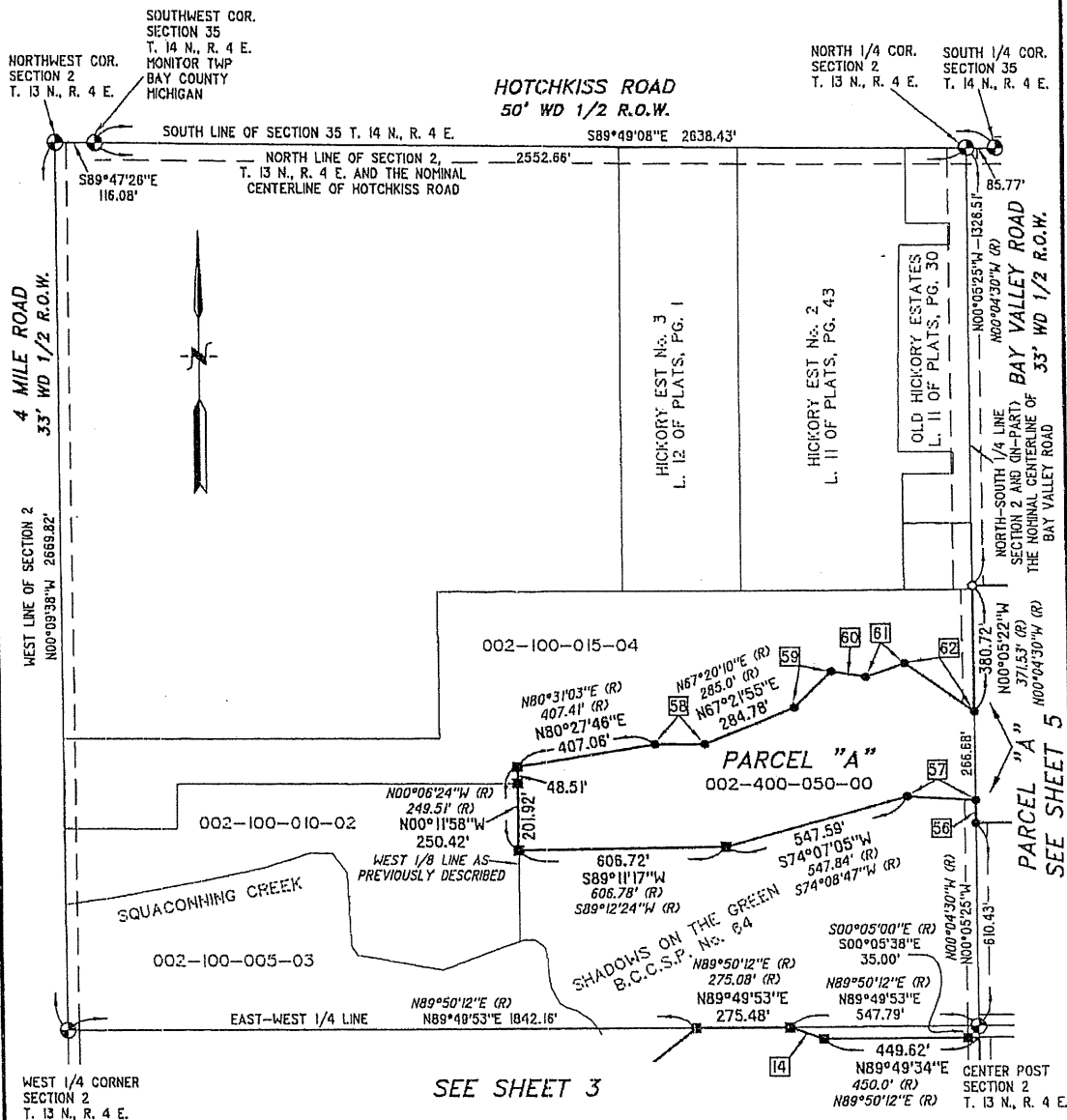
PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN
JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 3 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - NORTHWEST 1/4 OF SECTION 2



SEE DETAIL SHEET FOR SECTION 2:
 SOUTHEAST 1/4 SEE SHEET #2
 SOUTHWEST 1/4 SEE SHEET #3
 NORTHWEST 1/4 SEE SHEET #4
 NORTHEAST 1/4 SEE SHEET #5
 PARCELS #3 & #4 SEE DETAIL SHEET 6
 LINE TABLES SEE SHEETS 7 - 8

- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)
- = FOUND MONUMENT
- x-x- = FENCE LINE

LEGEND

L = LIBER PG = PAGE
 C = CALCULATED M = MEASURED
 R = MEASUREMENT OF RECORD
 ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
 LAND SURVEYORS



(810) 227-9533
 FAX (810) 227-9460
 EMAIL: desine@desineinc.com
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
 FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

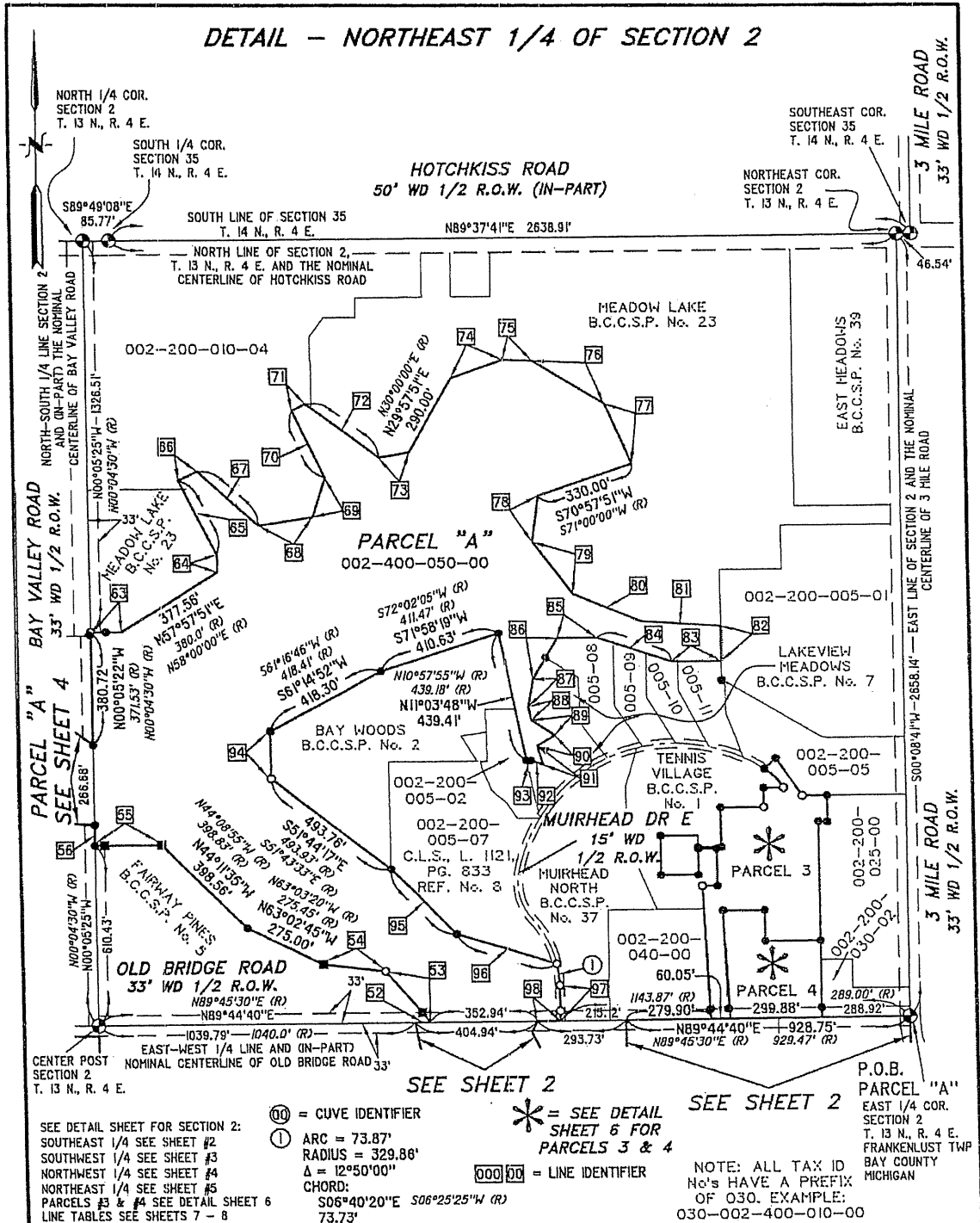
JOB No. 32-12-02-234545 DATE 12/02/24
 DWG 244790-132 DRAWN LMC SHEET 4 OF 23

Travis R. Pratt

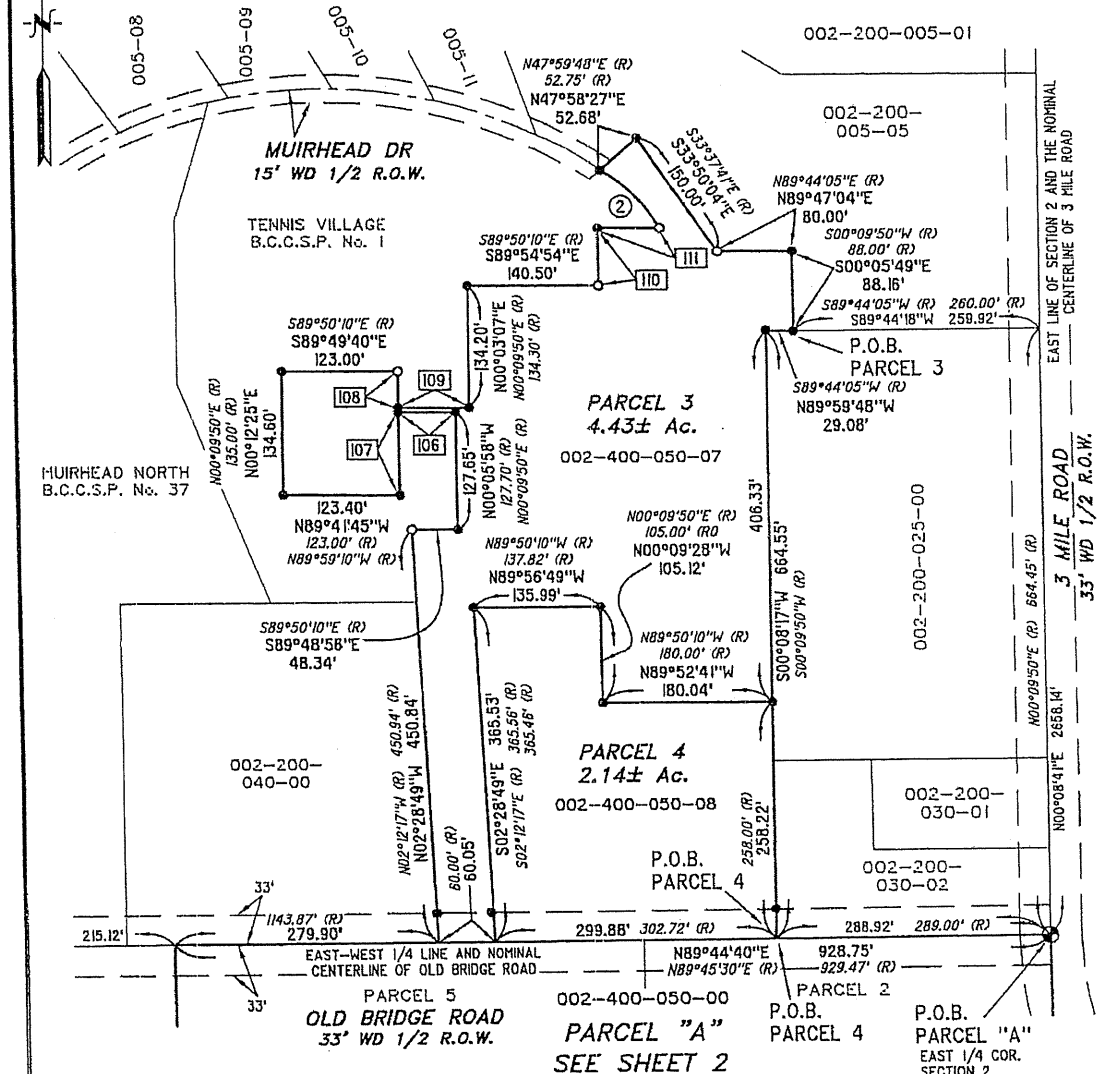
TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - NORTHEAST 1/4 OF SECTION 2



DETAIL - PARCEL 3 & 4



000100 = LINE IDENTIFIER

⑩ = CURVE IDENTIFIER

② ARC = 89.53° 89.7' (R)

RADIUS = 161.15'

Δ = 31°49'50"

CHORD:

N44°45'59"W N44°23'02"W (R)

88.38'

SEE DETAIL SHEET FOR SECTION 2:
 SOUTHEAST 1/4 SEE SHEET #2
 SOUTHWEST 1/4 SEE SHEET #3
 NORTHWEST 1/4 SEE SHEET #4
 NORTHEAST 1/4 SEE SHEET #5
 PARCELS #3 & #4 SEE DETAIL SHEET 6
 LINE TABLES SEE SHEETS 7 - 8

NOTE: ALL TAX ID
 No's HAVE A PREFIX
 OF 030. EXAMPLE:
 030-002-400-010-00

○ = SET 1/2" x 18" IRON ROD WITH
 CAP STAMPED "TRP 62878"
 ● = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

■ = FOUND MONUMENT

--- = FENCE LINE

L = UBER PG = PAGE

C = CALCULATED M = MEASURED

R = MEASUREMENT OF RECORD

ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 150'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
 LAND SURVEYORS

DESINE INC
 (810) 227-9533
 FAX (810) 227-9460
 EMAIL: desine@desineinc.com
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
 FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545

DATE 12/02/24

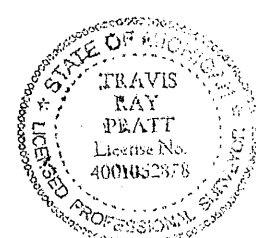
DWG 244790-132

DRAWN LMC

SHEET 6 OF 23

Travis R. Pratt

TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878



LINE TABLES

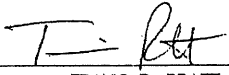
No.	Bearing	Distance	No.	Bearing	Distance	No.	Bearing	Distance
PARCEL A = #1 - #105 & #112								
1)	S53°46'52"W	49.36'	24)	N00°05'38"W	190.48'	48)	S88°00'23"E	105.00'
	S41°18'43"W (R)	27.44' (R)		N00°05'00"W (R)	190.00' (R)		S88°00'00"E (R)	
	S73°46'10"W (R)	28.49' (R)	25)	N89°42'27"E	185.38'	49)	N42°29'37"E	140.00'
2)	S32°27'34"W	63.25'		N89°45'30"E (R)	185.3' (R)		N42°30'00"E (R)	
	S32°32'19"W (R)	63.31' (R)	26)	S20°00'23"E	30.00'	50)	N08°29'37"E	160.00'
3)	S31°17'11"W	104.51'		S20°00'00"E (R)			N08°30'00"E (R)	
	S31°16'39"W (R)	105.38' (R)	27)	N72°59'37"E	100.00'	51)	N35°29'13"W	111.33'
4)	N37°24'36"W	125.92'		N73°00'00"E (R)			N36°00'00"W (R)	110.0' (R)
	N37°25'12"W (R)	125.77' (R)	28)	S20°00'23"E	200.00'	52)	N89°44'40"E	52.00'
5)	N20°47'05"W	55.95'		S20°00'00"E (R)			N89°45'30"E (R)	
	N20°50'50"W (R)	56.29' (R)	29)	S68°18'23"E	135.99'	53)	N40°06'12"W	224.50'
6)	N27°06'32"W	122.85'		S68°18'00"E (R)			N40°00'00"W (R)	225.5' (R)
	N26°56'07"W (R)	123.10' (R)	30)	S60°00'53"E	147.50'	54)	N83°22'15"W	205.72'
7)	N86°09'05"W	165.03'		S60°00'30"E (R)			N83°35'45"W (R)	205.0' (R)
	N86°11'08"W (R)		31)	N71°43'01"E	115.04'	55)	S89°54'56"W	220.83'
8)	N00°05'38"W	166.29'		N71°50'00"E (R)	114.5' (R)		S89°45'30"W (R)	221.10' (R)
	N00°05'00"W (R)	166.59' (R)	32)	S10°14'15"E	143.00'	56)	N00°05'25"W	69.14'
9)	N70°46'54"W	230.16'		S10°16'19"E (R)			N00°04'30"W (R)	69.56' (R)
	N71°00'00"W	230.0' (R)	33)	S71°17'24"E	80.34'	57)	N86°30'55"W	200.71'
10)	N38°00'36"W	189.00'		S71°05'00"E (R)	80.0' (R)		N86°24'43"W (R)	200.94' (R)
	N38°00'00"W (R)	190.0' (R)	34)	N64°49'57"E	246.12'	58)	N89°56'44"E	147.48'
11)	N04°51'14"E	260.15'		N64°45'00"E	246.0' (R)		N89°52'14"E (R)	147.0' (R)
	N05°00'00"E (R)	260.0' (R)	35)	N52°21'23"E	103.05'	59)	N44°51'28"E	154.84'
12)	N71°24'37"E	90.00'		N52°30'00"E (R)	103.5' (R)		N44°59'41"E (R)	155.0' (R)
	N72°00'00"E (R)		36)	S34°56'13"E	66.62'	60)	S80°04'53"E	100.41'
13)	N57°17'48"E	233.97'		S34°30'00"E (R)	67.5' (R)		S79°59'58"E (R)	100.0' (R)
	N57°04'01"E (R)	233.64' (R)	37)	S46°48'24"W	160.00'	61)	N69°57'34"E	119.80'
14)	S70°31'12"E	104.20'		S46°50'00"W (R)			N69°59'45"E (R)	120.10' (R)
	S70°31'55"E (R)		38)	S29°49'56"W	98.00'	62)	S53°41'34"E	250.29'
15)	N88°13'34"W	279.48'		S29°50'00"W (R)			S53°49'19"E (R)	249.80' (R)
	N88°11'00"W (R)	279.4' (R)	39)	S20°17'04"E	66.53'	63)	N89°54'35"E	102.57'
16)	N00°00'42"E	239.56'		S20°10'00"E (R)	66.0' (R)		S89°59'07"E (R)	100.0' (R)
	NORTH (R)	239.5' (R)	40)	S66°06'26"E	69.94'	64)	N00°02'09"W	60.00'
17)	N68°57'18"W	225.09'		S66°10'00"E (R)	70.0' (R)		NORTH (R)	
	N69°01'35"W (R)	224.90' (R)	41)	N82°29'11"E	76.57'	65)	N26°02'09"W	280.00'
18)	S15°58'54"W	130.00'		N82°55'00"E (R)	76.5' (R)		N26°00'00"W (R)	
	S16°00'00"W (R)		42)	N60°18'12"E	70.54'	66)	N63°57'51"E	70.00'
19)	S45°57'56"E	70.92'		N60°10'00"E (R)	70.5' (R)		N64°00'00"E (R)	
	S46°10'32"E (R)	71.15' (R)	43)	N82°54'40"E	143.81'	67)	S47°02'09"E	270.00'
20)	S50°35'09"E	163.36'		N82°55'00"E (R)	144.0' (R)		S47°00'00"E (R)	
	S50°32'15"E (R)	162.99' (R)	44)	S00°05'38"E	25.54'	68)	N80°57'51"E	180.00'
21)	N88°18'21"E	58.74'		S00°05'00"E (R)			N81°00'00"E (R)	
	N88°28'57"E (R)	58.86' (R)	45)	S77°00'23"E	99.31'	69)	N17°57'51"E	140.00'
22)	S45°52'15"E	69.20'		S77°00'00"E (R)			N18°00'00"E (R)	
	S45°51'53"E (R)	69.01' (R)	46)	N77°59'37"E	105.00'	70)	N25°02'09"W	250.00'
23)	S72°58'17"E	93.82'		N78°00'00"E (R)			N25°00'00"W (R)	
	S73°00'00"E (R)	93.88' (R)	47)	S78°30'23"E	102.00'	71)	N63°57'51"E	50.00'
				S78°30'00"E (R)			N64°00'00"E (R)	

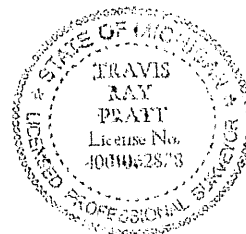
CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN
JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 7 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



LINE TABLES

No.	Bearing	Distance	No.	Bearing	Distance
72)	S53°02'09"E	300.00'	97)	S00°15'20"E	118.00'
	S53°00'00"E (R)			S00°14'30"E (R)	
73)	N79°57'51"E	100.00'	98)	S89°44'40"W	78.62'
	N80°00'00"E (R)			S89°45'30"W (R)	78.43' (R)
74)	N69°57'51"E	180.00'	99)	S26°07'16"W	40.50'
	N70°00'00"E (R)			S26°19'50"W (R)	
75)	S88°02'09"E	100.00'	100)	S25°48'44"E	104.30'
	S88°00'00"E (R)			S25°47'30"E (R)	
76)	S68°02'09"E	280.00'	101)	S31°29'15"E	330.00'
	S58°00'00"E (R)			S31°25'20"E (R)	
77)	S23°02'09"E	220.00'	102)	S65°54'55"E	91.16'
	S23°00'00"E (R)			S66°06'10"E (R)	91.40' (R)
78)	S07°57'51"W	160.00'	103)	S40°50'54"E	94.37'
	S08°00'00"W (R)			S36°46'00"E (R)	115.63' (R)
79)	S37°02'09"E	220.00'	104)	N20°16'34"W	65.18'
	S37°00'00"E (R)			N20°11'22"W (R)	
80)	S67°02'09"E	240.00'	105)	N00°07'29"E	324.77'
	S67°00'00"E (R)			N12°13'45"W (R)	
81)	S86°02'09"E	262.53'	112)	N12°10'51"W	138.77'
	S87°10'26"E (R)	262.64' (R)			
82)	S00°14'43"W	119.06'			
	S00°09'50"W (R)	113.66' (R)			
83)	S89°35'30"W	161.40'			
	S89°36'27"W (R)	160.0' (R)			
			PARCEL 3		
84)	N71°15'29"W	257.75'	106)	S89°59'03"W	60.00'
	N71°14'32"W (R)			N89°50'10"W (R)	60.00' (R)
85)	S89°35'30"W	133.00'	107)	S00°01'17"W	89.99'
	S89°36'27"W (R)			S00°09'50"W (R)	90.12' (R)
86)	S30°55'11"W	162.00'	108)	S00°02'17"W	39.88'
	S31°29'47"W (R)			S00°09'50"W (R)	
87)	S09°59'24"W	94.00'	109)	S89°57'48"E	74.83'
	S09°59'47"W (R)			S89°50'10"E (R)	75.00' (R)
88)	S10°58'18"E	47.00'	110)	N00°04'27"E	63.35'
	S10°57'55"E (R)			N00°09'50"E (R)	
89)	S56°58'18"E	92.00'	111)	N89°40'09"E	65.89'
	S56°57'55"E (R)			S89°44'20"E (R)	
90)	S58°31'42"W	69.05'			
	S58°32'05"W (R)				
91)	S15°31'49"E	65.00'			
	S15°31'26"E (R)				
92)	N71°16'19"W	42.31'			
	N71°15'56"W (R)				
93)	N89°51'03"W	15.05'			
	S89°50'11"W (R)	15.99' (R)			
94)	S00°05'10"W	159.16'			
	S00°02'40"W (R)				
95)	S43°41'31"E	309.02'			
	S43°40'22"E (R)	309.15' (R)			
96)	S72°33'53"E	344.60'			
	S72°37'41"E (R)	345.68' (R)			

CIVIL ENGINEERS
LAND SURVEYORS

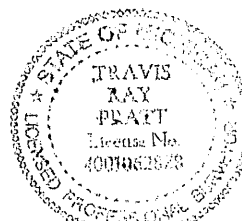
DESINE INC
(810) 227-9533
FAX (810) 227-8460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 8 OF 23

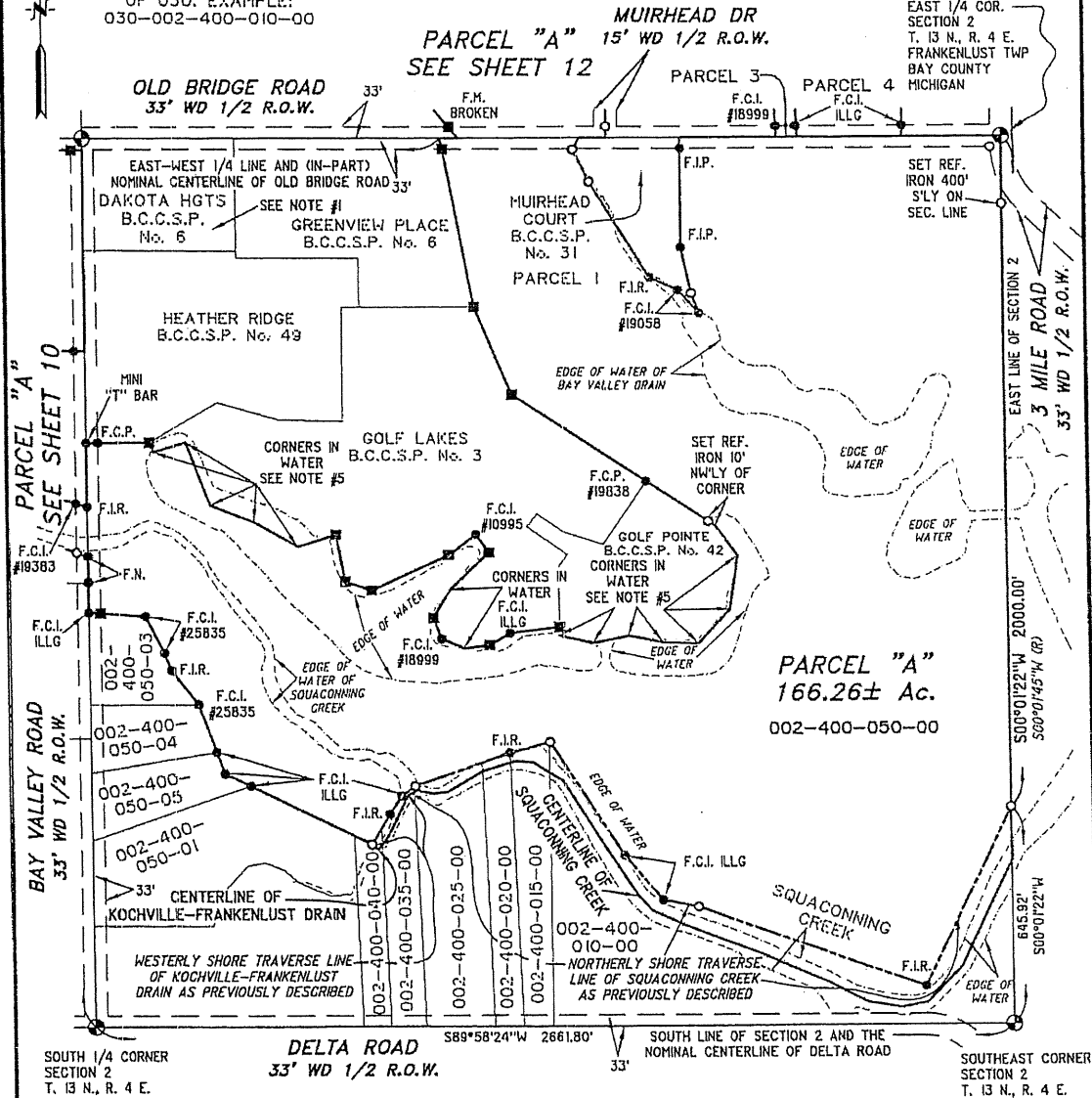
Travis R. Pratt
TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - SOUTHEAST 1/4 OF SECTION 2

NOTE: ALL TAX ID
No's HAVE A PREFIX
OF 030. EXAMPLE:
030-002-400-010-00

P.O.B. PARCEL "A"
EAST 1/4 COR.
SECTION 2
T. 13 N., R. 4 E.
FRANKENLUST TWP
BAY COUNTY
MICHIGAN



SEE DETAIL SHEET FOR SECTION 2:
SOUTHEAST 1/4 SEE SHEET #2 & #9
SOUTHWEST 1/4 SEE SHEET #3 & #10
NORTHWEST 1/4 SEE SHEET #4 & #11
NORTHEAST 1/4 SEE SHEET #5 & #12
PARCELS #3 & #4 SEE DETAIL SHEET 6
LINE TABLES SEE SHEETS #7 - #8

F.I.R. = FOUND IRON ROD
F.C.I. = FOUND CAPPED IRON
F.C.I. ILLG = FOUND CAPPED IRON ILLIGIBLE
F.J.P. = FOUND IRON PIPE
F.N. = FOUND NAIL

----- EDGE OF WATER
----- WESTERLY SHORE TRAVERSE LINE
OF KOCHVILLE-FRANKENLUST
DRAIN AS PREVIOUSLY DESCRIBED
AND
----- NORTHERLY SHORE TRAVERSE
LINE OF SQUACCONING CREEK
AS PREVIOUSLY DESCRIBED

○ = SET 1/2" x 18" IRON ROD WITH
CAP STAMPED "TRP 62878"
● = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

■ = FOUND MONUMENT (F.M.)
---X--- = FENCE LINE

L = LIBER PG = PAGE
C = CALCULATED M = MEASURED
R = MEASUREMENT OF RECORD
ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS

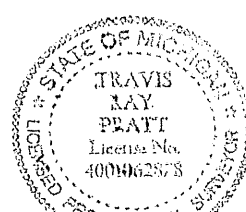
DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

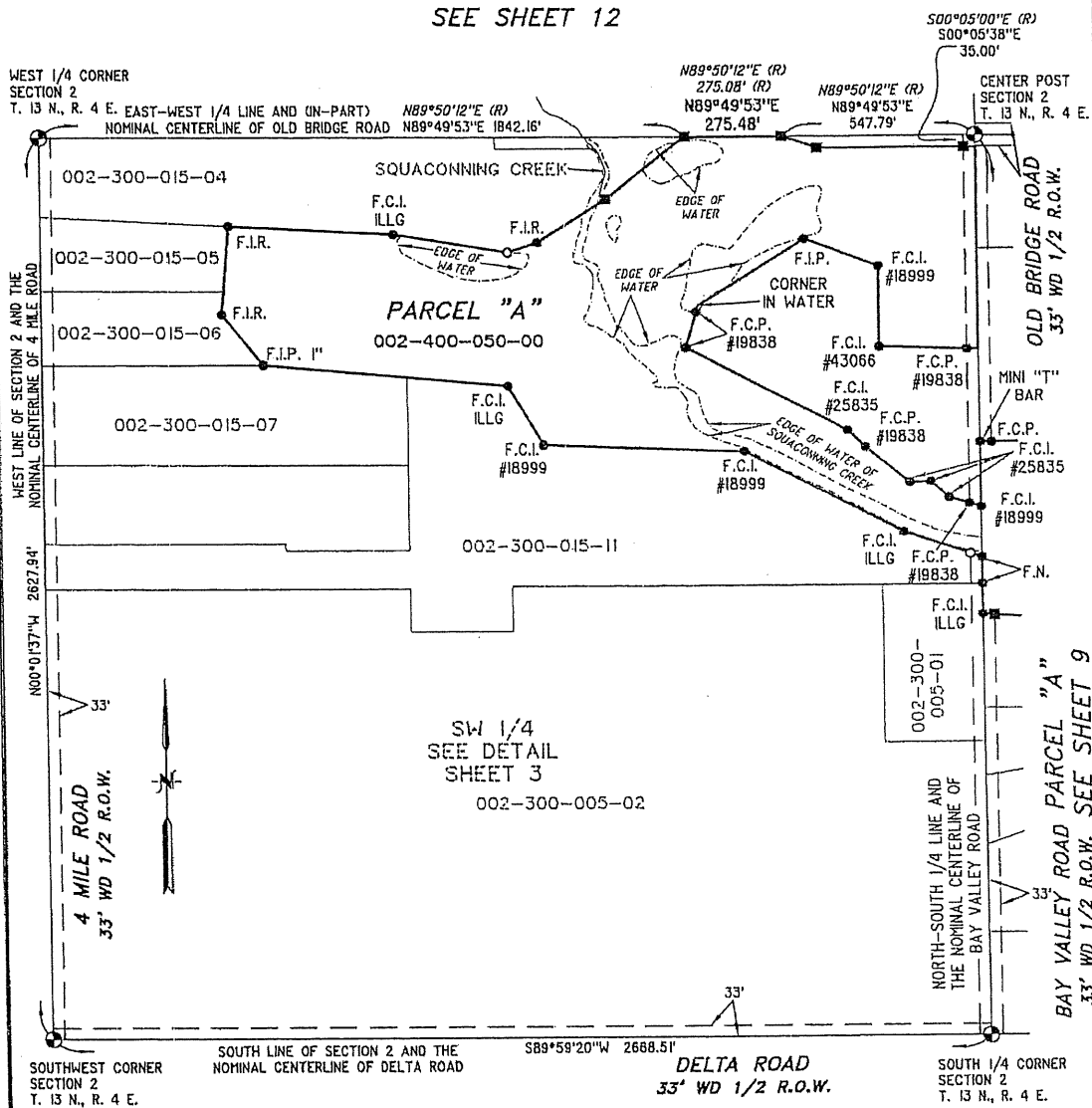
JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 9 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - SOUTHWEST 1/4 OF SECTION 2

SEE SHEET 12



SEE DETAIL SHEET FOR SECTION 2:
 SOUTHEAST 1/4 SEE SHEET #2 & #9
 SOUTHWEST 1/4 SEE SHEET #3 & #10
 NORTHWEST 1/4 SEE SHEET #4 & #11
 NORTHEAST 1/4 SEE SHEET #5 & #12
 PARCELS #3 & #4 SEE DETAIL SHEET 6
 LINE TABLES SEE SHEETS #7 - #8

----- EDGE OF WATER
 F.I.R. = FOUND IRON ROD
 F.C.I. = FOUND CAPPED IRON
 F.C.I. ILLG = FOUND CAPPED IRON ILLEGIBLE
 F.I.P. = FOUND IRON PIPE
 F.N. = FOUND NAIL

NOTE: ALL TAX ID
 No's HAVE A PREFIX
 OF 030. EXAMPLE:
 030-002-400-010-00

○ = SET 1/2" x 18" IRON ROD WITH
 CAP STAMPED "TRP 62878"
 ● = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

■ = FOUND MONUMENT
 —+—+— = FENCE LINE

L = LIBER PG = PAGE
 C = CALCULATED M = MEASURED
 R = MEASUREMENT OF RECORD
 ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

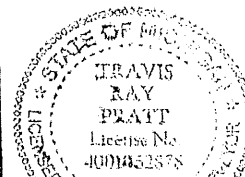
CIVIL ENGINEERS
 LAND SURVEYORS

DESINE INC
 (810) 227-9533
 FAX (810) 227-9480
 EMAIL: desine@desineinc.com
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

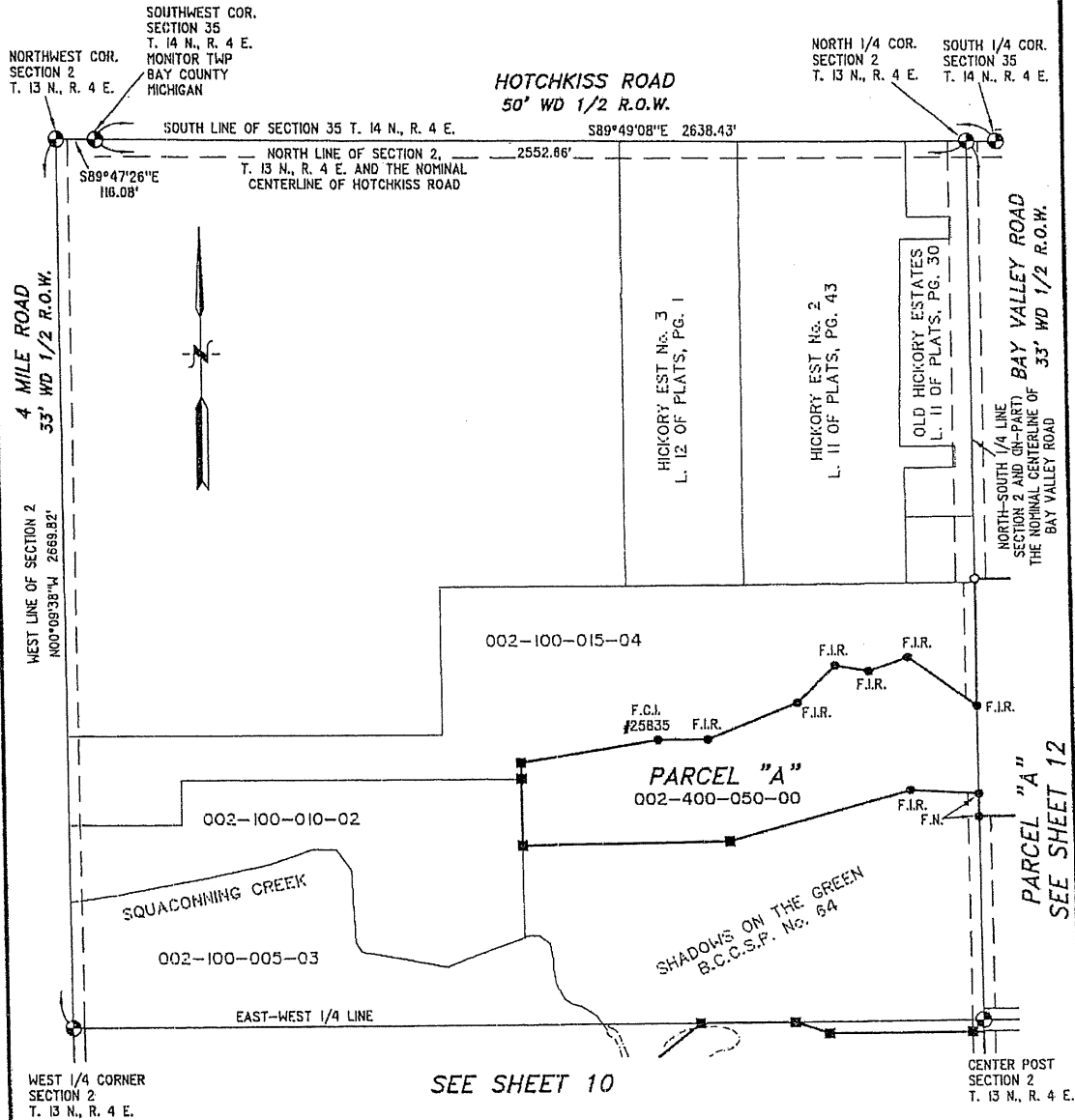
PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
 FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN
 JOB No. 32-12-02-234545 DATE 12/02/24
 DWG 244790-132 DRAWN LMC SHEET 10 OF 23

TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - NORTHWEST 1/4 OF SECTION 2



SEE DETAIL SHEET FOR SECTION 2:
SOUTHEAST 1/4 SEE SHEET #2 & #9
SOUTHWEST 1/4 SEE SHEET #3 & #10
NORTHWEST 1/4 SEE SHEET #4 & #11
NORTHEAST 1/4 SEE SHEET #5 & #12
PARCELS #3 & #4 SEE DETAIL SHEET 8
LINE TABLES SEE SHEETS #7 - #8

----- EDGE OF WATER
F.I.R. = FOUND IRON ROD
F.C.I. = FOUND CAPPED IRON
F.C.I. ILLG = FOUND CAPPED IRON ILLEGIBLE
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL

NOTE: ALL TAX ID
No's HAVE A PREFIX
OF 030. EXAMPLE:
030-002-400-010-00

○ = SET 1/2" x 18" IRON ROD WITH
CAP STAMPED "TRP 62878"
● = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)

LEGEND

■ = FOUND MONUMENT
-x-x- = FENCE LINE

L = LIBER PG = PAGE
C = CALCULATED M = MEASURED
R = MEASUREMENT OF RECORD
ARC = ARC LENGTH RAD = RADIUS

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS
LAND SURVEYORS

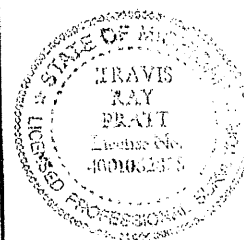
DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 11 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



DETAIL - NORTHEAST 1/4 OF SECTION 2

HOTCHKISS ROAD
50' WD 1/2 R.O.W. (IN-PART)

MEADOW LAKE
B.C.C.S.P. No. 23

PARCEL "A"
002-400-050-00

LAKEVIEW MEADOWS
B.C.C.S.P. No. 7

BAY WOODS
B.C.C.S.P. No. 2

MUIRHEAD DR
15' WD 1/2 R.O.W.

MUIRHEAD NORTH
B.C.C.S.P. No. 37

TENNIS VILLAGE
B.C.C.S.P. No. 1

OLD BRIDGE ROAD
33' WD 1/2 R.O.W.

SEE SHEET 9

LEGEND

- = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "TRP 62878"
- = FOUND IRON ROD (UNLESS OTHERWISE SPECIFIED)
- = FOUND MONUMENT
- x-x- = FENCE LINE

NOTE: ALL TAX ID No's HAVE A PREFIX OF 030. EXAMPLE: 030-002-400-010-00

SCALE: 1" = 400'

ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545 **DATE 12/02/24**

DWG 244790-132 **DRAWN LMC** **SHEET 12 OF 23**

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

STATE OF MICHIGAN
TRAVIS R. PRATT
License No. 4001062878
LICENSED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION OF RECORD

Reference: *Commitment for Title Insurance Issued by Commercial-Diversified National Title
an agent for Westcor Land Title Insurance Company,
Commitment No. COM-24-04734-1,
Commitment Date: September 6, 2024 at 8:00 A.M.*

PARCEL "A" 166.26± Acres (Combined Parcels 1, 2 & 5)

Situated in the Township of Frankenlust, County of Bay and State of Michigan, and described as follows:

Being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and the Southeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan.

BEGINNING at the East 1/4 Corner of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan;

thence S00°01'22"W (recorded as S00°01'45"W) 2000.00 feet along the West line of said Section 2 and (in-part) the nominal centerline of 3 Mile Road (33-foot wide 1/2 Right-of-Way), to a point being distant S00°01'22"W (recorded as S00°01'45"W) 645.92 feet to the Southeast Corner of said Section 2;

thence along Northerly shore Traverse Line of Squaconning Creek the following (8) eight courses:

- 1) S25°32'30"W 589.63 feet (recorded as S22°36'53"W 463.57 feet and S36°09'17"W 128.87 feet),
- 2) N69°45'29"W 693.06 feet (recorded as N85°26'07"W 181.73 feet and N64°20'07"W 520.71 feet),
- 3) N78°25'18"W (recorded as N78°24'05"W) 105.83 feet,
- 4) N39°48'28"W 172.16 feet (recorded as N39°23'44"W 171.85 feet),
- 5) N32°02'27"W (recorded as N39°37'34"W) 396.14 feet,
- 6) S74°30'32"W 121.84 feet (recorded as N86°41'10"W 82.19 feet),
- 7) S70°43'11"W 293.76 feet (recorded as S70°19'38"W 289.17 feet) and
- 8) S53°46'52"W 49.36 feet (recorded as S41°18'43"W 27.44 feet and S73°46'10"W 28.49 feet);

thence along the Westerly shore Traverse Line of Kochville-Frankenlust Drain the following (2) two courses:

- 1) S32°27'34"W 63.25 feet (recorded as S32°32'19"W 63.31 feet) and
- 2) S31°17'11"W 104.51 feet (recorded as S31°16'39"W 105.38 feet);

thence N63°42'48"W (recorded as N63°33'42"W) 469.50 feet;

thence N20°06'34"W 217.66 feet (recorded as N20°00'00"W 216.91 feet);

thence N37°24'36"W 125.92 feet (recorded as N37°25'12"W 125.77 feet);

thence N20°47'05"W 55.95 feet (recorded as N20°50'50"W 56.29 feet);

thence N27°06'32"W 122.85 feet (recorded as N26°56'07"W 123.10 feet);

thence N86°09'05"W (recorded as N86°11'08"W) 165.03 feet to the North-South 1/4 line of said Section 2, said point being distant 1227.91 feet S00°05'38"E (recorded as S00°05'00"E) to the South 1/4 of said Section 2;

thence N00°05'38"W 166.29 feet (recorded as N00°05'00"W 166.59 feet) along said North-South 1/4 line of said Section 2 and the nominal centerline of Bay Valley Road (33-foot wide 1/2 Right-of-Way);

thence N70°46'54"W 230.16 feet (recorded as N71°00'00"W 230.0 feet);

thence N61°57'51"W 510.15 feet (recorded as N62°00'00"W 510.00 feet);

thence N88°01'39"W (recorded as N88°00'00"W) 570.00 feet;

thence N30°02'48"W (recorded as N30°00'00"W) 200.00 feet;

thence N85°00'12"W 699.86 feet (recorded as N85°00'00"W 700.00 feet);

thence N38°00'36"W 189.00 feet (recorded as N38°00'00"W 190.0 feet);

thence N04°51'14"E 260.15 feet (recorded as N05°00'00"E 260.0 feet);

Legal Description Subsequent to Survey Parcel "A" Continues...

CIVIL ENGINEERS
LAND SURVEYORS



(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545

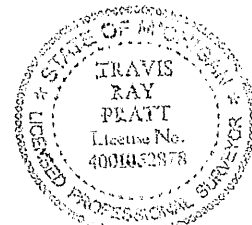
DATE 12/02/24

DWG 244790-132

DRAWN LMC

SHEET 13 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Continuing Legal Description Subsequent to Survey Parcel "A"...

thence S87°02'55"E 469.68 feet (recorded as S87°00'00"E 470.0 feet);
thence S80°54'05"E (recorded as S81°00'00"E) 330.00 feet;
thence N71°24'37"E (recorded as N72°00'00"E) 90.00 feet;
thence N57°17'48"E 233.97 feet (recorded as N57°04'01"E 233.64 feet);
thence N51°08'53"E 290.99 feet (recorded as N51°12'32"E 291.35 feet) to the East-West 1/4 line of said Section 2, to a point being distant 1842.16 feet S89°49'53"W (recorded as S89°50'12"W) to the West 1/4 Corner of said Section 2;
thence N89°49'53"E 275.48 feet (recorded as N89°50'12"E 275.08 feet) along the East-West 1/4 line of said Section 2, to a point being distant 547.79 feet N89°49'53"E (recorded as N89°50'12"E) to the Center Post of said Section 2;
thence S70°31'12"E (recorded as S70°31'55"E) 104.20 feet;
thence N89°49'34"E 449.62 feet (recorded as N89°50'12"E 450.0 feet) to said North-South 1/4 line and said nominal centerline of Bay Valley Road, to a point being distant 35.00 feet N00°05'38"W (recorded as N00°05'00"W) to said Center Post;
thence S00°05'38"E 594.90 feet (recorded as S00°05'00"E 595.0 feet) along said North-South 1/4 line of Section 2 and said nominal centerline of Bay Valley Road;
thence N88°13'34"W 279.48 feet (recorded as N88°11'00"W 279.4 feet);
thence N00°00'42"E 239.56 feet (recorded as North 239.5 feet);
thence N68°57'18"W 225.09 feet (recorded as N69°01'35"W 224.90 feet);
thence S56°58'08"W 360.17 feet (recorded as S57°00'00"W 360.00 feet);
thence S15°58'54"W (recorded as S16°00'00"W) 130.00 feet;
thence S61°44'57"E 513.79 feet (recorded as S61°44'12"E 513.69 feet);
thence S45°57'56"E 70.92 feet (recorded as S46°10'32"E 71.15 feet);
thence S50°35'09"E 163.36 feet (recorded as S50°32'15"E 162.99 feet);
thence N88°18'21"E 58.74 feet (recorded as N88°28'57"E 58.86 feet);
thence S45°52'15"E 69.20 feet (recorded as S45°51'53"E 69.01 feet);
thence S72°58'17"E 93.82 feet (recorded as S73°00'00"E 93.88 feet) to said North-South 1/4 of Section 2 and said nominal centerline of Bay Valley Road;
thence N00°05'38"W 190.48 feet (recorded as N00°05'00"W 190.00 feet) along said North-South 1/4 of Section 2 and said nominal centerline of Bay Valley Road;
thence N89°42'27"E 185.38 feet (recorded as N89°45'30"E 185.3 feet) along the Southerly line of "Heather Ridge Condominium," according to the Master Deed thereof, as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 49;
thence along the Southerly lines of "Golf Lakes Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 3, the following (18) eighteen courses:

- 1) S20°00'23"E (recorded as S20°00'00"E) 30.00 feet,
- 2) N72°59'37"E (recorded as N73°00'00"E) 100.00 feet,
- 3) S20°00'23"E (recorded as S20°00'00"E) 200.00 feet,
- 4) S68°18'23"E (recorded as S68°18'00"E) 135.99 feet,
- 5) S60°00'53"E (recorded as S60°00'30"E) 147.50 feet,
- 6) N71°43'01"E 115.04 feet (recorded as N71°50'00"E 114.5 feet),
- 7) S10°14'15"E (recorded as S10°16'19"E) 143.00 feet,
- 8) S71°17'24"E 80.34 feet (recorded as S71°05'00"E 80.0 feet),
- 9) N64°49'57"E 246.12 feet (recorded as N64°45'00"E 246.0 feet),
- 10) N52°21'23"E 103.05 feet (recorded as N52°30'00"E 103.5 feet),
- 11) S34°56'13"E 66.62 feet (recorded as S34°30'00"E 67.5 feet),
- 12) S46°48'24"W (recorded as S46°50'00"W) 160.00 feet,
- 13) S29°49'56"W (recorded as S29°50'00"W) 98.00 feet,
- 14) S20°17'04"E 66.53 feet (recorded as S20°10'00"E 66.0 feet),
- 15) S66°06'26"E 69.94 feet (recorded as S66°10'00"E 70.0 feet),

Legal Description Subsequent to Survey Parcel "A" Continues...

CIVIL ENGINEERS
LAND SURVEYORS



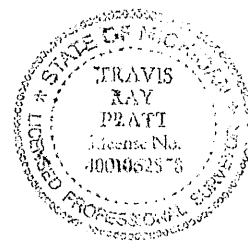
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545	DATE 12/02/24
DWG 244790-132	DRAWN LMC SHEET 14 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Continuing Legal Description Subsequent to Survey Parcel "A"...

- 16) N82°29'11"E 76.57 feet (recorded as N82°55'00"E 76.5 feet),
- 17) N60°18'12"E 70.54 feet (recorded as N60°10'00"E 70.5 feet) and
- 18) N82°54'40"E 143.81 feet (recorded as N82°55'00"E 144.0 feet);

thence along the boundaries of "Golf Pointe Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 42, the following (9) nine courses:

- 1) S00°05'38"E (recorded as S00°05'00"E) 25.54 feet,
- 2) S77°00'23"E (recorded as S77°00'00"E) 99.31 feet,
- 3) N77°59'37"E (recorded as N78°00'00"E) 105.00 feet,
- 4) S78°30'23"E (recorded as S78°30'00"E) 102.00 feet,
- 5) S88°00'23"E (recorded as S88°00'00"E) 105.00 feet,
- 6) N42°29'37"E (recorded as N42°30'00"E) 140.00 feet,
- 7) N08°29'37"E (recorded as N08°30'00"E) 160.00 feet,
- 8) N35°29'13"W 111.33 feet (recorded as N36°00'00"W 110.0 feet) and
- 9) N56°17'49"W 260.00 feet (recorded as N56°01'09"W 260.68 feet);

thence along the Easterly lines of said "Golf Lakes Condominium," the following (2) two courses:

- 1) N56°17'49"W (recorded as N56°14'30"W) 445.00 feet and
- 2) N22°15'42"W 284.94 feet (recorded as N22°14'30"W 285.0 feet);

thence N10°38'20"W 508.06 feet (recorded as N10°37'31"W 508.32 feet) along the Easterly line of "Greenview Place," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 6, to said East-West 1/4 line of Section 2 and the nominal centerline of Old Bridge Road, point being distant 1039.79 S89°44'40"W (recorded as 1040.0 feet S89°45'30"W) to said Center Post;

thence N89°44'40"E (recorded as N89°45'30"E) 52.00 feet along said East-West 1/4 line and said nominal centerline of Old Bridge Road;

thence along the Northeasterly lines of "Fairway Pines Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 5," the follow (5) five courses:

- 1) N40°06'12"W 224.50 feet (recorded as N40°00'00"W 225.0 feet),
- 2) N83°22'15"W 205.72 feet (recorded as N83°35'45"W 205.0 feet),
- 3) N63°02'45"W 275.00 feet (recorded as N63°03'20"W 275.45 feet),
- 4) N44°11'35"W 398.56 feet (recorded as N44°08'55"W 398.83 feet) and
- 5) S89°54'56"W 220.83 feet (recorded as S89°45'30"W 221.10 feet) to said North-South 1/4 line and said nominal centerline of said Bay Valley Road, to a point distant 610.43 feet S00°05'25"E (recorded as S00°04'30"E) to said Center Post;

thence N00°05'25"W 69.14 feet (recorded as N00°04'30"W 69.56 feet) along said North-South 1/4 line;

thence along the Northerly line of "Shadows on the Green," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 64 the (3) three courses:

- 1) N86°30'55"W 200.71 feet (recorded as N86°24'43"W 200.94 feet),
- 2) S74°07'05"W 547.59 feet (recorded as S74°08'47"W 547.84 feet) and
- 3) S89°11'17"W 606.72 feet (recorded as S89°12'24"W 606.78 feet);

thence N00°11'58"W 250.42 feet (recorded as N00°06'24"W 249.51 feet) (previously described as the West 1/8 line);

thence N80°27'46"E 407.06 feet (recorded as N80°31'03"E 407.41 feet);

thence N89°56'44"E 147.48 feet (recorded as N89°52'14"E 147.0 feet);

thence N67°21'55"E 284.78 feet (recorded as N67°20'10"E 285.0 feet);

thence N44°51'28"E 154.84 feet (recorded as N44°59'41"E 155.0 feet);

thence S80°04'53"E 100.41 feet (recorded as S79°59'58"E 100.0 feet);


Legal Description Subsequent to Survey Parcel "A" Continues...

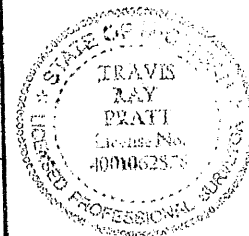
CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN
JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 15 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Continuing Legal Description Subsequent to Survey Parcel "A"...

thence N69°57'34"E 119.80 feet (recorded as N69°59'45"E 120.10 feet);
thence S53°41'34"E 250.29 feet (recorded as S53°49'19"E 249.80 feet) to said North-South 1/4 line of Section 2;
thence N00°05'22"W 380.72 feet (recorded as N00°04'30"W 371.53 feet) along said North-South 1/4 line and said nominal centerline of Bay Valley Road;
thence along the boundaries of "Meadow Lake Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 23, the following (4) four courses:
1) N89°54'35"E 102.57 feet (recorded as S89°59'07"E 100.0 feet),
2) N57°57'51"E 377.56 feet (recorded as N58°00'00"E 380.0 feet),
3) N00°02'09"W (recorded as North) 60.00 feet and
4) (in-part) N26°02'09"W (recorded as N26°00'00"W) 280.00 feet;
thence N63°57'51"E (recorded as N64°00'00"E) 70.00 feet;
thence S47°02'09"E (recorded as S47°00'00"E) 270.00 feet;
thence N80°57'51"E (recorded as N81°00'00"E) 180.00 feet;
thence N17°57'51"E (recorded as N18°00'00"E) 140.00 feet;
thence N25°02'09"W (recorded as N25°00'00"W) 250.00 feet;
thence N63°57'51"E (recorded as N64°00'00"E) 50.00 feet;
thence along the boundaries of said "Meadow Condominium," the following (12) twelve courses:
1) S53°02'09"E (recorded as S53°00'00"E) 300.00 feet,
2) N79°57'51"E (recorded as N80°00'00"E) 100.00 feet,
3) N29°57'51"E (recorded as N30°00'00"E) 290.00 feet,
4) N69°57'51"E (recorded as N70°00'00"E) 180.00 feet,
5) S88°02'09"E (recorded as S88°00'00"E) 100.00 feet,
6) S58°02'09"E (recorded as S58°00'00"E) 280.00 feet,
7) S23°02'09"E (recorded as S23°00'00"E) 220.00 feet,
8) S70°57'51"W (recorded as S71°00'00"W) 330.00 feet,
9) S07°57'51"W (recorded as S08°00'00"W) 160.00 feet,
10) S37°02'09"E (recorded as S37°00'00"E) 220.00 feet,
11) S67°02'09"E (recorded as S67°00'00"E) 240.00 feet and
12) S86°02'09"E 262.53 feet (recorded as S87°10'26"E 262.64 feet);
thence S00°14'43"W 119.06 feet (recorded as S00°09'50"W 113.66 feet);
thence S89°35'30"W 161.40 feet (recorded as S89°36'27"W 160.0 feet);
thence N71°15'29"W (recorded as N71°14'32"W) 257.75 feet;
thence S89°35'30"W (recorded as S89°36'27"W) 133.00 feet;
thence S30°55'11"W (recorded as S31°29'47"W) 162.00 feet along (in-part) the Westerly line of "Lakeview Meadows Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 7;
thence along said Westerly line of "Lakeview Meadows Condominium" the following (7) seven courses:
1) S09°59'24"W (recorded as S09°59'47"W) 94.00 feet,
2) S10°58'18"E (recorded as S10°57'55"E) 47.00 feet,
3) S56°58'18"E (recorded as S56°57'55"E) 92.00 feet,
4) S58°31'42"W (recorded as S58°32'05"W) 69.05 feet,
5) S15°31'49"E (recorded as S15°31'26"E) 65.00 feet,
6) N71°16'19"W (recorded as N71°15'56"W) 42.31 feet and
7) N89°51'03"W 15.05 feet (recorded as S89°50'11"W 15.99 feet);
thence N11°03'48"W 439.41 feet (recorded as N10°57'55"W 439.18 feet) along (in-part) the Easterly line of "Bay Woods Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 2;

Legal Description Subsequent to Survey Parcel "A" Continues...

CIVIL ENGINEERS
LAND SURVEYORS



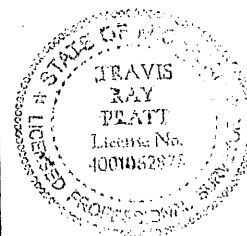
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545	DATE 12/02/24
DWG 244790-132	DRAWN LMC
SHEET 16 OF 23	

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Continuing Legal Descriptions Subsequent to Survey Parcel "A"...

thence along the Easterly line of said "Bay Woods Condominium" the following (4) courses:

- 1) S71°58'19"W 410.63 feet (recorded as S72°02'05"W 411.47 feet),
- 2) S61°14'52"W 418.30 feet (recorded as S61°16'46"W 418.41 feet),
- 3) S0°05'10"W (recorded as S00°02'40"W) 159.16 feet and
- 4) S51°44'17"E 493.76 feet (recorded as S51°43'33"E 493.93 feet);

thence S43°41'31"E 309.02 feet (recorded as S43°40'22"E 309.15 feet);

thence S72°33'53"E 344.60 feet (recorded as S72°37'41"E 345.68 feet) to the nominal centerline of Muirhead Drive East (15-foot wide 1/2 Right-of-Way);

thence along said nominal centerline of Muirhead Drive East the following (2) two courses:

- 1) Southerly 73.87 feet along the arc of a 329.86-foot radius curve to the right, through a central angle of 12°50'00" and having a chord bearing S06°40'20"E (recorded as S06°25'25"W) 73.73 feet and
- 2) S00°15'20"E (recorded as S00°14'30"E) 118.00 feet to said East-West 1/4 line of Section 2 and said nominal centerline of Old Bridge Road;

thence S89°44'40"W 78.62 feet (recorded as S89°45'30"W 78.43 feet) along said East-West 1/4 line of Section 2 and said nominal centerline of Old Bridge Road to the Northwestern Corner of "Muirhead Court Condominium," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 31;

thence along the boundaries of said "Muirhead Court Condominium" the following (8) eight courses:

- 1) S26°07'16"W (recorded as S26°19'50"W) 40.50 feet,
- 2) S25°48'44"E (recorded as S25°47'30"E) 104.30 feet,
- 3) S31°29'15"E (recorded as S31°25'20"E) 330.00 feet,
- 4) S65°54'55"E 91.16 feet (recorded as S66°06'10"E 91.40 feet),
- 5) S40°50'54"E 94.37 feet (recorded as S36°46'00"E 115.63 feet),
- 6) N20°16'34"W 65.18 feet,
- 7) N12°10'51"W 138.77 feet and
- 8) N00°07'29"E (recorded as N12°13'45"W) 324.77 feet to said East-West 1/4 of Section 2;

thence N89°44'40"E 928.75 feet (recorded as N89°45'30"E 929.47 feet) to the Place of Beginning. Including all land lying South of Northerly Shore Traverse line of Squaconning Creek to the centerline of said Squaconning Creek and all land East of Westerly Shore Traverse line to the centerline of Kochville-Frankenlust Drain.

Subject to and together with all easements and restrictions affecting title to the above described premises.

Tax ID No. 030-002-400-050-00


Also known as: 2470 Old Bridge Road, Bay City, Michigan 48706

CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN
JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 17 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



PARCEL 3 4.43± Acres

Situated in the Township of Frankenlust, County of Bay and State of Michigan, and described as follows:

Being a part of the Northeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan

Commencing at the East 1/4 Corner of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan;

thence N00°08'41"E (recorded as N00°09'50"E) 664.45 feet along the East line of said Section 2 and the nominal centerline of 3 Mile Road;

thence S89°44'18"W 259.92 feet (recorded as S89°44'05"W 260.00 feet) to the PLACE OF BEGINNING;

thence N89°59'48"W (recorded as S89°44'05"W) 29.08 feet;

thence S00°08'17"W (recorded as S00°09'50"W) 406.33 feet;

thence N89°52'41"W 180.04 feet (recorded as N89°50'10"W 180.00 feet);

thence N00°09'28"W 105.12 feet (recorded as N00°09'50"E 105.00 feet);

thence N89°56'49"W 135.99 feet (recorded as N89°50'10"W 137.82 feet);

thence S02°28'49"E 365.53 feet (recorded as S02°12'17"E 365.56 feet) to the East-West 1/4 line of said Section 2 and the nominal centerline of Old Bridge Road (33-foot wide 1/2 Right-of-Way);

thence S89°44'40"W 60.05 feet (recorded as S89°45'30"W 60.00 feet) along said East-West 1/4 line of Section 2 and said nominal centerline of Old Bridge Road;

thence N02°28'49"W 450.84 feet (recorded as N02°12'17"W 450.94 feet) along (in-part) the East line of "Tennis Village," according to the Master Deed thereof, as amended, if any and designated as Bay County Condominium Subdivision Plan No. 1;

thence along the boundaries of said "Tennis Village" the following (14) fourteen courses:

- 1) S89°48'56"E (recorded as S89°50'10"E) 48.34 feet,
- 2) N00°05'58"W 127.65 feet (recorded as N00°09'50"E 127.70 feet),
- 3) S89°59'03"W (recorded as N89°50'10"W) 60.00 feet,
- 4) S00°01'17"W 89.99 feet (recorded as S00°09'50"W 90.12 feet),
- 5) N89°41'45"W 123.40 feet (recorded as N89°59'10"W 123.00 feet),
- 6) N00°12'25"E 134.60 feet (recorded as N00°09'50"E 135.00 feet),
- 7) S89°49'40"E (recorded as S89°50'10"E) 123.00 feet,
- 8) S00°02'17"W (recorded as S00°09'50"W) 39.88 feet,
- 9) S89°57'48"E 74.83 feet (recorded as S89°50'10"E 75.00 feet),
- 10) N00°03'07"E 134.20 feet (recorded as N00°09'50"E 134.30 feet),
- 11) S89°54'54"E (recorded as S89°50'10"E) 140.50 feet,
- 12) N00°04'27"E (recorded as N00°09'50"E) 63.35 feet,
- 13) N89°40'09"E (recorded as S89°44'20"E) 65.89 feet and
- 14) Northwesterly 89.53 feet (recorded as 89.7 feet) along the arc of a 161.15-foot radius curve to the right, through a central angle of 31°49'50" and having a chord bearing N44°45'59"W (recorded as N44°23'02"W) 88.38 feet;

thence N47°58'27"E 52.68 feet (recorded as N47°59'48"E 52.75 feet);

thence S33°50'04"E (recorded as S33°37'41"E) 150.00 feet;

thence N89°47'04"E (recorded as N89°44'05"E) 80.00 feet;

thence S00°05'49"E 88.16 feet (recorded as S00°09'50"W 88.00 feet) to the Place of Beginning.

Subject to the rights of the public over that portion thereof occupied by Old Bridge Road (33-foot wide 1/2 Right-of-Way, also subject to and together with all easements and restrictions affecting title to the above described premises.

Tax ID No. 030-002-400-050-07

Also known as: 2470 Old Bridge Road, Bay City, Michigan 48706

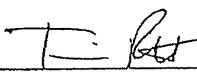
CIVIL ENGINEERS
LAND SURVEYORS

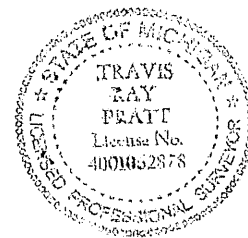


PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545	DATE 12/02/24
DWG 244790-132	DRAWN LMC SHEET 18 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



PARCEL 4 2.14± Acres

Situated in the Township of Frankenlust, County of Bay and State of Michigan, and described as follows:

Being a part of the Northeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan.

Commencing at the East 1/4 Corner of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan;

thence S89°44'40"W 288.92 feet (*recorded as S89°45'30"W 289.00 feet*) along the East-West 1/4 line of said Section 2 and the nominal centerline of Old Bridge Road (33-foot wide 1/2 Right-of-Way) to the **PLACE OF BEGINNING**;

thence continuing S89°44'40"W 299.88 feet (*recorded as S89°45'30"W 302.72 feet*) along said East-West 1/4 line of Section 2 and said nominal centerline of Old Bridge Road;

thence N02°28'49"W 365.53 feet (*recorded as N02°12'17"W 365.46 feet*);

thence S89°56'49"E 135.99 feet (*recorded as S89°50'10"E 137.82 feet*);

thence S00°09'28"E 105.12 feet (*recorded as S00°09'50"W 105.00 feet*);

thence S89°52'41"E 180.04 feet (*recorded as S89°50'10"E 180.00 feet*);

thence S00°08'17"W 258.22 feet (*recorded as S00°09'50"W 258.00 feet*) to the Place of Beginning.

Subject to the rights of the public over that portion thereof occupied by Old Bridge Road (33-foot wide 1/2 Right-of-Way, also subject to and together with all easements and restrictions affecting title to the above described premises.

Tax ID No. 030-002-400-050-08

Also known as: 2470 Old Bridge Road, Bay City, Michigan 48706

NOTES:

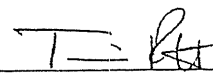
- 1) Bearings are based on East-West 1/4 line as depicted in "Dakota Heights Condominiums," a part of the Southeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 2296, Page 325, Bay County Records, as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 56, and as described in Act 59 of the Public Acts of 1978, as amended.
- 2) Legal description of record provided by client in Commitment for Title Insurance Issued by Commercial-Diversified National Title, an agent for Westcor Land Title Insurance Company, Commitment No. COM-24-04734-1, Commitment Date: September 6, 2024 at 8:00 A.M.
- 3) Reference of "Combined Parcels 1, 2 & 5" as disclosed in PARCEL "A" of current Title Commitment, refer to original Parcels as depicted in previous Certified Land Survey (see Reference No. 27).
- 4) All Tax Legals of Record were obtained through the Bay County GIS (Assessor's) website <https://www.baycounty-mi.gov/GIS/>
- 5) Property corners as identified lay within the interior of water's edge. Unable to set property irons.

CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN
JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 19 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



REFERENCES:

B.C.R. = Bay County Records

- 1) Certified Land Survey as recorded in Document No. 202002406, B.C.R.
(Parcel 3 [030-002-400-050-07] and Parcel 4 [030-002-400-050-08])
- 2) Certified Land Survey as recorded in Liber 1033, Page 38, B.C.R.
(Parcel No. 030-002-400-050-04 through 05)
- 3) Certified Land Survey as recorded in Liber 1069, Page 155, B.C.R.
- 4) Certified Land Survey as recorded in Liber 1069, Page 157, B.C.R.
- 5) Certified Land Survey as recorded in Liber 1069, Page 160, B.C.R.
- 6) Certified Land Survey as recorded in Liber 1121, Page 837, B.C.R.
(Parcel No. 030-002-400-050-00 lying within Southwest 1/4 of Section 2)
- 7) Certified Land Survey as recorded in Liber 1121, Page 839, B.C.R.
(Parcel No. 030-002-400-050-00 lying within Northwest 1/4 of Section 2)
- 8) Certified Land Survey as recorded in Liber 1121, Page 833, B.C.R.
(Parcel No. 030-002-200-005-07)
- 9) Frankenlust Township Assessor's Tax Maps, Sheets 3A, 3B, 3C & 3D.
- 10) Sketch of Survey (Sheet 1 of 7 - 24"x36") prepared by Wade-Trim/Edwards,
Job No BVA-2011-01, Dated: August 27, 1997.
- 11) "Dakota Heights Condominium," a part of the Southeast 1/4 of Section 2, Town 13 North,
Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed
thereof, as recorded in Liber 2296, Page 325, B.C.R., as amended, if any, and designated as
Bay County Condominium Subdivision Plan No. 56, and as described in Act 59 of the Public
Acts of 1978, as amended.
- 12) "Old Hickory Estates" a Subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 2,
Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the
plat thereof, as recorded in Liber 11 of Plats, Pages 30 through 31, inclusive, B.C.R.
- 13) "Tennis Village Condominium," a part of the Northeast 1/4 of Section 2, Town 13 North,
Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed
thereof, as recorded in Liber 710, Page 92, B.C.R., as amended, if any, and designated as
Bay County Condominium Subdivision Plan No. 1, and as described in Act 59 of the Public
Acts of 1978, as amended.
- 14) "Golf Lakes Condominiums," a part of the Southeast 1/4 of Section 2, Town 13 North, Range 4
East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as
recorded in Liber 728, Page 516, B.C.R., as amended, if any, and designated as Bay County
Condominium Subdivision Plan No. 3, and as described in Act 59 of the Public Acts of 1978,
as amended.
- 15) "Fairway Pines Condominium," a part of the Northeast 1/4 of Section 2, Town 13 North,
Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed
thereof, as recorded in Liber 822, Page 838, B.C.R., as amended, if any, and designated as
Bay County Condominium Subdivision Plan No. 5, and as described in Act 59 of the Public
Acts of 1978, as amended.
- 16) "Bay Woods Condominium," a part of the Northeast 1/4 of Section 2, Town 13 North, Range 4
East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as
recorded in Liber 826, Page 592, B.C.R., as amended, if any, and designated as Bay County
Condominium Subdivision Plan No. 2, and as described in Act 59 of the Public Acts of 1978,
as amended.
- 17) "Lakeview Meadows Condominium," a part of the Northeast 1/4 of Section 2, Town 13 North,
Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed
thereof, as recorded in Liber 907, Page 42, B.C.R., as amended, if any, and designated as
Bay County Condominium Subdivision Plan No. 7, and as described in Act 59 of the Public
Acts of 1978, as amended.

References Continues...

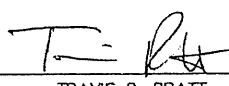
CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545 DATE 12/02/24
DWG 244790-132 DRAWN LMC SHEET 20 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Continuing Reference...

- 18) "Meadow Lake," a part of the Northeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 1374, Page 465, B.C.R., as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 23, and as described in Act 59 of the Public Acts of 1978, as amended.
- 19) "Muirhead Court Condominiums," a part of the Southeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 1538, Page 288, B.C.R., as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 31, and as described in Act 59 of the Public Acts of 1978, as amended.
- 20) "Muirhead North Condominiums," a part of the Northeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 1700, Page 7, B.C.R., as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 37, and as described in Act 59 of the Public Acts of 1978, as amended.
- 21) "Golf Pointe Condominiums," a part of the Southeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 1751, Page 1, B.C.R., as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 42, and as described in Act 59 of the Public Acts of 1978, as amended.
- 22) "Heather Ridge Condominiums," a part of the Southeast 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 2021, Page 173, B.C.R., as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 49, and as described in Act 59 of the Public Acts of 1978, as amended.
- 23) "Shadows on the Green," a part of the Northwest 1/4 and the Southwest 1/4 of Section 2, Town 13 North, Range 4 East, Frankenlust Township, Bay County, Michigan, according to the Master Deed thereof, as recorded in Liber 2494, Page 1, B.C.R., as amended, if any, and designated as Bay County Condominium Subdivision Plan No. 64, and as described in Act 59 of the Public Acts of 1978, as amended.
- 24) Covenant Deed as recorded in Liber 2842, Page 846, B.C.R. (Vesting Deed Reference Title Commitment)
- 25) Forfeiture of Real Property as recorded in Liber 2424, Page 682, B.C.R.
- 26) Release of Right-of-Way as recorded in Liber 815, Page 204, 210 & 212, B.C.R.
- 27) Certified Land Survey prepared by Desine Inc., Job No. 234545,

Revise Dated: February 1, 2024 (unrecorded)

CIVIL ENGINEERS
LAND SURVEYORS



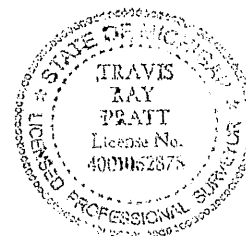
(810) 227-9633
FAX (810) 227-9480
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST
FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN

JOB No. 32-12-02-234545	DATE 12/02/24
DWG 244790-132	DRAWN LMC SHEET 21 OF 23

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



WITNESSES FOR CORNERS OF SECTION 2
Town 13 North, Range 4 East
Frankenlust Township, Livingston County, Michigan

Northwest Corner (I-01) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C20200027, Bay County Records

S89°E	116.08'	I-13 (T. 14 N., R. 4 E.)
S47°E	69.10'	RR Spike in the Northwest Side of an Utility Pole
S30°W	23.65'	Center of a Water Valve
S35°W	68.95'	Face of a "Delta College Natural Area" Sign

West 1/4 Corner (I-02) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C20200027, Bay County Records

S54°E	54.25'	Nail & Tag in the Northeast Side of an Utility Pole
N67°E	45.49'	Centerline of a Gas Sign Post
S82°W	90.93'	Centerline of a 3" Gate Post
N28°W	60.04'	Nail & Tag "Desine" in the Southwest Side of Tri 14" Walnut

Southwest Corner (I-03) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C20200026, Bay County Records

South	39.45'	Corner of Wrought Iron Fence
N60°W	74.45'	Nail in the Northeast Face of a Power Pole
N45°E	66.65'	Top Center of Hydrant
N68°E	87.20'	Duplex Nail & Tag in the South Face of a Power Pole

North 1/4 Corner (J-01) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C20180064, Bay County Records

East	85.76'	J-13 (T. 14 N, R. 4 E.)
N69°E	84.97'	RR Spike in the South Side of an Utility Pole
S49°W	70.06'	MAG Nail in the Northwest Side of an Utility Pole
S30°E	112.45'	Northwest Corner of Brick House
S15°E	45.83'	West Edge of Stop Sign Post
N05°E	6.75'	West Leg of Arrow Sign

Center Post (J-02) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C202000025, Bay County Records

S31°W	59.80'	Northeast Corner of Big Transformer Pad
S52°E	46.60'	Top Centerline of a Hydrant
N35°E	78.85'	Nail & Tag #47973 on the Northwest Side of a 14" Honey Locust
S80°W	18.15'	Centerline of a Watermain Valve

South 1/4 Corner (J-03) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Liber 6, Page 17, Bay County Records

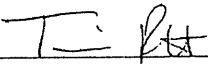
N20°E	79.87'	Nail in the Southeast Side of an Utility Pole
N25°W	66.60'	Top Center of Hydrant
S75°W	105.45'	OHM Tag #21548 on the Southeast Face of Power Pole
S03°W	10.00'	West Leg of an Arrow Sign
N28°W	64.75'	PK Nail on the Top of a 4"x6" Wood Water Meter Post

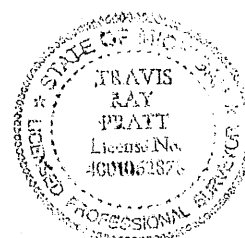
CIVIL ENGINEERS
LAND SURVEYORS

DESINE INC
(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN		
JOB No. 32-12-02-234545	DATE 12/02/24	
DWG 244790-132	DRAWN LMC	SHEET 22 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Continuing Witness for Corners of Section 2...

Northeast Corner (K-01) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Liber 7, Page 87, Bay County Records

S24°W	60.86'	Nail & Tag in the East Side of an Utility Pole
S65°E	82.35'	Nail & Tag in the Northeast Side of an Utility Pole
S48°E	87.40'	Nail on the South Side of an Utility Pole
N67°E	86.05'	Nail & Tag "Bay City" on the South Side of an Utility Pole

East 1/4 Corner (K-02) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C20200025, Bay County Records

N90°E	32.72'	Nail & Tag in the North Face of a Power Pole
S38°W	87.30'	Northeast Corner of Stone Building
N60°E	130.70'	Southwest Corner of a Brick House
N71°W	60.83'	Centerline of a Catch Basin

Southeast Corner (K-03) – Found Brass Disk Stamped "Bay Co. Monumentation Corner"

Ref: L.C.R.C., Document No. C20200024, Bay County Records

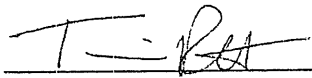
N19°W	33.30'	Nail in the Northeast Side of an Utility Pole
S65°W	63.80'	Nail in the Southeast Side of an Utility Pole
S05°W	30.47'	Chiseled "X" on the Northeast Bolt of a Traffic Pole
N67°W	115.20'	Southeast Corner of a Brick House #2489

SURVEYOR'S CERTIFICATE

To: Westcor Land Title Insurance Company
Diversified National Title Agency
SCO Acquisitions LLC, an Indiana limited liability company

We hereby certify that we have completed a survey on the property hereinafter described; that there is located entirely thereon, as shown on the attached drawing, a structure or structures within the property lines and that there are no observable encroachments upon the lands and property described unless otherwise indicated.

DESINE INC


Travis R. Pratt, P.S. No. 4001062878

December 2, 2024
Date

SURVEYOR'S CERTIFICATE

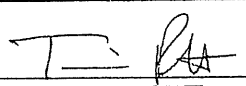
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

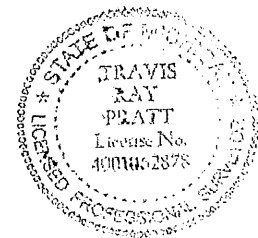
CIVIL ENGINEERS
LAND SURVEYORS


(810) 227-9533
FAX (810) 227-9460
EMAIL: desine@desineinc.com
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

PREPARED FOR
STORIE CO, LLC

SECTION 2, TOWN 13 NORTH, RANGE 4 EAST FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN		
JOB No. 32-12-02-234545	DATE 12/02/24	
DWG 244790-132	DRAWN LMC	SHEET 23 OF 23


TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878



Frankenlust Township Board Meeting

March 11, 2025, 4:26 PM

The regular meeting of the Frankenlust Township Board was held. It was called to order by Supervisor Ron Campbell. The Pledge of Allegiance was said.

Present: Campbell, Begick, Stothard, Britton, LaPan

Resolution to Establish a Commercial Rehabilitation District: Motion by Britton/Begick to approve Resolution 2025-004 to establish a Commercial Rehabilitation District as outlined and presented to the board by representatives of the Bay Valley developer document is on file. Discussion. Roll call vote.

LaPan Yes

Campbell Yes

Britton Yes

Stothard Yes

Begick Yes

Motion Carried.

Consent Agenda Items: Motion by Britton/LaPan to approve the regular Board meeting minutes from February 11, 2024 (we did not include the Treasurer's reports as they were not complete) and authorize payment of bills in the amount of \$116,533.51 from the General and Misc. Funds. The Special Meeting Minutes on 2/27/25 will be approved 4/11/25. Discussion. Roll Call Vote

Begick Yes

LaPan Yes

Campbell Yes

Britton Yes

Stothard Yes

5 aye, 0 nay. Motion Carried

Public Input: none.

Fire Department: Liaison Sam Britton gave the report. Chief Kukla is attending the MFIS fire conference. There were 31 calls in February: 90 this year total. The minutes are on file from 03-06-2025. We received an application from Samantha Powless to become a member of the FFD. Her background checks came back clear, and she has been sent her

OCC paperwork to be completed/approved as a condition of employment. She met with the FFD officers who recommended she be hired by the township. Her first day would be Thursday, March 13, 2025. Motion by Britton/LaPan that the Board approve the application for Samantha Powless as a new firefighter on the Frankenlust Township Fire Department. The Board recognizes the Frankenlust Fire Department. They were selected as one of fifteen departments nationwide to host an electric vehicle training course for up to fifty students this July in partnership with the National Volunteer Fire Coalition, General Motors and McClaren Bay Region. A thank you note from a resident following an incident response to their home. Currently we are still out of smoke alarms with no news from the State when we will receive more.

Nature Park: Barb Crews, Nature Park Chair gave the report. We are still battling the evasive species with help from the Chippewa Nature Center. We received a grant from the Bay Area Community Foundation for a board walk to the northeast corner of the park. We are currently awaiting approval from EGLE to get that completed. Bird houses are up and ready for nesting birds and we will have a trail counter that will be added to the park to determine how many people enjoy our beautiful park.

Planning Commission: Report is on file.

Zoning Administrator: Report is on file.

Sheriff's Report: Report is on file.

Water Bill Dispute: We received a letter for a refund or reimbursement of sewer and water charges for a resident who resided at 2432 Tennis Court. The resident is now deceased, and his representative is disputing 15 years of billing. The township has found all billing, rate scheduling is legal and is only the minimum and required under our ordinance. Motion by Britton/ Begick to deny request for reimbursement. Discussion. Roll call vote.

Campbell Yes

Britton Yes

Stothard Yes

Begick Yes

LaPan Yes

Motion Carried.

Building Permit Reimbursement: A request for reimbursement for a building permit for parcel 030-010-400-010-03. Every building permit states there are no refunds. It also states that the granting of a permit does not presume giving authority to violate or cancel provisions of any other state or local law regulating construction or the performance of

construction. Motion by Begick/Stothard to deny refunding Building Permit cost of \$3032.15. \$4,200.00 water tap fee will be refunded. Discussion. Roll Call Vote:

Britton Yes

Stothard Yes

Begick Yes

LaPan Yes

Campbell Yes

2507 Delta Road: Shelley Niedzwiecki, our realtor, has petitioned the Board to lower the price to \$110,000.00 on the old MI Haus property. After discussion, the motion by Britton/Campbell to reduce price to \$115,000.00.

4 Aye, 1 Nay. Motion Carried.

Secretary Hours:

Discussion on hours for the Secretary hours to be extended from 8:15 to 4:00 p.m. Motion by Stothard/Lapan that the Secretary hours be extended from 8:15 p.m. to 4:00 p.m.

5 aye, 0 nay. Motion Carried.

Deputy Treasurer: Sue Pike was selected to be Deputy Treasurer to serve at the request of the Treasurer for Frankenlust Township.

Amazon: Discussion of opening an account with Amazon to save money compared to using Quill. There is an amount of \$139.00 dollars that is charged annually.

Pool Checking for Independent Bank: Discussion of switching to regular checking to pool checking to save the Township money and time. Independent Bank would be the first bank to transition. Motion by LaPan/Campbell to start the transfer of Independent Bank accounts to pool checking. Discussion. **5 aye, 0 nay. Motion Carried.**

Permission to destroy old checks was granted to the Treasurer.

Earn Sick Time Act: Due to the requirements of the Earn Sick Time Act (ESTA) we need to have some updating to our current handbook. Clerk LaPan reached out to Fahey & Schultz, Michigan Chamber of Commerce, and Foster & Swift to receive bids for changes to the handbook concerning ESTA. Motion by Campbell/Britton to hire Fayge & Schultz for the changes to the handbook concerning policy for the Earned Sick Time Act.

Discussion. Roll Call Vote

Stothard Yes

Begick	Yes
LaPan	Yes
Campbell	Yes
Britton	Yes

Motion by Stothard/Lapan to adjourn 5 aye 0 nay Carried.

Meeting adjourned at 5:35 p.m.

Next Regular Meeting is April 8, 2025

Dee Ann LaPan, Township Clerk

Ronald Campbell, Supervisor

UNAPPROVED

Frankenlust Township Public Hearing 3/11/2025
Resolution to Establish a Commercial Rehabilitation District

The Public Hearing was called to establish a Commercial Rehabilitation District. It was called to order by Supervisor Ron Campbell at 4:02 p.m. The Pledge of Allegiance was said.

Present: Campbell, Begick, Stothard, Britton, LaPan

Motion to open the hearing Motion by Britton/Begick. Hearing is opened.

Public comment: Nathan Nichols, StorieCo founder and CEO and Developer for Bay Valley presented plans for the rehabilitation project. StorieCo is Indianapolis based; the company focuses on resort real estate in the greater Midwest. They target projects that have outdoor recreation and are in smaller towns that require community partnership to thrive. StorieCo like projects that have been under capitalized have a level of operational distress or needs, where through operational improvement and infusement of capital they can make an impact. The Project has a lot of capital that is needed so Wyndham Resorts is partnering in the capitalization of the property. StorieCo, realizes the potential of Bay Valley Resort and wants to bring it back to its former glory. Bay Valley Resort would stay as a Resort, Conference Center, and Golf Course.

Jacob Everett, CECD; Founder & CEO of Corsa Strategies stated that Bay Valley Resort is a 15-million-dollar project, he is asking the township, county, and state to help through the Michigan Economic Development Corporation, Public Act 210 to get it done. This property does qualify under Public Act 210, and we will be asking for a tax abatement on the new investment, after we take ownership to control the increase in taxes to help us develop this property,

Motion to adjourn the meeting by Begick/Britton at 4:25 p.m.

UNAPPROVED



**BAY COUNTY
DEPARTMENT ON AGING**

James A. Barcia
County Executive

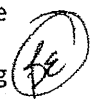
Beth Eurich, LBSW
Director
euriche@baycountymi.gov

Jessica Somerlott, LBSW
Senior Services Manager
somerlottj@baycountymi.gov

Patty Gomez
Programming Services Manager
gomezp@baycountymi.gov

Jessica Foss
Nutrition Services Manager
fossj@baycountymi.gov

To: Jerome Crete, Chair, Committee of the Whole

From: Beth Eurich, Director, Department on Aging 

Date: August 4, 2025

Cc: Jim Barcia, Amber Johnson, Scott Trepkowski, Alex Poirier

RE: Request to submit the Adoption Agreement and Data Sharing Agreement for the Community Information Exchange (CIE) between Meta-PHR, LLC "Care Convene" and Bay County Department on Aging

BACKGROUND:

The Community Information Exchanged (CIE) is a program sponsored and provided by United Way of Bay County. CIE is a localized effort to create and sustain the technology and relationships required to support Social Determinants of Health (SDOH) needs of both individuals and the community. CIE maximizes a person-centered approach by ensuring social care information is collected only as needed and is stored safely. CIE also promotes streamlined access to health-enhancing non-clinical services (e.g., social services and supports), helping to coordinate care across a variety of clinical and non-clinical partners, while using data on existing community resources, needs, and gaps to drive policy change. In addition to the closed-loop referral and follow-up system, participants may also qualify for subsidized assistance with barriers such as transportation, childcare, health services, rent & utilities, materials, or supplies through United Ways ALICE fund.

FINANCE and ECONOMICS:

There is no financial cost to Bay County or Bay County Department on Aging.

RECOMMENDATION:

Upon favorable review by Corporation Counsel, the Department on Aging recommends approval of the Adoption Agreement and Data Sharing Agreement for the CIE between Meta-PHR, LLC "Care Convene" and Bay County Department on Aging and requires Board Chairs signature.

515 Center Avenue, Suite 202 Bay City, Michigan 48708

Tel: (989) 895-4100 Fax: (989) 895-4094

Email: divonaging@baycountymi.gov Website: www.baycountymi.gov/Aging/

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
- WHEREAS, The Director of the Bay County Department on Aging requests approval of an Adoption Agreement and Data Sharing Agreement for the Community Information Exchange (CIE) between Meta-PHR, LLC "Care Convene" and Bay County Department on Aging; and
- WHEREAS, The Community Information Exchange (CIE) is a program sponsored and provided by United Way of Bay County. CIE is a localized effort to create and sustain the technology and relationships required to support Social Determinants of Health (SDOH) needs of both individuals and the community; and
- WHEREAS, CIE maximizes a person-centered approach by ensuring social care information is collected only as needed and is stored safely. CIE also promotes streamlined access to health-enhancing non-clinical services (e.g., social services and supports), helping to coordinate care across a variety of clinical and non-clinical partners, while using data on existing community resources, needs, and gaps to drive policy change; and
- WHEREAS, In addition to the closed-loop referral and follow-up system, participants may also qualify for subsidized assistance with barriers such as transportation, childcare, health services, rent & utilities, materials, or supplies through United Ways ALICE fund; and
- WHEREAS, There is no financial cost to Bay County or Bay County Department on Aging; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners approves the Adoption Agreement and Data Sharing Agreement for the Community Information Exchange (CIE) between Meta-PHR, LLC "Care Convene" and Bay County (Department on Aging) and authorizes the Chairman of the Board to execute said Agreements on behalf of Bay County following Corporation Counsel review and approval; Be It Further
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR

AND BOARD

Department on Aging – Data Sharing Agreement for Community Information Exchange (CIE)

MOVED BY COMM. BEGICKSUPPORTED BY COMM. BESON

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS 7 NAYS 0 EXCUSED 0VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED WITHDRAWN AMENDED CORRECTED REFERRED NO ACTION TAKEN



**BAY COUNTY
DEPARTMENT ON AGING**

Beth Eurich, LBSW
Director
euriche@baycountymi.gov

James A. Barcia
County Executive

Jessica Somerlott, LBSW
Senior Services Manager
somerlottj@baycountymi.gov

Patty Gomez
Programming Services Manager
gomezp@baycountymi.gov

Jessica Foss
Nutrition Services Manager
fossj@baycountymi.gov

To: Jerome Crete, Chair, Committee of the Whole

From: Beth Eurich, Department on Aging Director

Date: August 4, 2025

Cc: Jim Barcia, Amber Johnson, Scott Trepkowski, Alex Poirier

RE: Request to approve contract between Activated Insights and Bay County Department on Aging for continuing education for the personal care employees that have a certified nursing aid license (CNA).

BACKGROUND:

In Michigan, Certified Nurse Aides (CNAs) are required to complete 24 hours of continuing education every two years. This education must include training on abuse, neglect, and care plan training, ensuring CNAs stay up to date with best practices [Rule 400.315]. Bay County Department on Aging is required to provide continuing education for our personal care program employees that hold a CNA license, and provide personal care assistance, starting March 23, 2026.

FINANCE and ECONOMICS:

Cost of continuing education classes through Activated Insights is \$157.20 per month, \$1,886.40 annually, which provides twenty on-line eLearning courses and 6 free PDF's to be utilized by other Department on Aging employees.

RECOMMENDATION:

Upon favorable review by Corporation Counsel, the Department on Aging recommends that the Contract between Activated Insights and Bay County Department on Aging be approved; agreement be signed by the Board Chair and any budget adjustments be approved.

515 Center Avenue, Suite 202 Bay City, Michigan 48708

Tel: (989) 895-4100 Fax: (989) 895-4094

Email: divonaging@baycountymi.gov Website: www.baycountymi.gov/Aging/

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
- WHEREAS, The Director of the Bay County Department on Aging requests approval of a contract with Activated Insights to provide continuing education for personal care employees who hold a Certified Nursing Assistant (CNA) license; and
- WHEREAS, In Michigan, CNAs are required to complete 24 hours of continuing education every two years, including mandatory training on abuse, neglect, and care plan development, ensuring they remain current with best practices; and
- WHEREAS, The Bay County Department on Aging is obligated to provide continuing education for personal care program employees who are licensed CNAs and provide personal care assistance, beginning March 23, 2026; and
- WHEREAS, The cost of continuing education through Activated Insights is \$157.20 per month, or \$1,886.40 annually, and includes twenty online eLearning courses and 6 free PDFs to be utilized by other Department on Aging employees; and
- WHEREAS, Funds for this purpose are currently budgeted, and additional funds will be included in the 2026 Budget; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners approves the Agreement between Activated Insights and Bay County (Department on Aging) for continuing education for personal care employees who hold a CNA license; Be It Further
- RESOLVED That the Chairman of the Board is hereby authorized to execute the Agreement with Activated Insights on behalf of Bay County, following Corporation Counsel review and approval; Be It Finally
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Department on Aging – Activated Insights Agreement 2025

MOVED BY COMM. BEGICKSUPPORTED BY COMM. DOCKETT

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED ____ WITHDRAWN ____

AMENDED ____ CORRECTED ____ REFERRED ____ NO ACTION TAKEN ____



BAY COUNTY

911 Central Dispatch

(989) 895-4051 • FAX (989) 892-3744

1228 Washington Ave., Bay City MI 48708

Ryan Gale
Director

Brent Rubis
Assistant Director

Ryan Manz
Emergency Management Coordinator
989-895-4112

James A Barcia
Bay County Executive

To: Jerome Crete, Chair, Committee of the Whole

From: Ryan Gale, 911 Central Dispatch Director

Date: August 5, 2025

Subject: Renewal of Great Lakes Bay Public Safety Consortium Intergovernmental Agreement with Sanilac County

Request: Bay County 911 Central Dispatch is requesting approval to renew the existing Intergovernmental Agreement with Sanilac County for participation in the Great Lakes Bay Public Safety Consortium (GLBPSC). This agreement, originally approved in 2020, expired on June 30, 2025. Renewal will maintain the existing terms and continue the collaborative relationship between Bay County and Sanilac County for shared public safety technology services.

Background: The GLBPSC allows Bay County and Sanilac County to share the Tyler New World public safety software system and related hardware and IT support, resulting in significant cost savings and enhanced service reliability for both counties. Bay County serves as the host for the system, while Sanilac County participates as a remote member. This shared environment supports critical functions, including Computer Aided Dispatch (CAD), mobile CAD, jail management, and records management, ensuring that both counties can effectively serve their residents and first responders.

The existing intergovernmental agreement has functioned well, providing operational efficiencies and cost-effective access to advanced public safety technology. Renewal of the agreement allows both counties to continue benefiting from shared infrastructure, support services, and software licensing without any interruption to public safety operations.

Finance/Economics: Sanilac County contributes \$20,000 annually under the agreement (\$12,000 for IT support and \$8,000 for shared hardware costs) as well as shared maintenance costs, with the potential for additional shared costs if new equipment or upgrades are required. Renewal of the agreement will continue under these same financial terms. No new costs are being introduced as part of this renewal, and the ongoing expenses are already accounted for within the 911 Central Dispatch budget.

Recommendation: Upon favorable review by Corporation Counsel, the Department recommends approval and any necessary signatures required by the Board Chair, as well as approval of all budget adjustments for the renewal of the Great Lakes Bay Public Safety Consortium Intergovernmental Agreement with Sanilac County

Cc: Jim Barcia, Amber Johnson, Scott Trepkowski, Julie O'Malley, Troy Cunningham, Chris Mausolf, Troy Stewart, Kim Priessnitz

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
- WHEREAS, Bay County 9-1-1 Central Dispatch is requesting approval to renew the existing Intergovernmental Agreement with Sanilac County for participation in the Great Lakes Bay Public Safety Consortium (GLBPSC); and
- WHEREAS, The intergovernmental agreement was originally approved in 2020 and expired on June 30, 2025. Renewal will maintain the existing terms and continue the collaborative relationship between Bay County and Sanilac County for shared public safety technology services; and
- WHEREAS, The GLBPSC enables Bay County and Sanilac County to share the Tyler New World public safety software system and related hardware and IT support, resulting in significant cost savings and enhanced service reliability for both counties; and
- WHEREAS, Bay County serves as the host for the system, while Sanilac County participates as a remote member. This shared environment supports critical functions, including Computer Aided Dispatch (CAD), mobile CAD, jail management, and records management, ensuring that both counties can effectively serve their residents and first responders; and
- WHEREAS, The existing intergovernmental agreement has functioned well, providing operational efficiencies and cost-effective access to advanced public safety technology. Renewal of the agreement allows both counties to continue benefiting from shared infrastructure, support services, and software licensing without any interruption to public safety operations; and
- WHEREAS, Sanilac County contributes \$20,000 annually under the agreement (\$12,000 for IT support and \$8,000 for shared hardware costs) as well as shared maintenance costs, with the potential for additional shared costs if new equipment or upgrades are required. Renewal of the agreement will continue under these same financial terms. No new costs are being introduced as part of this renewal, and the ongoing expenses are already accounted for within the 9-1-1 Central Dispatch budget; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners approves the Public Safety Intergovernmental Agreement between Bay County and Sanilac County for shared Tyler New World software and authorizes the Chairman of the Board to execute the Agreement on behalf of Bay County (9-1-1 Central Dispatch) following Corporation Counsel review and approval; Be It Further
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

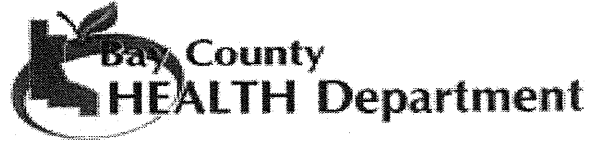
9-1-1 Central Dispatch - Public Safety Intergovernmental Agreement with Sanilac County 2025

MOVED BY COMM. BEGICKSUPPORTED BY COMM. CRETE

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS 7 NAYS 0 EXCUSED 0VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED 0 WITHDRAWN 0AMENDED 0 CORRECTED 0 REFERRED 0 NO ACTION TAKEN 0



1200 Washington Avenue Bay City, Michigan 48708
PHONE (989) 895-4009/FAX (989) 895-4014/TDD (989) 895-4049
www.baycounty-mi.gov/Health

James A. Barcia
Bay County Executive

Joel R. Strasz
Public Health Officer

TO: Jerome Crete, Chairperson, Committee of the Whole
FROM: Joel R. Strasz, Health Officer
DATE: August 5, 2025
CC: James Barcia, Amber Johnson, Scott Trepkowski, Kim Priessnitz, Andre Reed
RE: Agreements with McLaren Bay Region and Bay County Health Department (BCHD) for Graduate Medical Education Rotation Site Coverage

BACKGROUND: Since early 2010's, McLaren Bay Region has sent graduate medical education students on residency to shadow health department program employees to gain a better and well-rounded knowledge and experience in public health matters.. To continue the GME program rotation with MBR, an agreement must be renewed between McLaren Bay Region and the County. The Health Department seeks authorization to enter into the agreements.

FINANCE AND ECONOMICS: There is no cost to enter into the agreements and no general funds are necessary.

RECOMMENDATION: Upon favorable review by Corporation Counsel, the Health Department recommends approval for signature of the Board Chair to these agreements.

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
- WHEREAS, Since the early 2010s, McLaren Bay Region has sent graduate medical education students in residency to shadow Bay County Health Department employees, providing students with valuable, well-rounded experience in public health; and
- WHEREAS, In order to continue the Graduate Medical Education (GME) rotation program with McLaren Bay Region, it is necessary to renew the agreement between McLaren Bay Region and Bay County; and
- WHEREAS, The Bay County Health Department requests authorization to enter into these agreements to ensure the continuation of this collaborative educational effort; and
- WHEREAS, Participation in the agreements imposes no cost to Bay County and requires no allocation of General Fund dollars; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners approves the Agreement between McLaren Bay Region and Bay County (Health Department) for the Graduate Medical Education (GME) rotation program; Be It Further
- RESOLVED That the Chairman of the Board is hereby authorized to execute the Agreement with McLaren Bay Region, following Corporation Counsel review and approval; Be It Finally
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Health Department - Graduate Medical Education Program Agreement with McLaren Bay Region

MOVED BY COMM. BEGICKSUPPORTED BY COMM. BESON

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS NAYS EXCUSED VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED WITHDRAWN AMENDED CORRECTED REFERRED NO ACTION TAKEN



1200 Washington Avenue Bay City, Michigan 48708
PHONE (989) 895-4009/FAX (989) 895-4014/TDD (989) 895-4049
www.baycounty-mi.gov/Health

James A. Barcia
Bay County Executive

Joel R. Strasz
Public Health Officer

TO: Jerome Crete, Chairperson, Committee of the Whole
FROM: Joel R. Strasz, Health Officer
DATE: August 5, 2025
CC: James Barcia, Amber Johnson, Scott Trepkowski, Kim Priessnitz, Andre Reed
RE: Agreements with United Way of Bay County, Meta-PHR LLC and Bay County Health Department (BCHD) for Community Information Exchange Data Sharing and Use of Software

BACKGROUND: In 2022, the United Way of Bay County was awarded ARPA funding to develop and implement a Community Information Exchange (CIE) in Bay County for people in need. One key component of this new system is Care Convene software, which will help log and track referral statuses for people seeking assistance through the CIE process. In order to be fully implemented a software use agreement and data sharing agreement must be signed by the United Way, Health Department and Meta-PHR LLC which sponsors the software. The Health Department seeks authorization to enter into the agreements.

FINANCE AND ECONOMICS: There is no cost to enter into the agreements. All costs are borne through ARPA funding and no general funds are necessary.

RECOMMENDATION: Upon favorable review by Corporation Counsel, the Health Department recommends approval for signature of the Board Chair to these agreements.

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)

WHEREAS, In 2022, the United Way of Bay County was awarded American Rescue Plan Act (ARPA) funding to develop and implement a Community Information Exchange (CIE) in Bay County to assist people in need; and

WHEREAS, A key component of the new CIE system is Care Convene software, which will help log and track referral statuses for individuals seeking assistance through the CIE process; and

WHEREAS, To fully implement the CIE system, it is necessary for the United Way, Health Department and Meta-PHR LLC, (software sponsor) to enter into a software use agreement and data sharing agreement; and

WHEREAS, The Bay County Health Department seeks authorization to enter into these agreements to facilitate the operation of the CIE; and

WHEREAS, There is no cost to Bay County to enter into the agreements, as all expenses are funded through ARPA, and no General Fund dollars are required; Therefore, Be It

RESOLVED That the Bay County Board of Commissioners approves the Agreements for the Community Information Exchange (CIE) with United Way of Bay County, Meta-PHR, LLC "Care Convene" and Bay County (Health Department) and authorizes the Chairman of the Board to execute said Agreements on behalf of Bay County following Corporation Counsel review and approval; Be It Further

RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Health Department – Data Sharing Agreement for Community Information Exchange (CIE)

MOVED BY COMM. BEGICKSUPPORTED BY COMM. RUPP

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS 7 NAYS 0 EXCUSED 0VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED 0 WITHDRAWN 0AMENDED 0 CORRECTED 0 REFERRED 0 NO ACTION TAKEN 0

RECREATION & FACILITIES



BAY COUNTY

CRISTEN GIGNAC, DIRECTOR

gignacc@baycountymi.gov

Jon Morse, Buildings & Grounds Supervisor

morsej@baycountymi.gov

Brad Moses, Civic Arena Manager

mosesb@baycountymi.gov

Daniel Neering, Recreation Manager

neeringd@baycountymi.gov

Juliet Nicholls, Community Center Manager

nichollsj@baycountymi.gov

Dan Tomczak, Pinconning Park Manager

tomeczakd@baycountymi.gov

JAMES A. BARCIA
County Executive

Tel: (989) 895-4132

Fax: (989) 895-2094

To: Jerry Crete, Chairman of the Committee of the Whole
From: Cristen Gignac, Director of Recreation & Facilities
Date: July 24, 2025
Subject: Civic Arena Fee Schedule Changes 25/26 Season

Request: To gain approval from the Board of Commissioners for fee schedule changes at the Bay County Civic Arena for the 2025/2026 Hockey and Programming Season.

Background: The Bay County Civic Arena programming calendar coincides with the hockey year, running September 1-August 31. Because of this, it makes the most sense to change fees at the beginning of this programming year as opposed to the calendar year through the budget process.

Economics: The recommended fee schedule changes are as follows, effective September 1, 2025:

- Base Prime Ice per hour - \$260
- U-8 and Under per hour - \$85
- Non-Prime Ice Rate per hour - \$225
- Morning Ice Rate per hour - \$170
- Unreserved Ice Rate per hour - \$170
- Summer Ice hourly Rate - \$235
- High School Hockey Teams Hourly Rate Weekday before 4pm - \$225
- Cement Floor Hourly Rate - \$100
- Youth Team Try Outs - 1 hr - \$15
- Youth Team Try Outs - 1hr 20 min - \$20
- Stick & Puck - \$10
- Drop in Figure Skating - 1 hr - \$15
- Drop in Figure Skating - 1hr 20 min - \$20
- Skills & Drills - 1 hr - \$15 (Contracted MMHDP rate to stay at \$10)

- Skills & Drills - 1 hr 20 min - \$20 (Contracted MMHDP rate to stay at \$15)

Recommendation: It is recommended that the Board approve the proposed fee schedule changes effective September 1, 2025 for the 2025/2026 programming season.

Cc: Jim Barcia, Finance, Civic Arena

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
- WHEREAS, The Bay County Civic Arena programming calendar aligns with the hockey year, running September 1-August 31; and
- WHEREAS, It is therefore most practical to implement fee schedule changes at the start of the programming year as opposed to the calendar year through the budget process; and
- WHEREAS, It is recommended that the Civic Arena fee schedule be revised as follows, effective September 1, 2025:
- Base Prime Ice per hour - \$260
 - U-8 and Under per hour - \$85
 - Non-Prime Ice Rate per hour - \$225
 - Morning Ice Rate per hour - \$170
 - Unreserved Ice Rate per hour - \$170
 - Summer Ice hourly Rate - \$235
 - High School Hockey Teams Hourly Rate Weekday before 4 pm - \$225
 - Cement Floor Hourly Rate - \$100
 - Youth Team Try Outs - 1 hour - \$15
 - Youth Team Try Outs – 1 hour 20 min - \$20
 - Stick & Puck - \$10
 - Drop in Figure Skating - 1 hour - \$15
 - Drop in Figure Skating – 1 hour 20 min - \$20
 - Skills & Drills - 1 hour - \$15 (Contracted MMHDP rate to stay at \$10)
 - Skills & Drills - 1 hour 20 min - \$20 (Contracted MMHDP rate to stay at \$15)
- RESOLVED That Bay County Board of Commissioners approves the 2025-2026 Bay County Civic Arena Fee Schedule, as outlined above, effective September 1, 2025; Be It Finally
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Recreation & Facilities/Civic Arena – 2025-2026 Fee Schedule

MOVED BY COMM. BEGICKSUPPORTED BY COMM. CRETE

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS 7 NAYS 0 EXCUSED 0VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED 0 WITHDRAWN 0AMENDED 0 CORRECTED 0 REFERRED 0 NO ACTION TAKEN 0



**BAY COUNTY
PERSONNEL & EMPLOYEE RELATIONS**

James A. Barcia
County Executive

Tiffany Jerry
Director
jerryt@baycountymi.gov

To: Tim Banaszak, Chair, Board of Commissioners

From: Tiffany Jerry, Director of Personnel and Employee Relations

Date: August 12, 2025

RE: BOC – Ratification of Collective Bargaining Agreements

Please consider the following for the agenda.

Background

The County has 12 active bargaining units and the request to open negotiations was sent by the employer to each unit at the beginning of May.

The following units have ratified their agreement after the full board meeting in July in accordance with the provisions reviewed in closed session:

POLC – Corrections Sgts

This leaves three units that are still in the process of negotiating a successor contract.

Recommendation

Please authorize the Board Chairperson to sign the agreement and approve budget adjustments necessary for implementation of the ratified collective bargaining.

Thank you for your consideration.

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
 WHEREAS, Bay County has twelve (12) active bargaining units; and
 WHEREAS, In early May 2025, the employer submitted formal requests to each of these bargaining units to open contract negotiations; and
 WHEREAS, The following unit has ratified its agreement after the full board meeting in July 2025 in accordance with the provisions reviewed in closed session:

- POLC – Corrections Sgts

RESOLVED That the Bay County Board of Commissioners approves the Collective Bargaining Agreement listed above and authorizes the Chairman of the Board to execute said Collective Bargaining Agreement and to approve all necessary budget adjustments required for implementation; Be It Finally

RESOLVED That all related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Personnel – Ratified Collective Bargaining Agreements 2025

MOVED BY COMM. BEGICKSUPPORTED BY COMM. RUPP

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS 7 NAYS 0 EXCUSED 0VOICE: YEAS 7 NAYS 0 EXCUSED 0DISPOSITION: ADOPTED X DEFEATED WITHDRAWN AMENDED CORRECTED REFERRED NO ACTION TAKEN



**BAY COUNTY
PERSONNEL DEPARTMENT**

James A. Barcia
County Executive

Tiffany Jerry
Director
jerryt@baycountymi.gov

To: Jerome Crete, Committee of the Whole

From: Tiffany Jerry, Director of Personnel and Employee Relations

Date: August 12, 2025

Re: Committee of the Whole Agenda



Please consider the following items for the agenda of your committee meeting scheduled for August 12, 2025.

Request: (New Position)

Mike Losey has submitted a request to post and hire a new position of a full-time Soil Erosion Technician in Environmental Affairs and Community Development.

Background:

Due to changing work priorities within the Drain Commissioner's office, and recent discussions with the Health Department, EA&CD is presented with an opportunity to re-integrate work that was historically assigned to the department related to the Soil Erosion and Sediment Control permitting program (SESC) and the Bay Area Stormwater Authority (BASWA). Each of these areas of work are in support of preserving regional water quality and are essential statutory and regulatory functions of county-level government.

Bay County is required by state statute to implement the SESC program per Part 91 of the Natural Resources and Environmental Protection Act. Bay County also is required by the federal Clean Water Act to hold a National Pollution Discharge Elimination System (NPDES) Phase II Stormwater Permit to address non-agricultural sources of stormwater discharges which affect the quality of our water. This permit is administered (in part) by the county for the Bay Urbanized Area through BASWA. This position will be essential for the coordination and compliance with requirements of BASWA and SESC.

This position's two primary functions involve preserving environmental quality through regulatory compliance. Successful implementation of this work will require a commitment to collaboration and coordination through strong inter-departmental, inter-governmental and public-facing partnerships. This is exactly the nature of work tasked to the EA&CD department; therefore, it is appropriate to nest this position within the department where we can demonstrate this enhanced level of collaboration and coordination as a community benefit. We will continue to work with the Drain Commissioner's office and other entities to ensure BASWA and SESC are implemented compliantly and efficiently.

Finance/Economics:

The Soil Erosion Technician position is classified as TU08 (\$20.98/hour entry to \$24.94/hour after 2 years) within the USW bargaining unit. The "top-end" cost of this position's combined salary and fringe benefits is approximately \$88,000.00. This is a new position within the Executive branch of the County, and funding for this position is requested through the General Fund. To partially offset this expenditure request, revenue collected from SESC permit and review fees are returned to the general fund, with revenue

collections for licenses and permits fluctuating between \$26,000-\$86,000 in recent years.

Recommendation:

Please refer to the full board for approval to post and hire for this new position of a full-time Soil Erosion Technician and approve budget adjustments as needed.

Thank you for your consideration and approval of any necessary budget adjustments related to the aforementioned requests. If you have any questions or concerns, please feel free to contact me.

cc: Jim Barcia
Amber Davis-Johnson
Scott Trepkowski
Kim Priessnitz
Mike Losey

**BAY COUNTY DEPARTMENT OF
ENVIRONMENTAL AFFAIRS
& COMMUNITY DEVELOPMENT**

Community Initiatives
Forest Sustainability Program
Geographic Information Systems
Mosquito Control Program
Saginaw Bay Restoration
Transportation Planning



JAMES A. BARCIA
County Executive

MICHAEL LOSEY
Director

loseym@baycountymi.gov
(989) 895-4196

515 Center Avenue, Suite 501
Bay City, Michigan 48708
www.baycounty-mi.gov/eacd

TO: Personnel Department

FROM: Michael Losey, Director

DATE: August 12, 2025

RE: Creation of new position in EA&CD department: Soil Erosion Technician

REQUEST:

I am requesting that the Personnel Department place an agenda item for consideration at the next available Board of Commissioners meeting, recommending the creation of a new Bay County staff position in the Environmental Affairs and Community Development Department (EA&CD), (working) title of Soil Erosion Technician.

BACKGROUND:

Due to changing work priorities within the Drain Commissioner's office, and recent discussions with the Health Department, EA&CD is presented with an opportunity to re-integrate work that was historically assigned to the department related to the Soil Erosion and Sediment Control permitting program (SESC) and the Bay Area Stormwater Authority (BASWA). Each of these areas of work are in support of preserving regional water quality and are essential statutory and regulatory functions of county-level government. To meet my expectation of a high level of public service and ensure appropriate regulatory compliance in support of this opportunity, I am requesting a new staff position is created that will be nested within EA&CD.

Please note that in addition to this request, additional board actions will be requested to help fund and implement the transition, and a continued spirit of collaboration between departments and offices will be required. I know this is possible having engaged with other county staff that will help make this transition a success. The community benefits and broader goals of this position are highlighted in the rationale provided below:

RATIONALE:

- **Compliance With State and Federal Laws:** Bay County is required by state statute to implement the SESC program per Part 91 of the Natural Resources and Environmental

Protection Act. Bay County also is required by the federal Clean Water Act to hold a National Pollution Discharge Elimination System (NPDES) Phase II Stormwater Permit to address non-agricultural sources of stormwater discharges which affect the quality of our water. This permit is administered (in part) by the county for the Bay Urbanized Area through BASWA. This position will be essential for the coordination and compliance with requirements of BASWA and SESC.

- **Focus on Collaboration and Coordination:** This position's two primary functions involve preserving environmental quality through regulatory compliance. Successful implementation of this work will require a commitment to collaboration and coordination through strong inter-departmental, inter-governmental and public-facing partnerships. This is exactly the nature of work tasked to the EA&CD department; therefore, it is appropriate to nest this position within the department where we can demonstrate this enhanced level of collaboration and coordination as a community benefit. We will continue to work with the Drain Commissioner's office and other entities to ensure BASWA and SESC are implemented compliantly and efficiently.
- **Efficiency and Cost-Effectiveness:** In the years preceding this request, work that will be integrated into this position (if authorized) was performed by two other departments and spread between many staff amongst their other required duties. Having a designated staff person with a focus on water quality-related duties will lessen the administrative burden, cross training/ certifications, and field responsibilities of other staff that have previously performed this work, allowing them to do more and better work in their other areas of county service.
- **Attracting and Retaining Talent:** If authorized, the new position will integrate several technical/administrative program functions as delegated by law to Bay County that focus on state and federal regulatory compliance and meet the goal of preserving regional water quality. Combining the work of environmental quality-related permitting and compliance with our competitive pay and benefits will maximize our ability to attract a talented applicant pool and find an ideal candidate with the knowledge, skills and qualifications to successfully fulfill the duties of the position. This is a compelling job for an energized individual with the aptitude to learn and implement the duties of the position, and we will meet them with the resources needed to succeed at work and at home. Furthermore, this position represents a continued commitment of our shared vision to balance the preservation of our freshwater resources while fostering wise community development.

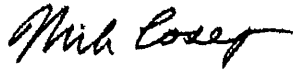
ECONOMICS:

The proposed Soil Erosion Technician position is classified as TU08 within the USW bargaining unit. The "top-end" cost of this position's combined salary and fringe benefits is approximately \$88,000.00. This is a new position within the Executive branch of the County, and funding for this position is requested through the General Fund. To partially offset this expenditure request, revenue collected from SESC permit and review fees are returned to the general fund, with revenue collections for licenses and permits fluctuating between \$26,000-\$86,000 in recent years.

RECOMMENDATION:

Authorize the creation and funding of Soil Erosion Technician position in the EA&CD department:

Thank you for considering my recommendation,

A handwritten signature in black ink, appearing to read "Mike Losey".

-Michael Losey

cc: Jim Barcia, County Executive
Anna Sanchez-Wheeler, Executive Assistant
Amber Davis-Johnson, Corporation Counsel
County Commissioners

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

- BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
- WHEREAS, The Director of Environmental Affairs and Community Development (EA&CD) has submitted a request to post and hire a new position of a full-time Soil Erosion Technician within its department; and
- WHEREAS, Due to changing work priorities within the Bay County Drain Commissioner's office and recent discussions with the Health Department, EA&CD is presented with an opportunity to re-integrate work that was historically assigned to the department related to the Soil Erosion and Sediment Control permitting program (SESC) and the Bay Area Stormwater Authority (BASWA); and
- WHEREAS, Each of these areas of work are in support of preserving regional water quality and are essential statutory and regulatory functions of county-level government; and
- WHEREAS, Bay County is required by state statute to implement the SESC program per Part 91 of the Natural Resources and Environmental Protection Act. Bay County also is required by the federal Clean Water Act to hold a National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Permit to address non-agricultural sources of stormwater discharges, which affect the quality of our water; and
- WHEREAS, This permit is administered (in part) by Bay County for the Bay Urbanized Area through BASWA. This position will be essential for the coordination and compliance with requirements of BASWA and SESC; and
- WHEREAS, The Soil Erosion Technician position serves two primary functions that involve preserving environmental quality through regulatory compliance. Successful implementation of this work will require a commitment to collaboration and coordination through strong inter-departmental, inter-governmental and public-facing partnerships; and
- WHEREAS, This aligns directly with the mission of the EA&CD Department, making it appropriate to place the position within this department, where we can maximize collaborative efforts and deliver measurable community benefits. We will continue working closely with the Drain Commissioner's Office and other partners to ensure BASWA and SESC are implemented efficiently, effectively, and in full compliance; and
- WHEREAS, The Soil Erosion Technician position is classified as TU08 (\$20.98/hour entry to \$24.94/hour after 2 years) within the USW bargaining unit. The "top-end" cost of this position's combined salary and fringe benefits is approximately \$88,000.00. This is a new position within the Executive branch of Bay County, and funding for this position is requested through the General Fund. To partially offset this expenditure request, revenue collected from SESC permit and review fees are returned to the general fund, with revenue collections for licenses and permits fluctuating between \$26,000-\$86,000 in recent years; Therefore, Be It

- RESOLVED That the Bay County Board of Commissioners approves one (1) new full-time Soil Erosion Technician position (TU08; \$20.98/hour entry to \$24.94/hour after 2 years) within the Bay County Department of Environmental Affairs and Community Development, with funding for the position to come from the General Fund, Fund Balance; Be It Further
- RESOLVED That authorization is granted to post/hire for the new full-time Soil Erosion Technician position; Be It Finally
- RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Personnel/Environmental Affairs and Community Development – Full-Time Soil Erosion Technician

MOVED BY COMM. BEGICK

SUPPORTED BY COMM. BESON

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS NAYS EXCUSED

VOICE: YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED X DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED NO ACTION TAKEN

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)

RESOLVED By the Bay County Board of Commissioners that the following report is received:

1. Employment Status Report – July 2025

TIM BANASZAK, CHAIR
AND BOARD

County Executive – Status Reports

MOVED BY COMM. BEGICK

SUPPORTED BY COMM. NIEMIEC

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS NAYS EXCUSED

VOICE: YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED X DEFEATED WITHDRAWN
AMENDED CORRECTED REFERRED NO ACTION TAKEN

Page 1 of 2
CHANGES IN EMPLOYMENT STATUS
JULY 2025

<u>EMPLOYEE NAME</u>	<u>DEPARTMENT</u>	<u>DATE</u>
<u>NEW HIRES (Regular Status):</u>		
Joy Mathias Probation Officer/Case Manager	District Court Probation	7/21/2025
Kimberly Gunn Typist Clerk III Full-time	Health Department Immunizations	7/16/2025
Denise Stanley Part-time Typist Clerk III	Health Department Immunizations	7/14/2025
Laura England Public Health Nurse Full-time	Health – Family Planning	7/14/2025
Kathy Campbell-Wright Public Health Nurse Full-time	Health – Immunizations	7/14/2025
Jeffery DeMoville Part-time Recovery Ct Coord/Case Manager	Circuit Court	7/7/2025
Kimberly Raleigh Dispatcher	Central Dispatch	7/7/2025
<u>NEW HIRE (On-call/temporary):</u>		
Nicholas Birdsall Seasonal Foreclosed Home Wkr	Buildings & Grounds	7/25/2025
Jay Roszatycki On-Call Driver	Department on Aging	7/21/2025
Stephan Kusterer Marine Patrol Deputy	Sheriff- Marine Patrol	7/14/2025
Zachary Cole On-Call Driver	Department on Aging	7/16/2025
Charles Brunner Temp Help EACD	Env Affairs & Comm Dev	7/10/2025
Zackary Metevia Seasonal Rec Worker	Buildings & Ground	7/7/2025
<u>TRANSFER:</u>		
Peyton Johnson From: Temp Custodian To: Full-time Custodian	Buildings & Grounds	7/23/2025

Melanie Sanchez		
From: OC Cook/OC In Home Worker	Department on Aging	7/14/2025
To: Part-time Cook		
Melissa Lincoln		
From: Probation Agent	District Court Probation	7/21/2025
To: Probation officer/Case Manager		
Hailey Heritier		
From Typist Clerk III	From Buildings & Grounds	7/14/2025
To: Admin Secretary	To: Env Affair Comm Dev	
Crystal Deary	From: Heath Dept – WiC	
From: Outreach Worker WIC	To: Health Dept Admin/	6/2/2025
To; Typist clerk III	Comm Disease	
<u>RETURN:</u>		
Crystal Gower		
Legal Secretary	Prosecuting Attorney	7/7/2025
<u>SEPARATIONS:</u>		
Brittany Baranek		
Correctional Facility Officer	Sheriff-Jail	7/20/2025
Daniel Nephew		
Seasonal Foreclosed Home Wkr	Buildings & Grounds	7/01/2025
Megan Hall	District Court	7/18/2025
Deputy Court Clerk		
Christina Ulfson	Central Dispatch	6/30/2025
Dispatcher		
Frank III		
Seasonal Technician	Mosquito Control	06/27/2025
<u>RETIREMENT:</u>		
Heather Taylor		
School Health Liaison	Health Department	7/02/2025
Keith Londry	B&G	7/10/2025
Custodian		
Nancy Borushko		
Staff Attorney	Circuit Court	7/12/2025
Greg Maxwell	District Court Probation	7/12/2025



**BAY COUNTY
PERSONNEL & EMPLOYEE RELATIONS**

James A. Barcia
County Executive

Tiffany Jerry
Director
jerryt@baycountymi.gov

To: Tim Banaszak, Chair, Board of Commissioners

From: Tiffany Jerry, Director of Personnel and Employee Relations

Date: August 15, 2025

RE: BOC – Ratification of Collective Bargaining Agreements

Please consider the following for the agenda.

Background

The County has 12 active bargaining units and the request to open negotiations was sent by the employer to each unit at the beginning of May.

The following units have ratified their agreement after the full board meeting in July in accordance with the provisions reviewed in closed session:

BCAMPS

This leaves two units that are still in the process of negotiating a successor contract.

Recommendation

Please authorize the Board Chairperson to sign the agreement and approve budget adjustments necessary for implementation of the ratified collective bargaining.

Thank you for your consideration.

BAY COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2025

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (8/19/25)
 WHEREAS, Bay County has twelve (12) active bargaining units; and
 WHEREAS, In early May 2025, the employer submitted formal requests to each of these bargaining units to open contract negotiations; and
 WHEREAS, The following unit has ratified its agreement after the full board meeting in July 2025 in accordance with the provisions reviewed in closed session:

- BCAMPS

RESOLVED That the Bay County Board of Commissioners approves the Collective Bargaining Agreement listed above and authorizes the Chairman of the Board to execute said Collective Bargaining Agreement and to approve all necessary budget adjustments required for implementation; Be It Finally

RESOLVED That all related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
AND BOARD

Personnel – Ratified Collective Bargaining Agreements 2025

MOVED BY COMM. BEGICK
 SUPPORTED BY COMM. DOCKETT

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIEC	X			LARRY BESON	X			JEROME CRETE	X		
TIM BANASZAK	X			CHRISTOPHER T. RUPP	X						
VAUGHN J. BEGICK	X			JESSE DOCKETT	X						

VOTE TOTALS:

ROLL CALL: YEAS 7 NAYS 0 EXCUSED 0

VOICE: YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED X DEFEATED 0 WITHDRAWN 0

AMENDED 0 CORRECTED 0 REFERRED 0 NO ACTION TAKEN 0

BAY COUNTY BOARD OF COMMISSIONERS

JULY 15, 2025

THE BAY COUNTY BOARD OF COMMISSIONERS MET FOR A REGULAR SESSION ON TUESDAY, JULY 15, 2025, FOURTH FLOOR OF THE BAY COUNTY BUILDING, 515 CENTER AVENUE, BAY CITY, MI 48708. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN TIM BANASZAK AT 4:00 P.M. WITH THE FOLLOWING MEMBERS AND GUESTS PRESENT.

ROLL CALL: COMMISSIONERS KATHY NIEMIEC, VAUGHN J. BEGICK (ABSENT), LARRY BESON, CHRISTOPHER T. RUPP, JESSE DOCKETT, JEROME CRETE, AND CHAIRMAN TIM BANASZAK

OTHER MEMBERS: KATHLEEN B. ZANOTTI, BAY COUNTY CLERK
KAYLA FRIEND, SECRETARY TO THE COUNTY CLERK
LINDSEY ARSENAULT, BOARD COORDINATOR

ALSO PRESENT: JAMES BARCIA, BAY COUNTY EXECUTIVE
AMBER DAVIS-JOHNSON, CORPORATION COUNSEL
MATTHEW BEAVER, DIRECTOR OF ADMINISTRATIVE SERVICES
AND VETERAN'S AFFAIRS
VARIOUS ELECTED OFFICIALS
VARIOUS DEPARTMENT HEADS

INVOCATION: THE INVOCATION WAS GIVEN BY THE BAY COUNTY CLERK, KATHLEEN B. ZANOTTI

PLEDGE OF ALLEGIANCE:

IN ADDITION TO THESE TYPED MINUTES, WHICH ARE NOT VERBATIM BUT AN OVERVIEW OF ACTION TAKEN, THIS MEETING WAS VIDEOTAPED BY BCTV AND THOSE TAPES ARE AVAILABLE FOR REVIEW IN THE ADMINISTRATIVE SERVICES DEPARTMENT OR CAN BE VIEWED ON BAY COUNTY'S WEBSITE.

MINUTES

MOTION 60: COMM. DOCKETT MOVED TO APPROVE THE BOARD MINUTES FOR THE BAY COUNTY BOARD OF COMMISSIONERS' REGULAR BOARD MEETING OF JUNE 17, 2025, AS PRESENTED. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

AGENDA APPROVAL

MOTION 61:

COMM. RUPP MOVED TO APPROVE THE AGENDA FOR THE BAY COUNTY BOARD OF COMMISSIONERS' REGULAR BOARD MEETING OF JULY 15, 2025. IT WAS SUPPORTED BY COMM. CRETE AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

CITIZENS INPUT

PETITIONS AND COMMUNICATIONS

MR. DEETER:

MR. DEETER IS THE PRINCIPAL IN CHARGE OF THE COUNTY'S AUDIT THIS YEAR AND HAS BEEN FOR THE LAST SEVERAL YEARS. REHMANN ROBSON ISSUED THEIR AUDIT REPORTS AT THE END OF JUNE, AND MR. DEETER IS HERE TO PRESENT THEM TO THE COUNTY. THEY ISSUED AN UNMODIFIED OPINION, WHICH MEANS THE FINANCIAL STATEMENTS ARE FAIRLY PRESENTED IN ACCORDANCE WITH ACCOUNTING PRINCIPLES. HE REVIEWED THE BALANCE SHEET FOR THE COUNTY'S GENERAL FUND, WHICH INCLUDES ALL ASSETS, LIABILITIES, AND FUND BALANCE AS OF DECEMBER 31, 2024. THE ASSETS TOTALED \$30,556,826, LIABILITIES TOTALED \$5,808,625, AND DEFERRED INFLOWS OF RESOURCES TOTALED \$1,194,439. WHAT'S LEFT OVER IS THE FUND BALANCE, WHICH IS THE EQUITY OF THE COUNTY AND TOTALED \$23.5 MILLION.

HE REVIEWED THE GENERAL FUND REVENUE AND TRANSFERS IN FOR THE YEAR. THE REVENUE SOURCES INCLUDE PROPERTY TAXES, FEDERAL AND STATE REVENUES, CHARGES FOR SERVICES, OTHER REVENUES, AND TRANSFERS IN. REVENUES TOTALED \$45,226,839.

HE REVIEWED THE GENERAL FUND EXPENDITURES AND TRANSFERS OUT FOR THE YEAR. THESE SOURCES INCLUDE GENERAL GOVERNMENT, PUBLIC SAFETY, JUDICIAL, RECREATION AND CULTURE, AND OTHER FUNCTIONS. EXPENDITURES WERE UP ALMOST \$2 MILLION FROM 2023 DUE TO BUILDING IMPROVEMENTS AND A LIABILITY SET UP THAT HIT THE EXPENSE ACCOUNT FOR FORECLOSED PROPERTIES.

YOU TAKE THE REVENUES MINUS YOUR EXPENDITURES, AND YOU ARE LEFT WITH THE NET CHANGE IN FUND BALANCE. FOR THE 2024 BUDGET, YOU EXPECTED TO HAVE A \$4.6 MILLION DECREASE IN FUND BALANCE. BECAUSE YOUR REVENUES WERE UP AND

EXPENSES WERE DOWN, YOU SAW AN INCREASE IN FUND BALANCE OF \$896,031.

HE REVIEWED A 3-YEAR TREND OF WHAT THE ASSETS AND LIABILITIES LOOKED LIKE FOR THE PENSION TRUST FUND. TOTAL ASSETS ON DECEMBER 31, 2024, WERE ALMOST \$428 MILLION. THERE WERE A FEW LIABILITIES, SO YOU ENDED WITH A NET POSITION RESTRICTED FOR PENSION BENEFITS OF \$426,748,159. CHANGES IN FIDUCIARY NET POSITION ARE THE INFLOWS AND OUTFLOWS INTO THE PENSION. YOU HAD JUST OVER A \$44 MILLION RETURN ON YOUR INVESTMENTS DURING THE YEAR. TOTAL ADDITIONS WERE \$48,617,695, DEDUCTIONS TOTALED \$23,962,713, THE CHANGE IN NET POSITION WAS \$24,654,000.

THE VEBA TRUST IS A SMALLER PLAN WITH TOTAL ASSETS OF ALMOST \$104 MILLION AND A RESTRICTED NET POSITION FOR THE RETIREE BENEFITS. THE ASSETS IN THE VEBA AND PENSION TRUST FUND CAN'T BE USED FOR ANY PURPOSE OTHER THAN THE RETIREE BENEFITS FOR WHICH THEY'RE ESTABLISHED.

THE TOTAL PENSION LIABILITY INCLUDES EVERYBODY EXCEPT FOR BABH. THE TOTAL PENSION LIABILITY WAS \$292 MILLION, THE PLAN NET POSITION IS \$333,000. THE PLAN IS OVERFUNDED BY \$41 MILLION AND 114%.

THE REQUIRED CONTRIBUTION DETERMINED BY THE ACTUARY WAS \$925,000 FOR THE 2024 FISCAL YEAR. THE COUNTY CONTRIBUTED \$1.3 MILLION, WHICH IS \$384,000 OVER WHAT'S REQUIRED. THE RETIREE HEALTHCARE EXCLUDING BABH TOTAL LIABILITY WAS \$73,727,000. THE PLAN NET POSITION WAS \$67.6 MILLION. THIS PLAN HAD A NET RETIREE HEALTHCARE LIABILITY OF \$6.058 MILLION AND IS 92% FUNDED. THE REQUIRED CONTRIBUTIONS FOR RETIREE HEALTHCARE FOR 2024 WERE \$3,157,000. THE COUNTY'S ACTUAL CONTRIBUTION WAS \$4,950,000, WHICH IS ALMOST \$1.8 MILLION OVER THE REQUIRED CONTRIBUTION.

IN ADDITION TO THE FINANCIAL STATEMENT AUDIT, WE ALSO PERFORMED A SINGLE AUDIT. THIS IS REQUIRED BY THE FEDERAL GOVERNMENT ANYTIME AN ENTITY EXPENDS MORE THAN \$750,000 IN FEDERAL AWARDS. THE COUNTY EXPENDED \$6,445,000 SO WE PERFORMED A SINGLE AUDIT WHICH LOOKS AT THE COMPLIANCE. THE GOVERNMENT WANTS TO KNOW THAT YOU

SPENT MONEY IN ACCORDANCE WITH THOSE GRANT AGREEMENTS, AND THAT'S WHAT A SINGLE AUDIT DOES.

WE PERFORMED A SINGLE AUDIT OF YOUR LARGEST MAJOR PROGRAMS. THE FIRST IS ARPA, AS WELL AS THE CHILD SUPPORT ENFORCEMENT, WHICH IS THE TITLE 4D PROGRAM. WE DID ISSUE AN UNMODIFIED OPINION ON COMPLIANCE RELATED TO THAT, WHICH IS ANOTHER CLEAN OPINION. THE COUNTY EXPENDED THOSE FUNDS IN ACCORDANCE WITH THE GRANT AGREEMENTS.

WE HAD ONE FINDING OR COMMENT IN THE SINGLE AUDIT THAT HAD TO DO WITH THE QUARTERLY REPORTING FOR THE ARPA FUNDS. THERE IS A QUARTERLY EXPENDITURE REPORT DUE TO THE FEDERAL GOVERNMENT THAT SAYS HERE'S WHERE WE'RE SPENDING THE MONEY AND WHERE WE THINK WE'RE GOING TO SPEND IT IN THE FUTURE. WE IDENTIFIED ONE ITEM THAT WAS REPORTED INCORRECTLY. IT'S ALREADY BEEN FIXED ON A SUBSEQUENT REPORT, BUT WE HAD TO NOTE THAT IT WAS INITIALLY REPORTED INCORRECTLY AND SUBSEQUENTLY FIXED.

THEY LOOKED THROUGH INTERNAL CONTROLS TO ENSURE THAT THERE ARE THE PROPER REVIEW AND APPROVAL PROCESSES THROUGH THE FINANCE DEPARTMENT. WE CAME UP WITH ONE SUGGESTION TO HELP IMPROVE INTERNAL CONTROLS AND ENSURE THAT EVERY JOURNAL ENTRY THAT IS PROCESSED HAS A REVIEW AND APPROVAL SIGN-OFF SO THERE'S A SECOND SET OF EYES LOOKING AT IT. WE DIDN'T FIND ANY ISSUES AT THE COUNTY ITSELF, BUT AT THE LIBRARY, WHICH IS PART OF THE COUNTY'S AUDIT AS WELL.

HE REVIEWED THE THREE NEW STANDARDS COMING, WHICH INCLUDE GASB 102- CERTAIN RISK DISCLOSURES, GASB 103- FINANCIAL REPORTING MODEL IMPROVEMENTS, AND GASB 104 - DISCLOSURE OF CERTAIN CAPITAL ASSETS. THE COUNTY DID IMPLEMENT GASB 101 IN THE CURRENT YEAR, WHICH HAD TO DO WITH HOW THE COUNTY CALCULATES AND RECORDS LIABILITY RELATED TO THE ACCRUED SICK AND VACATION TIME OF ITS EMPLOYEES.

MR. BARCIA:

I'D LIKE TO THANK SCOTT AND HIS TEAM AND ALL OF OUR CABINET FOR HAVING WHAT I THINK IS A CLEAN REPORT. THE ONLY COMMENT WAS INVOLVING THE BAY COUNTY LIBRARY SYSTEM, WHICH IS AUTONOMOUS.

MR. DEETER: THE LIBRARY HAS ITS OWN FINANCE DEPARTMENT, SO IT'S NOT PART OF THE COUNTY'S, BUT THE COUNTY IS RESPONSIBLE FOR THE LIBRARY BECAUSE IT IS PART OF THE COUNTY. SO, YES, SCOTT AND HIS GROUP DID ANOTHER GREAT JOB THIS YEAR GETTING THROUGH THE AUDIT PROCESS.

MR. TREPkowski: DOUG'S TEAM WAS TERRIFIC TO WORK WITH. WE GOT THE AUDIT IN THE DAY BEFORE THE DEADLINE, WHICH WAS ONE OF OUR GOALS THIS YEAR. I REALLY CAN'T TAKE THE CREDIT. IT'S TIFFANY'S CREDIT, SHE WAS THE ONE FILLING IN LAST YEAR WHEN WE WERE MISSING A FINANCE OFFICER, SO THANK YOU.

MOTION 62: COMM. DOCKETT MOVED TO RECEIVE THE PRESENTATION OF THE 2024 BAY COUNTY AUDIT BY REHMANN ROBSON. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MR. WEIDMAN: TODAY'S PRESENTATION IS ABOUT TRANSPARENCY, VISION, AND PRIDE IN THE WORK THAT WE DO EVERY SINGLE DAY. BAY COUNTY MEDICAL CARE FACILITY IS A 161-BED SKILLED NURSING FACILITY IN ESSEXVILLE. WE PROVIDE 24/7 SKILLED NURSING, REHAB SERVICES, PHYSICIAN SERVICES, WOUND CARE, AND MORE. OUR RESIDENTS ARE NOT ACUTE BUT NEED A HIGH LEVEL OF MEDICAL ATTENTION. OUR CORE VALUES SPELL OUT THE WORD CARE. THEY INCLUDE COMMUNICATION, ACCOUNTABILITY, RESPECT, AND EMPATHY.

WE CURRENTLY HAVE 161 BEDS AND ARE OPERATING TODAY WITH 116. NATIONAL TRENDS ARE SHOWING THAT THE DEMAND FOR LONG-TERM CARE WILL INCREASE, AND WE ARE PREPARING FOR THAT NOW. SOME OF THE SERVICE LINE ITEMS THAT WE HAVE OUT THERE INCLUDE WHAT'S CALLED AN INSTITUTIONALIZED SPECIAL NEEDS PLAN, OR ISNIP. THE GOAL WITH THAT IS TO KEEP OUR RESIDENTS FROM GOING OUT TO THE HOSPITAL AND SEEING WHAT WE CAN DO TO TREAT THEM IN HOUSE. WE ARE ALSO PART OF A PROVIDER-OWNED NETWORK. UNFORTUNATELY, THERE ARE SOME INSURANCES THAT WE DO NOT HAVE CONTRACTS WITH. BY JOINING THIS PROVIDER-OWNED NETWORK, THE INTENT IS TO GET CONTRACTS BY BEING PART OF THIS GROUP, WHICH WOULD BROADEN THE ACCESS TO CARE FOR THE RESIDENTS.

CONSTRUCTION RESTARTED IN DECEMBER OF 2022, AND WE HAVE SINCE COMPLETED IT. OUR KEY UPGRADES INCLUDE AN ON-SITE DIALYSIS DEN, NEW PRIVATE SUITES, AND GERIATRIC SUITES. WE'VE ALSO ENHANCED COMMON AREAS AND OUR INFRASTRUCTURE.

IN 2024, WE UNDERWENT A PROJECT TO RIGHT-SIZE OUR STAFFING STRUCTURE. IT WAS NOT A DECISION THAT WAS MADE LIGHTLY, BUT ONE THAT WAS BASED ON FINANCIAL REALITIES AND CENSUS SHIFTS. OUR GOALS WERE TO MAINTAIN EXCELLENT CARE AND STAFFING RATIOS, PROTECT OUR FIVE-STAR STAFFING, AND TO STABILIZE FINANCIALLY, WHICH WE HAVE. WE ARE PROJECTED TO SAVE \$4.7 MILLION ANNUALLY AFTER COMPLETING OUR RIGHT-SIZING.

WE HAVE EXPANDED OUR REACH WITH THE ADDITION OF JENNIFER DAVIS, OUR BUSINESS DEVELOPMENT DIRECTOR. OUR MARKETING NOW REACHES BEYOND SOME OF OUR TRADITIONAL SOURCES. SOME OF THE KEY EFFORTS INCLUDE EXPANDING OUR COMMUNITY TOURS, OUR ANNUAL CAR SHOW, WHICH IS ON AUGUST 21ST, AND TV COMMERCIALS ALONG WITH BILLBOARD PLACEMENTS THROUGHOUT BAY COUNTY. THE MESSAGE REMAINS SIMPLE THAT WE ARE HERE AND READY TO SERVE.

HE SHOWED PHOTOS OF AND TALKED ABOUT THEIR NEW DIALYSIS DEN, PRIVATE ROOMS, THE ANNUAL GOLF OUTING, AND CAR SHOW.

MS. MCCARTHY: SHE PROVIDED A SUMMARY OF THE BAY COUNTY MEDICAL CARE FACILITY'S FINANCIALS, WHICH REHMANN ALSO PERFORMED THE AUDIT ON. THEY WERE VERY STRONG AT THE END OF 2024 WITH NET ASSETS OF \$47 MILLION, AND A NET POSITION OF \$36 MILLION. FROM THE INCOME STATEMENT, THEIR OPERATING REVENUES WERE \$17 MILLION AND HAD A NET INCREASE IN NET POSITION OF \$6.5 MILLION. THEY RECEIVED AN UNQUALIFIED OPINION, WHICH IS THE STRONGEST OPINION THEY WERE ABLE TO ACHIEVE. SHE PROVIDED A SUMMARY OF THEIR 2025 BUDGET. THEY REQUESTED AN 8% CUT ACROSS ALL DEPARTMENTS AND WERE ABLE TO ACHIEVE PROJECTED REVENUE INCREASES OF CLOSE TO 14% AND EXPENSE REDUCTIONS FROM THE PRIOR YEAR OF CLOSE TO 3%. THEY JUST STARTED THEIR 2026 PLANNING AND SENT EVERYTHING TO THE DEPARTMENTS. THEY ARE PLANNING TO TIGHTEN UP MORE IN SOME AREAS AND ARE

REQUESTING AN ADDITIONAL 3% FOR EVERYONE TO TRY TO REDUCE THEIR COSTS AND COME UP WITH NEW, MORE EFFICIENT WAYS TO DO THINGS. RIGHT NOW, WE HAVE \$36 MILLION IN OUR NET POSITION, AND \$8.7 MILLION WORKING CAPITAL. WE WERE ABLE TO PAY FOR EVERYTHING TO COMPLETE OUR CONSTRUCTION PROJECT WITH NO FINANCING OR DEBT.

MR. WEIDMAN: WE ARE PROUD TO MAINTAIN A FIVE-STAR STAFFING RATING, WHICH IS SET BY CENTERS FOR MEDICARE AND MEDICAID SERVICES (CMS). THIS REFLECTS OUR STAFFING LEVELS AND CONSISTENCY OF CARE. WE WERE ABLE TO PROTECT THAT RATING EVEN THROUGH OUR OPERATIONAL CHANGES THAT WE'VE MADE. OUR NURSING TEAM HAS SHOWN INCREDIBLE PROFESSIONALISM IN HANDLING HIGH-ACUTY CASES, INCLUDING THOSE WHO REQUIRE DIALYSIS, GERIATRIC CARE, AND COMPLEX WOUND MANAGEMENT. IN REGARD TO OUR ANNUAL SURVEY THAT'S CONDUCTED BY THE STATE OF MICHIGAN, WE HAVE BEEN MAKING BIG IMPROVEMENTS ON OUR SURVEY OUTCOMES AS WELL. WE HAD OUR LAST SURVEY IN APRIL AND HAD 5 CITATIONS. WE ARE SEEING FEWER CITATIONS AND A LOWER SCOPE AND SEVERITY OF THEM.

HE REVIEWED A FEW TESTIMONIALS FROM THEIR RECENT RESIDENTS.

COMM. NIEMIEC: HOW MANY PRIVATE ROOMS DO YOU HAVE?

MR. WEIDMAN: I BELIEVE WE ARE SOMEWHERE IN THE 40'S FOR PRIVATE ROOMS, BUT I WILL CONFIRM THAT WITH YOU FOR THE EXACT NUMBER.

COMM. CRETE: YOU'RE OPERATING WITH 116 BEDS. IS 161 YOUR MAX?

MR. WEIDMAN: 161 IS OUR TOTAL LICENSURE, WHICH MEANS WE HAVE A UNIT RIGHT NOW THAT'S CURRENTLY CLOSED. WE HAVE THAT IN A NON-AVAILABLE BED PLAN. THOSE BEDS ARE STILL SITTING THERE, BUT WE'RE NOT USING THEM FOR OUR RESIDENT CARE.

COMM. CRETE: IS THAT PART OF HOW YOU WERE ABLE TO SAVE THE \$4.8 MILLION?

MR. WEIDMAN: A LOT OF THE SAVINGS WE'RE SEEING WERE MADE THROUGH SOME STAFFING ADJUSTMENTS. CLOSING THE UNIT CAN HAVE SOME IMPACT ON THE FINANCES. THE GOAL FOR NURSING HOMES IS TO BE AS CLOSE AS YOU CAN BE TO 85% OCCUPANCY TO RECEIVE FULL REIMBURSEMENT, WHICH WE TRY TO MAINTAIN.

COMM. CRETE: THAT'S WHY YOU'RE DOING THE MARKETING?

MR. WEIDMAN: YES. WE'VE RUN INTO SEVERAL PEOPLE FROM BAY COUNTY THAT COME OUT WHETHER THEY PROVIDE A SERVICE OR WHATEVER THE CASE MAY BE, AND I'VE ASKED THEM IF THEY'VE HEARD ABOUT US. BECAUSE WE'RE BY THE GOLF COURSE AND JUVENILE HOME, SOME PEOPLE THINK THAT OUR FACILITY IS ATTACHED TO THE JUVENILE HOME. THEY MAY NOT UNDERSTAND FULLY THAT THE MEDICAL CARE FACILITY IS A SEPARATE BUILDING. SO, WE'RE DOING MORE COMMUNITY AWARENESS. TOMORROW, WE HAVE A NETWORKING BREAKFAST WITH SEVERAL HEALTHCARE PROVIDERS THROUGHOUT BAY COUNTY, AND WE HAVE OVER 60 RSVPS. SO, WE'RE GETTING OUR NAME OUT THERE FOR SURE.

MR. BARCIA: I WANTED TO THANK YOU, KYLE, AND JACKIE FOR THE UPDATE AND COMPLIMENT YOU ON HOW YOU'VE TURNED THINGS AROUND THERE IN SHORT ORDER. WITH YOUR LEADERSHIP AND WORKING TOGETHER, I KNOW THE MORALE OF THE STAFF THAT I'VE TALKED TO IS MUCH HIGHER. I KNOW YOU HAD STAFF REDUCTIONS, BUT I WAS VERY IMPRESSED WITH HOW YOU WORKED WITH THE STAFF THAT WAS BEING LAID OFF, TO HELP THEM STAY ON THE CAREER PATH THAT THEY WERE ON.

COMM. BANASZAK: I'VE KNOWN KYLE FOR A FEW YEARS. WHEN HE FIRST GOT ON, THE CARE FACILITY WAS \$1 MILLION IN THE NEGATIVE. WITH HIS LEADERSHIP, JACKIE, AND THE REST OF THE STAFF THEY MADE DRASTIC CHANGES AND WENT FROM THE NEGATIVE \$1 MILLION TO A \$4 MILLION POSITIVE. YOU'VE DONE A TREMENDOUS JOB, ESPECIALLY WITH THE DIALYSIS CENTER. THAT'S A GREAT IMPROVEMENT AT THAT FACILITY. I'M HEARING A LOT OF POSITIVE STUFF OUT THERE.

MOTION 63: COMM. DOCKETT MOVED TO RECEIVE THE BAY MEDICAL CARE FACILITY UPDATE FROM KYLE WEIDMAN, CEO. IT WAS SUPPORTED BY COMM. CRETE AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MS. ZANOTTI: READ RESOLUTION NO. 2025-128 – HONORING LUKE LACOURSE, 2025 MR. BASEBALL RECIPIENT, INTO THE RECORD.

COMM. BANASZAK: I'M A 1981 WESTERN ALUMNI, AND BACK THEN WE HAD STATE CHAMPS FOR WRESTLING. NOW THEY'RE TURNING TO BASEBALL AND BASKETBALL. A FEW YEARS AGO, ONE OF THE STUDENTS

THERE WAS MR. BASKETBALL. I WANT TO CONGRATULATE LUKE AND THE REST OF THE TEAM.

COMM. RUPP: AS OF YESTERDAY, LUKE WAS DRAFTED IN THE MLB DRAFT BY THE LOS ANGELES ANGELS.

RES. 2025-128: COMM. CRETE MOVED TO APPROVE RES. 2025-128; THE BAY COUNTY BOARD OF COMMISSIONERS CONGRATULATED LUKE LACOURSE ON BEING NAMED 2025 MR. BASEBALL AND COMMENDED HIM FOR BRINGING GREAT PRIDE TO BAY COUNTY. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MR. PINTER: I WANTED TO UPDATE THE COMMISSION ON TWO THINGS. FIRST, I WAS HERE A FEW MONTHS AGO ASKING FOR A RESOLUTION, SO I WANTED TO GIVE AN UPDATE ON THAT. SECONDLY, I HAVE ANOTHER RESOLUTION THAT I'D LIKE YOU TO CONSIDER. THE RESOLUTION IN APRIL WAS ABOUT THE FACT THAT THERE WAS ABOUT \$250 MILLION IN OUR APPROPRIATION FOR MENTAL HEALTH SERVICES THAT THE DEPARTMENT OF HEALTH AND HUMAN SERVICES WAS NOT PUSHING OUT. IT WAS APPROVED BY THE BUDGET, IN THE LEGISLATURE, AND PUSHED THROUGH. THEY'VE HELD BACK ABOUT \$600 MILLION THAT'S BEEN APPROPRIATED. THE DEPARTMENT HAS SAID THEY WOULD PUSH OUT SOME MORE OF THAT MONEY AND APPROPRIATE IT FOR WHAT THE LEGISLATURE APPROPRIATED IT FOR, WHICH IS IN THE LAW. THANK YOU FOR PASSING THE RESOLUTION. ARENAC COUNTY DID THE SAME THING, ALONG WITH SEVERAL OTHER COUNTIES.

MR. PINTER DISCUSSED THAT DHHS HAS DECIDED THEY WANT TO BRING IN A COMMERCIAL ENTITY TO MANAGE THE LOCAL MENTAL HEALTH FUNDS, WHICH IS INCONSISTENT WITH STATE LAW. THEY DON'T WANT MENTAL HEALTH AGENCIES LIKE COUNTY AGENCIES TO HAVE ANY GOVERNANCE ON THE PAYER. FOR 63 YEARS WE'VE ALWAYS HAD GOVERNANCE ON THE PAYER BECAUSE THE COUNTIES ARE ONE OF THE PAYERS.

THE STATE UNDER THE CONSTITUTION TRANSFERRED THE RESPONSIBILITY FOR MENTAL HEALTH CARE TO THE COUNTIES. THEY CLOSED THE 47 STATE HOSPITALS AND TRANSFERRED THOSE PEOPLE TO THE COMMUNITY, AND THEN CREATED COUNTY MENTAL HEALTH AGENCIES AT THE COUNTY LEVEL.

THERE HAVE BEEN A LOT OF PROMISES ON THE STATE BUDGET ABOUT THE MONEY THAT'S BEEN UNSPENT. CURRENTLY, STATE LAW REQUIRES THAT THIS BE A SYSTEM THAT'S SEPARATE FROM THE GENERAL HEALTH CARE SYSTEM. THAT'S BECAUSE IN COMMERCIAL ENTITIES, THE BEHAVIORAL AND MENTAL HEALTH AND SUBSTANCE ABUSE MONEY IS USUALLY ABSORBED BY THE LARGER PRODUCT AND PROFIT LINES. OUR STATE DECIDED WE WERE GOING TO MAINTAIN A SEPARATE SYSTEM. WE'D USE MEDICAID, BUT WE WOULD PROTECT IT FROM BEING ABSORBED INTO GENERAL HEALTHCARE. THIS PROCUREMENT PLAN SAYS WE'RE GOING TO GIVE THAT TO SOME COMMERCIAL ENTITY. WE HAD 18 MENTAL HEALTH REGIONAL ENTITIES AND NOW WE'RE DOWN TO 10, AND THEY WANT TO GO DOWN TO 3. 97% OF OUR BAY ARENAC MONEY WOULD GO TO ONE OF 44 COUNTIES. WHEN YOU TAKE PUBLIC RESOURCES THAT ARE CRITICAL TO THE LOCAL COMMUNITIES AND REMOVE THE ACCOUNTABILITY BACK TO THAT COMMUNITY, YOU CREATE A MORAL HAZARD FOR WHOEVER'S MANAGING THE FUNDS. WHEN 97% OF THE MONEY GOES SOMEWHERE ELSE, OUR RESIDENTS THAT ARE MOST DISABLED IN BAY COUNTY DON'T GO WITH THAT MONEY, THEY STAY HERE AND THEIR PROBLEMS FALL ON THE COMMUNITY AND THE COUNTY. IN 2001, THE COMMISSION DECIDED TO CREATE AN AUTHORITY TO MANAGE FUNDING FOR MEDICAID UNDER THE CURRENT MENTAL HEALTH CODE. UNDER THE CODE, THE STATE SHIFTS THE RESPONSIBILITY FOR PUBLIC MENTAL HEALTH SERVICES TO THE COUNTY MENTAL HEALTH PROGRAMS. SECOND, THE STATE IS OBLIGATED TO FINANCIALLY SUPPORT COMMUNITY MENTAL HEALTH PROGRAMS THAT ONLY THE COUNTIES CREATE, AS LONG AS WE MEET THE GENERAL STANDARDS THAT THE STATE SETS. WE'RE OBLIGATED AS A COUNTY MENTAL HEALTH PROGRAM TO PROVIDE A 24/7 COMPREHENSIVE ARRAY OF SERVICES TO THE MOST DISABLED PEOPLE IN OUR COMMUNITY. BY CHANGING THIS PROCUREMENT PROCESS, THEY'RE UPENDING 63 YEARS OF PRACTICE AND EXISTING STATE LAW. I ASK THAT IF YOU PASS A RESOLUTION, THE COUNTY ITSELF COPIES IT TO OUR CONGRESSIONAL DELEGATION IN LANSING.

MR. BARCIA:

CHRIS, THANKS FOR YOUR LEADERSHIP AND FOR EXPLAINING SO WELL HOW IMPORTANT ACCOUNTABILITY IS. WE HAVE 3 BOARD MEMBERS THAT SERVE, AND SOME OF YOUR PROVIDERS AND FORMER CLIENTS. WE DON'T WANT OUR RESOURCES BEING SHARED IN A HUGE REGION IN WHICH WE WOULDN'T HAVE

ACCOUNTABILITY. YOU HIGHLIGHTED THE IMPORTANCE OF THE RESOLUTION VERY WELL AND ALSO THE SUCCESS OF YOUR EFFORT TO RESIST WHAT THE ATTEMPT IS.

MR. PINTER: THE CODE IS ALWAYS REQUIRED. WE HAVE CONSUMERS AND FAMILIES ON OUR BOARD INVOLVED IN GOVERNANCE, WITH THE IDEA BEING THEY WILL TREAT OTHER CONSUMERS AND FAMILIES FAIRLY. NOT THAT OUR ELECTED OFFICIALS WOULDN'T, BUT THAT THEY WILL BRING THAT VOICE THAT'S MISSING. THE PROCUREMENT PLAN DOESN'T MEET THE MINIMUM OF WHAT'S REQUIRED NOW OF THE CMH AGENCIES. SO, I'M GLAD JIM POINTED OUT ANOTHER REASON WHY I THINK IT'S A PROBLEM.

RES. 2025-129: COMM. RUPP MOVED TO APPROVE RES. 2025-129; THE BAY COUNTY BOARD OF COMMISSIONERS STRONGLY OPPOSED ANY MDHHS PROCUREMENT PLAN THAT WILL COMPROMISE THE STATE AND COUNTY PARTNERSHIP FOR PUBLIC MENTAL HEALTH SERVICES, REDUCE THE ROLE OF COUNTY BASED CMHSP'S IN THE GOVERNANCE, ADMINISTRATION, FUNDING, AND DELIVERY OF SERVICES TO OUR MOST VULNERABLE RESIDENTS, AND ARE CONTRARY TO THE INHERENT AMERICAN PRINCIPLES OF LOCAL GOVERNANCE, OVERSIGHT AND ACCOUNTABILITY TO THE COMMUNITY. THEY ENCOURAGED THE ADMINISTRATION AND THE LEGISLATURE TO CONTINUE TO SUPPORT THE CARVE-OUT OF SPECIALTY BEHAVIORAL HEALTH SERVICES TO THE CMHSP SYSTEM AS PERMITTED IN EXISTING FEDERAL AND STATE LAWS, AND POLICIES THAT IMPROVE HEALTHCARE INTEGRATION DIRECTLY AT THE POINT OF CONSUMER CONTACT, PRODUCE MORE SUSTAINABLE OUTCOMES, AND ENSURE THAT RESOURCE AND CARE DECISIONS REFLECT THE INTERESTS OF ALL PUBLIC STAKEHOLDERS. WAS SUPPORTED BY COMM. CRETE AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 64: COMM. DOCKETT MOVED TO RECEIVE GOLDEN HORIZONS – FY2026 FUNDING APPLICATION TO REGION VII, AREA AGENCY ON AGING. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 65: COMM. CRETE MOVED TO RECEIVE THE APPLICATION FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION DISTRICT FOR 201 S. LINN STREET, BAY CITY, MI. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 66: COMM. DOCKETT MOVED TO RECEIVE THE APPLICATION FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE FOR 201 S. LINN STREET, BAY CITY, MI. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 67: COMM. CRETE MOVED TO RECEIVE THE APPLICATION FOR INDUSTRIAL FACILITIES TAX EXEMPTION DISTRICT AND CERTIFICATE FOR STRAITS WOOD TREATING, INC., LOCATED AT 4804 E. WILDER RD. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

REPORTS/RESOLUTIONS OF COMMITTEES

COMMITTEE OF THE WHOLE – JULY 1, 2025 (JEROME CRETE, CHAIR; KATHY NIEMIEC, VICE CHAIR) MEETING CANCELED (ITEMS REFERRED DIRECTLY TO FULL BOARD WITH APPROVAL FROM COMMITTEE CHAIR)

COMMITTEE OF THE WHOLE – JULY 8, 2025 (JEROME CRETE, CHAIR; KATHY NIEMIEC, VICE CHAIR) MEETING CANCELED (ITEMS REFERRED DIRECTLY TO FULL BOARD WITH APPROVAL FROM COMMITTEE CHAIR)

BOARD OF COMMISSIONERS (TIM BANASZAK, CHAIR; VAUGHN J. BEGICK, VICE CHAIR)

MR. GOEBEL: I AM THE DIRECTOR OF THE BAY COUNTY DEPARTMENT OF WATER AND SEWER. OUR WATER PLAN AVERAGES ABOUT 7 MILLION GALLONS OF WATER A DAY. ON A DAY LIKE TODAY, IT'S PRETTY HOT AND ARE PROBABLY PUSHING 9 MILLION GALLONS A DAY. THE PLANT IS 10 YEARS OLD AND DOES A GREAT JOB. THE CONCERN IS THAT WE DON'T HAVE A LOT OF WATER STORAGE ON SITE. WE ONLY HAVE 2 MILLION GALLONS OF WATER STORAGE. IF WE HAVE A PROBLEM IN OUR TREATMENT, WE'RE GOING TO RUN OUT OF WATER QUICKLY. THIS PROJECT IS TO BUILD 2 (TWO) 5 MILLION GALLON WATER TANKS. THEN, IF WE HAVE A PROBLEM, WE'VE GOT 24 PLUS HOURS OF WATER, AND WE'LL BE ABLE TO FIX IT. TO PAY FOR THESE BONDS, WE HAVE A CAPITAL IMPROVEMENT CHARGE THAT'S INCORPORATED IN THE WHOLESALE WATER RATES. EVERY RESIDENT PAYS THIS WHEN THEY PAY THEIR WATER BILL. IT DOESN'T MATTER WHICH TOWNSHIP OR CITY THEY LIVE IN. THAT MONEY IS SET ASIDE FOR

IMPROVEMENTS IN OUR WATER SYSTEM. THE MONEY WE'RE SET TO BRING IN OVER THE NEXT 2 DECADES WILL FUND THESE TANKS WITHOUT RAISING RATES. IT MAKES ALL THE SENSE IN THE WORLD FOR US TO INCREASE OUR STORAGE; IT'S MORE RESILIENCE AT OUR PLANT.

RES. 2025-130: COMM. CRETE MOVED TO APPROVE RES. 2025-130; THE BAY COUNTY BOARD OF COMMISSIONERS AUTHORIZED THE ISSUANCE OF NOT TO EXCEED \$15,280,000 PRINCIPAL AMOUNT OF BAY COUNTY WATER SUPPLY SYSTEM BONDS (LIMITED TAX GENERAL OBLIGATION), SERIES 2025. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-131: COMM. CRETE MOVED TO ADOPT RES. 2025-131; THE BAY COUNTY BOARD OF COMMISSIONERS SUPPORTED THE REGION VII, AREA AGENCY ON AGING ANNUAL PLAN FOR FY2026. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-132: COMM. CRETE MOVED TO ADOPT RES. 2025-132; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED AGREEMENT NUMBER DFA26-09003 – HOME AID POSITION, COVERING THE PERIOD OCTOBER 1, 2025, TO SEPTEMBER 30, 2026. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-133: COMM. CRETE MOVED TO WITHDRAW RESOLUTION 2025-133 FROM THE AGENDA. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

DOCKETT: WHY ARE WE WITHDRAWING IT?

MS. DAVIS-
JOHNSON: IT'S NOT NECESSARY. WE'VE ALREADY AUTHORIZED, SO IT'S A DUPLICATE.

RES. 2025-134: COMM. CRETE MOVED TO ADOPT RES. 2025-134; THE BAY COUNTY BOARD OF COMMISSIONERS ADOPTED THE UNIFORM POLICY PERMITTING THE DISCRETIONARY USE OF DESIGNATED ATTIRE FOR COMMISSIONERS AND COMMISSION STAFF. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

DOCKETT: I WANT TO CONFIRM THAT WE CAN REALLOCATE THOSE ARPA FUNDS INTO STAFF WAGES FOR THESE PARTICULAR PROJECTS LEGALLY.

MR. TREPKOWSKI: YES, IT WAS PUT IN THE SAME PROJECT, BUT WE DIDN'T PUT STAFF WAGES IN THERE. SO WE JUST ADDED THAT.

RES. 2025-135: COMM. CRETE MOVED TO ADOPT RES. 2025-135; THE BAY COUNTY BOARD OF COMMISSIONERS AUTHORIZED THE USE OF ALLOCATED ARPA FUNDS TO COVER STAFF WAGES AND FRINGE BENEFITS DIRECTLY ASSOCIATED WITH ARPA CAPITAL PROJECTS IN THE BAY COUNTY RECREATION AND FACILITIES DEPARTMENT. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-136: COMM. CRETE MOVED TO ADOPT RES. 2025-136; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE FY 2025-2026 CPBC AGREEMENT BETWEEN BAY COUNTY AND THE MICHIGAN DEPARTMENT OF HEALTH & HUMAN SERVICES AND ALL SUBSEQUENT AMENDMENTS. THE GRANT /APPLICANT/RECIPIENT DEPARTMENTS ARE REQUIRED TO WORK SIMULTANEOUSLY WITH THE FINANCE DEPARTMENT, AND IF THESE GRANT FUNDS ARE TERMINATED, ANY POSITION(S) FUNDED BY THIS GRANT SHALL BE TERMINATED AND WILL NOT BE ABSORBED BY THE COUNTY. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-137: COMM. CRETE MOVED TO ADOPT RES. 2025-137; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE AGREEMENT WITH MYSIDEWALK, INC., FOR THE COMMUNITY HEALTH ASSESSMENT. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-138: COMM. CRETE MOVED TO ADOPT RES. 2025-137; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED AN AGREEMENT BETWEEN LINDA HOUTHOOFD, RD, OR ANOTHER QUALIFIED INDIVIDUAL, AS A CERTIFIED DIABETES EDUCATOR. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-139: COMM. CRETE MOVED TO ADOPT RES. 2025-139; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED AN AMENDMENT TO BAY COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 2025-74, AND AUTHORIZED INCREASING THE TOTAL BUDGET ADJUSTMENT FOR THE 2025 GIS ORTHOIMAGERY PROJECT TO \$37,219.16 FOR THE REIMBURSABLE, GRANT-FUNDED EXPENSE AND THE ADDITIONAL DATA FORMAT REQUEST. IT WAS SUPPORTED BY

COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-140: COMM. CRETE MOVED TO ADOPT RES. 2025-140; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE RATIFIED COLLECTIVE BARGAINING AGREEMENTS FOR THE POLICE OFFICERS ASSOCIATION OF MICHIGAN – BAY COUNTY SHERIFF'S DEPUTIES, THE POLICE OFFICERS LABOR COUNCIL – BAY COUNTY SHERIFF'S DEPUTIES SUPERVISORY, AND THE GOVERNMENT EMPLOYEES LABOR COUNCIL – CIRCUIT COURT. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-141: COMM. CRETE MOVED TO ADOPT RES. 2025-141; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE CLAIMS AGAINST THE COUNTY. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-142: COMM. CRETE MOVED TO ADOPT RES. 2025-142; THE BAY COUNTY BOARD OF COMMISSIONERS RECEIVED THE EMPLOYMENT STATUS REPORT FOR JUNE 2025. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RES. 2025-143: COMM. CRETE MOVED TO ADOPT RES. 2025-143; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE RELEASE OF AN INVITATION FOR BID (IFB) FOR FLEET FUEL CARD SERVICE PROVIDER, IN ACCORDANCE WITH BAY COUNTY'S PURCHASING POLICY. IT WAS SUPPORTED BY COMM. NIEMIEC AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 68: COMM. CRETE MOVED TO RECEIVE THE ANALYSIS OF GENERAL FUND EQUITY 2025 FROM FINANCE. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 69: COMM. CRETE MOVED TO RECEIVE THE UPDATE REGARDING EXECUTIVE DIRECTIVE #2007-11 FROM FINANCE. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

MOTION 70: COMM. CRETE MOVED TO RECEIVE THE OFFICE OF ASSIGNED COUNSEL REPORTS FOR FEBRUARY, MARCH, APRIL, & MAY. IT WAS SUPPORTED BY COMM. NIEMIEC AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

REPORTS OF COUNTY OFFICIALS/DEPARTMENTS

COUNTY EXECUTIVE, JIM BARCIA

MR. BARCIA:

I WANT TO THANK OUR TEAM NEGOTIATING THE CONTRACTS. I UNDERSTAND THAT'S GOING VERY WELL. OUR CONSTRUCTION IS GOING UP AT THE ART VAN SITE WITH OUR NEW BAY COUNTY HEALTH SERVICES FACILITY. THERE SHOULD BE A ROBUST ENGAGEMENT WITH THE ANIMAL SHELTER WITHIN A FEW WEEKS.

COMMISSIONER COMMENTS

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC INPUT

MISCELLANEOUS

ANNOUNCEMENTS

COMM. NIEMIEC: THE BAY COUNTY FAIR HAS AN OPENING CEREMONY ON JULY 29TH AT NOON. ALL OF THE COMMISSIONERS ARE INVITED, AND ALL OF YOU.

COMM. BANASZAK: THE SAGINAW BASIN LAND CONSERVANCY OPENED UP A 340-ACRE NATURAL AREA OFF PATTERSON ROAD. THAT'S A BIG PLUS FOR BANGOR TOWNSHIP AND BAY COUNTY. JIM AND I WERE THERE FOR THE RIBBON-CUTTING AND JIM SPOKE. THERE'S 200 ACRES OF RESTORED PRAIRIE, 3.29 MILES OF NATURAL SURFACE TRAILS, AND IT'S GOING TO HAVE VIEWING LIKE BIRDING.

2025 APPOINTMENTS

OCTOBER

BOARD OF CANVASSERS (TWO, 4-YEAR TERMS EXPIRING: T. ARMSTRONG/REPUBLICAN; P. SANTOS/DEMOCRAT (APPOINTMENTS MADE FROM LISTS SUBMITTED BY THE MAJOR POLITICAL PARTIES)

BAY COUNTY DEPARTMENT OF HUMAN SERVICES (ONE AT-LARGE, 3-YEAR TERM EXPIRING: B. BENCHLEY)

LAND BANK AUTHORITY (ONE TOWNSHIP REPRESENTATIVE, 3-YEAR TERM EXPIRING: G. ROWLEY)

NOVEMBER

BAY COUNTY BUILDING AUTHORITY (TWO, 6-YEAR TERMS EXPIRING: C. LUTZ, T. BRADY)

DECEMBER

DEPARTMENT ON AGING ADVISORY COMMITTEE (FOUR, 2-YEAR TERMS EXPIRING: DISTRICTS 1,3,5 & 7)

BAY COUNTY VETERAN'S AFFAIR COMMITTEE (TWO, 4-YEAR TERMS: V. BEGICK, T. STEWART)

MS. DAVIS-
JOHNSON:

NOTED ON THE AGENDA IS A REQUEST FOR CLOSED SESSION FOR 3 PURPOSES. SUBSECTION C IS NOT NECESSARY. THE SETTLEMENT THAT WAS ANTICIPATED FROM THE TREASURER'S OFFICE HAS BEEN DELAYED SO WE ARE NOT REQUESTING TO GO INTO CLOSED SESSION FOR THAT PURPOSE. WE ARE REQUESTING TO GO INTO A JOINT CLOSED SESSION FOR 2 PURPOSES. THE FIRST IS FOR CORPORATION COUNSEL AND THE SECOND IS FOR THE PERSONNEL DIRECTOR.

CLOSED SESSION

- A. CORPORATION COUNSEL REQUESTS THE BOARD GO INTO CLOSED SESSION TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH THE WARE VS. BAY COUNTY ET AL MATTER IN ACCORDANCE WITH MCL 15.268(1)(E).**
- B. PERSONNEL DIRECTOR REQUESTS TO ENTER INTO CLOSED SESSION PURSUANT TO MCL 15.268(1)(C), FOR STRATEGY AND NEGOTIATION SESSIONS CONNECTED WITH THE NEGOTIATION OF A COLLECTIVE BARGAINING AGREEMENT WHEN EITHER NEGOTIATING PARTY REQUESTS A CLOSED HEARING.**
- C. PURSUANT TO MCL 15.268(1)(E) THE TREASURER REQUESTS A CLOSED SESSION REGARDING THE 2013-2020 EXCESS CLAIMS PROCEEDS PROCESS CONNECTED TO MCL 211.78T RELATED TO THE ONGOING LITIGATION SETTLEMENT DISCUSSIONS IN FOX V. ISABELLA COUNTY, ET AL.**

MOTION 71: COMM. CRETE MOVED TO ENTER INTO A CLOSED SESSION. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY ROLL CALL VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RETURNED TO REGULAR SESSION

MOTION 72: COMM. DOCKETT MOVED TO IMPLEMENT THE NON-REP COMPENSATION AS DISCUSSED IN CLOSED SESSION. IT WAS SUPPORTED BY COMM. CRETE AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

RECESS/ADJOURNMENT

MOTION 73: COMM. DOCKETT MOVED TO ADJOURN THE REGULAR BOARD SESSION OF JULY 15, 2025. THE MEETING CONCLUDED AT 6:10 P.M. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 ABSENT.

TIM BANASZAK, CHAIRMAN
BOARD OF COMMISSIONERS
BAY COUNTY MICHIGAN

KATHLEEN ZANOTTI
BAY COUNTY CLERK
BAY COUNTY MICHIGAN

KAYLA FRIEND
SECRETARY TO THE CLERK
BAY COUNTY MICHIGAN

**BAY COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
AUGUST 5, 2025**

THE BAY COUNTY BOARD OF COMMISSIONERS MET FOR A SPECIAL SESSION ON TUESDAY, AUGUST 5, 2025, FOURTH FLOOR OF THE BAY COUNTY BUILDING, 515 CENTER AVENUE, BAY CITY, MI 48708. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN TIM BANASZAK AT 5:05 P.M. WITH THE FOLLOWING MEMBERS AND GUESTS PRESENT.

ROLL CALL: COMMISSIONERS KATHY NIEMIEC, VAUGHN J. BEGICK (NOT PRESENT), LARRY BESON, JESSE DOCKETT, AND CHAIRMAN TIM BANASZAK

MOTION 74: COMM. RUPP MOVED TO EXCUSE COMM. BEGICK FROM THE MEETING. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

OTHER MEMBERS: DIANE YAWORSKI, CHIEF DEPUTY CLERK
KAYLA FRIEND, SECRETARY TO THE COUNTY CLERK
LINDSEY ARSENAULT, BOARD COORDINATOR

ALSO PRESENT: JAMES BARCIA, BAY COUNTY EXECUTIVE
AMBER DAVIS-JOHNSON, CORPORATION COUNSEL
MATTHEW BEAVER, DIRECTOR OF ADMINISTRATIVE SERVICES
AND VETERAN'S AFFAIRS
CRISTEN GIGNAC, RECREATION & FACILITIES
VARIOUS ELECTED OFFICIALS
VARIOUS DEPARTMENT HEADS

INVOCATION: THE INVOCATION WAS GIVEN BY THE CHIEF DEPUTY CLERK,
DIANE YAWORSKI

PLEDGE OF ALLEGIANCE:

IN ADDITION TO THESE TYPED MINUTES, WHICH ARE NOT VERBATIM BUT AN OVERVIEW OF ACTION TAKEN, THIS MEETING WAS VIDEOTAPED BY BCTV AND THOSE TAPES ARE AVAILABLE FOR REVIEW IN THE ADMINISTRATIVE SERVICES DEPARTMENT OR CAN BE VIEWED ON BAY COUNTY'S WEBSITE.

MINUTES

AGENDA APPROVAL

MOTION 75: COMM. DOCKETT MOVED TO AMEND THE AGENDA TO INCLUDE THE FOLLOWING MOTION: MOTION TO FOLLOW THE RECOMMENDATION OF ATTORNEY VANDERLAAN AS MADE DURING CLOSED SESSION IN THE IMMEDIATELY PRECEDING COMMITTEE OF THE WHOLE MEETING AS IT RELATES TO THE FOX VS. ISABELLA COUNTY ET AL MATTER TO APPROVE THE ENTRY INTO THE EXECUTION OF THE PROPOSED SETTLEMENT AND COST SHARING AGREEMENT AND AUTHORIZE THE BOARD CHAIR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO EFFECTUATE THE SAME FOLLOWING REVIEW AND APPROVAL BY ATTORNEY VANDERLAAN AND CORPORATION COUNSEL, AND APPROVE ANY AND ALL NECESSARY BUDGET ADJUSTMENTS AS REQUIRED AS ITEM A7. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

MOTION 76: COMM. CRETE MOVED TO ADD TO THE AGENDA RESOLUTION 2025-150, RATIFIED COLLECTIVE BARGAINING AGREEMENTS – USW – PT, AS THE FINAL ITEM UNDER REPORTS AND RESOLUTIONS. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

CITIZENS INPUT

PETITIONS AND COMMUNICATIONS

REPORTS/RESOLUTIONS OF COMMITTEES

COMMITTEE OF THE WHOLE – AUGUST 5, 2025 (JEROME CRETE, CHAIR; KATHY NIEMIEC, VICE CHAIR)

RES. 2025-144: COMM. CRETE MOVED TO ADOPT RES. 2025-144; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE COLLECTIVE BARGAINING AGREEMENTS FOR TPOAM – DISTRICT COURT, USW PROBATE – PROBATE COURT, POLC – CENTRAL DISPATCH, USW – FT, AND AUTHORIZED THE CHAIRMAN OF THE BOARD TO EXECUTE SAID AGREEMENTS AND APPROVE ALL NECESSARY BUDGET ADJUSTMENTS REQUIRED FOR IMPLEMENTATION. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

RES. 2025-145: COMM. CRETE MOVED TO ADOPT RES. 2025-145; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE POSTING AND FILLING OF A PART-TIME CUSTODIAN POSITION FOR UP TO 250 HOURS PER YEAR AT THE BAY COUNTY CANTEEN. IT WAS

SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

- RES. 2025-146: COMM. CRETE MOVED TO ADOPT RES. 2025-146; THE BAY COUNTY BOARD OF COMMISSIONERS AUTHORIZED BAY COUNTY ADMINISTRATION TO ENTER INTO AN AGREEMENT WITH BENDZINSKI & CO. MUNICIPAL FINANCE ADVISORS AND AUTHORIZED BAY COUNTY CORPORATION COUNSEL TO RETAIN DICKINSON WRIGHT AS BOND COUNSEL PURSUANT TO CIVIL COUNSEL GUIDELINES, FOR THE ISSUANCE OF BONDS TO FUND THE BAY COUNTY COMMUNITY CENTER POOL PROJECT. SUFFICIENT BUDGETED FUNDS EXIST IN THE MILLAGE FUND TO COVER THE ASSOCIATED EXPENSES, OR ALTERNATIVELY, THE COSTS MAY BE INCORPORATED INTO THE BOND ISSUANCE, DEPENDING ON WHICH OPTION IS MOST FINANCIALLY ADVANTAGEOUS TO BAY COUNTY. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.
- RES. 2025-147: COMM. CRETE MOVED TO ADOPT RES. 2025-147; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED NO CHANGE TO BAY COUNTY'S GENERAL FUND'S COMMITTED FUND BALANCE – BUDGET STABILIZATION ARRANGEMENT FROM THE UNASSIGNED FUND BALANCE ACCOUNT. IT WAS SUPPORTED BY COMM. DOCKETT AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.
- RES. 2025-148: COMM. CRETE MOVED TO ADOPT RES. 2025-148; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE REALLOCATION OF THE UNFILLED PURCHASING AGENT II POSITION TO AN ENTRY LEVEL ACCOUNTANT POSITION WITHIN THE BAY COUNTY FINANCE DEPARTMENT AND AUTHORIZED POSTING AND HIRING OF SAID POSITION. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.
- RES. 2025-149: COMM. CRETE MOVED TO ADOPT RES. 2025-149; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE CLAIMS AGAINST THE COUNTY. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.
- RES. 2025-150: COMM. CRETE MOVED TO ADOPT RES. 2025-150; THE BAY COUNTY BOARD OF COMMISSIONERS APPROVED THE USW-PT COLLECTIVE BARGAINING AGREEMENT AND AUTHORIZED THE CHAIRMAN OF THE BOARD TO EXECUTE SAID COLLECTIVE BARGAINING

AGREEMENT AND APPROVE ALL NECESSARY BUDGET ADJUSTMENTS REQUIRED FOR IMPLEMENTATION. IT WAS SUPPORTED BY COMM. RUPP AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

MOTION 77:

COMM. CRETE MOVED TO FOLLOW THE RECOMMENDATION OF ATTORNEY VANDERLAAN AS MADE DURING CLOSED SESSION IN THE IMMEDIATELY PRECEDING COMMITTEE OF THE WHOLE MEETING AS IT RELATES TO THE FOX VS. ISABELLA COUNTY ET AL MATTER TO APPROVE THE ENTRY INTO THE EXECUTION OF THE PROPOSED SETTLEMENT AND COST SHARING AGREEMENT AND AUTHORIZE THE BOARD CHAIR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO EFFECTUATE THE SAME FOLLOWING REVIEW AND APPROVAL BY ATTORNEY VANDERLAAN AND CORPORATION COUNSEL, AND APPROVE ANY AND ALL NECESSARY BUDGET ADJUSTMENTS AS REQUIRED. IT WAS SUPPORTED BY COMM. BESON AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

REPORTS OF COUNTY OFFICIALS/DEPARTMENTS

COMMISSIONER COMMENTS

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC INPUT

MISCELLANEOUS

ANNOUNCEMENTS

2025 APPOINTMENTS

OCTOBER

BOARD OF CANVASSERS (TWO, 4-YEAR TERMS EXPIRING: T. ARMSTRONG/REPUBLICAN; P. SANTOS/DEMOCRAT (APPOINTMENTS MADE FROM LISTS SUBMITTED BY THE MAJOR POLITICAL PARTIES)

BAY COUNTY DEPARTMENT OF HUMAN SERVICES (ONE AT-LARGE, 3-YEAR TERM EXPIRING: B. BENCHLEY)

LAND BANK AUTHORITY (ONE TOWNSHIP REPRESENTATIVE, 3-YEAR TERM EXPIRING: G. ROWLEY)

NOVEMBER

BAY COUNTY BUILDING AUTHORITY (TWO, 6-YEAR TERMS EXPIRING: C. LUTZ, T. BRADY)

DECEMBER

DEPARTMENT ON AGING ADVISORY COMMITTEE (FOUR, 2-YEAR TERMS EXPIRING: DISTRICTS 1,3,5 & 7)
BAY COUNTY VETERAN'S AFFAIR COMMITTEE (TWO, 4-YEAR TERMS: V. BEGICK, T. STEWART)

CLOSED SESSION

NONE

RECESS/ADJOURNMENT

MOTION 78: COMM. DOCKETT MOVED TO ADJOURN THE SPECIAL BOARD SESSION OF AUGUST 5, 2025. THE MEETING CONCLUDED AT 5:12 P.M. IT WAS SUPPORTED BY COMM. CRETE AND PASSED BY VOICE VOTE: 6 YEAS, 0 NAYS, 1 EXCUSED.

TIM BANASZAK, CHAIRMAN
BOARD OF COMMISSIONERS
BAY COUNTY MICHIGAN

KATHLEEN ZANOTTI
BAY COUNTY CLERK
BAY COUNTY MICHIGAN

KAYLA FRIEND
SECRETARY TO THE CLERK
BAY COUNTY MICHIGAN

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. CRETE

MOTION NO.: 79

APPROVED THE BOARD MINUTES FOR THE BAY COUNTY
BOARD OF COMMISSIONERS' REGULAR BOARD MEETING OF
JULY 15, 2025, AND THE SPECIAL MEETING OF AUGUST 5,
2025, AS PRESENTED.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____

AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 80

ADDED TO THE AGENDA RESOLUTION NO. 2025-160,
BCAMPS RATIFIED COLLECTIVE BARGAINING AGREEMENT
2025.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. BEGICK

MOTION NO.: 81

AMENDED THE AGENDA TO INCLUDE GOING INTO CLOSED SESSION TO DISCUSS THE SETTLEMENT MATTER OF KOWALSKY V. BAY COUNTY, A WORKERS' COMPENSATION CLAIM.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. CRETE

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 82

APPROVED THE AGENDA FOR THE BAY COUNTY BOARD OF
COMMISSIONERS' REGULAR BOARD MEETING OF AUGUST
19, 2025, WITH CHANGES.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____
AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. CRETE

MOTION NO.: 83

RECEIVED THE PRESENTATION BY ANN BRUZEWSKI,
EXECUTIVE DIRECTOR OF THE GREAT LAKES BAY
CONVENTION AND VISITORS BUREAU.

COMMISSIONER /	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____

AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. BESON

MOTION NO.: 84

RECEIVED THE RECOMMENDATION FROM BAY-ARENAC BEHAVIORAL HEALTH AUTHORITY TO APPOINT PAMELA SCHUMACHER AS BAY COUNTY'S REPRESENTATIVE TO THE MIDSTATE HEALTH NETWORK (MSHN) SUBSTANCE USE DISORDER (SUD) OVERSIGHT POLICY BOARD (OPB) FOR A THREE-YEAR TERM BEGINNING SEPTEMBER 1, 2025, AND ENDING AUGUST 31, 2028.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____

AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 85

APPOINTED PAMELA SCHUMACHER AS BAY COUNTY'S
REPRESENTATIVE TO THE MIDSTATE HEALTH NETWORK
(MSHN) SUBSTANCE USE DISORDER (SUD) OVERSIGHT
POLICY BOARD (OPB).

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____

AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. CRETE

MOTION SUPPORTED BY: COMM. RUPP

MOTION NO.: 86

RECEIVED FRANKENLUST TOWNSHIP: RECEIPT OF
APPLICATION FOR A COMMERCIAL REHABILITATION TAX
EXEMPTION CERTIFICATE AND NOTICE OF HEARING
REGARDING THE COMMERCIAL REHABILITATION
EXEMPTION CERTIFICATE FOR THE PROPERTY COMMONLY
KNOWN AS BAY VALLEY.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____

AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO.: 87

ENTERED INTO CLOSED SESSION.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: XX YEAS 7 NAYS 0 EXCUSED 0

VOICE: YEAS _____ NAYS _____ EXCUSED _____

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. CRETE

MOTION NO.: 88

SETTLED THE MATTER AS RECOMMENDED BY COUNSEL
DURING CLOSED SESSION.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED ____ WITHDRAWN ____
AMENDED ____ CORRECTED ____ REFERRED ____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. RUPP

MOTION NO.: 89

ENTERED INTO CLOSED SESSION.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: XX YEAS 7 NAYS 0 EXCUSED 0

VOICE: YEAS _____ NAYS _____ EXCUSED _____

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 08/19/2025

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. CRETE

MOTION NO.: 90

ADJOURNED THE REGULAR BOARD SESSION OF AUGUST 19,
2025. THE MEETING CONCLUDED AT 5:37 P.M.

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Kathy Niemiec	X			Larry Beson	X			Jerome Crete	X		
Tim Banaszak	X			Christopher T. Rupp	X						
Vaughn J. Begick	X			Jesse Dockett	X						

VOTE TOTALS:

ROLL CALL: YEAS ____ NAYS ____ EXCUSED ____

VOICE: XX YEAS 7 NAYS 0 EXCUSED 0

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____