

BAY COUNTY BOARD OF COMMISSIONERS

AGENDA

TUESDAY, APRIL 21, 2026

4:00 P.M.

COMMISSION CHAMBERS, FOURTH FLOOR, BAY COUNTY BUILDING

- I. CALL TO ORDER (CHAIRMAN BANASZAK)
 - II. ROLL CALL
 - III. INVOCATION
 - IV. PLEDGE OF ALLEGIANCE
 - V. MINUTES
 - VI. AGENDA APPROVAL
 - VII. CITIZEN INPUT (3 Minute Maximum Per Person)
 - VIII. PETITIONS AND COMMUNICATIONS
 - A. Requests for Appointment to Fill Two Positions on the Veterans Affairs Committee (Receive applications and make appointments)
 1. 6th Committee Position: Partial term expiring December 31, 2026; eligible for reappointment to a full four-year term.
 2. 7th Committee Position: Partial term expiring December 31, 2027; eligible for reappointment to a full four-year term.
- Applicants:
- a. Tim Conklin
 - b. Paul A. Cormier
 - c. Brad Blanchard
 - d. Brian Taylor
 - e. Jen Kreiner
 - f. Larry Beson

g. Christopher Holubik

h. Dalton K. Natke

i. Ryan VanTonne

B. Bay County Drain Commissioner – 2025 Annual Report [Due to size, this document is not printed as part of this agenda but is available for review in the Board of Commissioners' Office, Drain Office, or County Clerk's Office. It can also be found at <https://www.baycountymi.gov/DrainCommissioner/>] (Receive)

C. City of Bay City:

1. Application for an Obsolete Property Rehabilitation Exemption Certificate submitted by Rooftop Investments for 816–822 Washington Avenue, Bay City, Michigan (Receive)
2. Applications for an Obsolete Property Rehabilitation Exemption District and Certificate submitted by Let's Try Everything, LLC, for 103 North Walnut Street, Bay City, Michigan (Receive)

D. Pinconning Planning Commission: City of Pinconning Master Plan (Receive and discuss)

IX. REPORTS/RESOLUTIONS OF COMMITTEES

A. COMMITTEE OF THE WHOLE – April 7, 2026 (Jerome Crete, Chair; Christopher Rupp, Vice Chair) (With approval from Committee Chair and Board Chair, items were referred directly to the Board of Commissioners Special Meeting held immediately following the Committee of the Whole on April 7, 2026)

B. COMMITTEE OF THE WHOLE – April 14, 2026 (Jerome Crete, Chair; Christopher Rupp, Vice Chair)

1. No. 2026-84 - Recognizing Zander Walraven's Academic Achievement (Board of Commissioners)
2. No. 2026-85 - Authorize Land Lease Agreement – TAG Towers LLC (Board of Commissioners)
3. No. 2026-86- CORE Technology Annual Maintenance Agreement 2026 (911 Central Dispatch)
4. No. 2026-87 - 2026 Equalization Report (Equalization)
5. No. 2026-88 - Tyler Technologies-Jury Payments Agreement 2026 (Courts)

6. No. 2026-89 - BJA FY25 Edward Byrne Memorial Justice Assistance Grant (Courts)
7. No. 2026-90 - FOC Office Reorganization 2026 (Friend of the Court)
8. No. 2026-91 - FOC Office Reconstruction 2026 (Friend of the Court)
9. No. 2026-92 – Brown & Brown Agreement 2026 (Personnel)

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

1. No. 2026-93 - Reports of the County Executive – March 2026
2. No. 2026-94 - Appointment of Jamaal Watson Sr. as Bay County Juvenile Home Director (County Executive)
3. No. 2026-95 – Temporary Hire of Account Clerk (Bay County Treasurer)

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. 2026 APPOINTMENTS

1. April

- a. Bay County Veteran Affairs Committee (6th Committee Position: Appointed in 2026 for a partial one (1) year term to expire on December 31, 2026, and eligible for reappointment to subsequent full four (4) year terms; 7th Committee Position: Appointed in 2026 for a partial two (2) year term to expire on December 31, 2027, and eligible for reappointment to subsequent full four (4) year terms.

2. June

- a. Library Board (one, 5-year term expiring: C. Parke; one, unexpired term ending 6/20/28: D. Stone)

3. October

- a. Bay County Department of Human Services (one, 3-year term expiring: J. Schmidt)
- b. Land Bank Authority (one, City of Bay City Representative, 3-year term expiring: D. Kiesel)

4. November

- a. Bay County Building Authority (one, 6-year term expiring: R. Mead)

5. December

- a. Department on Aging Advisory Committee (four, 2-year terms expiring: Districts 2, 4, 6 & At-Large)
- b. Bay County Veteran's Affair Committee (one, 4-year term: V. Digby)

XVII. CLOSED SESSION (IF REQUIRED)

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://us02.web.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
4/21/26	RESOLUTION 2026-84	RUPP	RECOGNIZED AND HONORED ZANDER WALRAVEN FOR HIS OUTSTANDING ACADEMIC ACHIEVEMENT, COMMUNITY LEADERSHIP, COMMITMENT TO SERVICE, AND FOR EXEMPLIFYING THE VERY BEST QUALITIES OF SCHOLARSHIP, COMPASSION, AND CIVIC ENGAGEMENT, AND WISHES HIM CONTINUED SUCCESS AS HE ADVANCES TO THE NATIONAL COMPETITION AND IN ALL HIS FUTURE ENDEAVORS	XX						
4/21/26	RESOLUTION 2026-85	RUPP	AUTHORIZED THE EXECUTION OF A LAND LEASE AGREEMENT, AND THE ASSOCIATED MEMORANDUM OF LAND LEASE AGREEMENT, WITH TAG TOWERS LLC FOR THE USE OF BAY COUNTY-OWNED PROPERTY LOCATED AT 2701 NORTH EUCLID AVENUE, BAY CITY, MICHIGAN, AND THAT REVENUES GENERATED UNDER THIS AGREEMENT SHALL BE ALLOCATED TO THE BAY COUNTY DEPARTMENT OF WATER & SEWER	XX						
4/21/26	RESOLUTION 2026-86	RUPP	APPROVED THE RENEWAL OF THE ANNUAL MAINTENANCE AGREEMENT WITH CORE TECHNOLOGY CORPORATION FOR THE CORE SYSTEM FOR THE PERIOD OF JANUARY 1, 2026, THROUGH DECEMBER 31, 2026	XX						
4/21/26	RESOLUTION 2026-87	RUPP	APPROVED THE BAY COUNTY EQUALIZATION REPORT FOR 2026	XX						
4/21/26	RESOLUTION 2026-88	RUPP	APPROVED THE AMENDMENT TO THE AGREEMENT WITH TYLER TECHNOLOGIES TO EXTEND THE JURY PAYMENT CONTRACT FOR A PERIOD OF THREE (3) YEARS	XX						
4/21/26	RESOLUTION 2026-89	RUPP	AUTHORIZED THE BAY COUNTY COURTS TO APPLY FOR THE BJA FY25 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AND SHOULD THE GRANT BE AWARDED, APPROVES ACCEPTANCE OF THE AWARD	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
4/21/26	RESOLUTION 2026-90	RUPP	APPROVED THE FRIEND OF THE COURT OFFICE REORGANIZATION, INCLUDING THE CREATION OF A DOMESTIC RELATIONS ATTORNEY REFEREE (PC10) POSITION AND THE RECLASSIFICATION OF A SENIOR ENFORCEMENT SPECIALIST (TF08) TO CHIEF ENFORCEMENT OFFICER (MC06), EFFECTIVE MARCH 3, 2026, AND THE USE OF FUNDS FROM THE FRIEND OF THE COURT'S 215 FUND TO COVER THE REMAINING COSTS ASSOCIATED WITH THIS REORGANIZATION, NOT TO EXCEED \$19,202.40	XX						
4/21/26	RESOLUTION 2026-91	RUPP	APPROVED THE BUDGET ADJUSTMENT AND THE ALLOCATION OF REMAINING FUNDS WITHIN THE BAY COUNTY FRIEND OF THE COURT'S 215 FUND FOR THE CONTINUATION AND COMPLETION OF THE FRIEND OF THE COURT HEARING ROOM CONSTRUCTION, IN AN AMOUNT NOT TO EXCEED \$37,000	XX						
4/21/26	RESOLUTION 2026-92	RUPP	APPROVED THE RENEWAL AGREEMENT WITH BROWN AND BROWN AS BAY COUNTY'S INSURANCE BROKER FOR WORKERS' COMPENSATION AND EXCESS LIABILITY INSURANCE COVERAGE FOR 2026	XX						
4/21/26	RESOLUTION 2026-93	BEGICK	RECEIVED THE EMPLOYMENT STATUS REPORT FOR MARCH 2026	XX						
4/21/26	RESOLUTION 2026-94	BEGICK	CONCURRED IN THE COUNTY EXECUTIVE'S APPOINTMENT OF JAMAAL WATSON SR. AS BAY COUNTY JUVENILE HOME DIRECTOR FOLLOWING THE CURRENT DIRECTOR'S PENDING RETIREMENT EFFECTIVE IMMEDIATELY AND IN COMPLIANCE WITH MCL 45.558(1)(E)	XX						

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DATE	MOTION/RES.NO.	INTRODUCED/ SUBMITTED BY	SUBJECT OF RESOLUTION/MOTION	ADOPTED	AMENDED	CORRECTED	DEFEATED	REFERRED	TABLED	WITHDRAWN
4/21/26	RESOLUTION 2026-95	BEGICK	APPROVED A BUDGET ADJUSTMENT IN THE AMOUNT NOT TO EXCEED \$6,200 FOR THE TEMPORARY EMPLOYMENT OF AN ACCOUNT CLERK WITHIN THE BAY COUNTY TREASURER'S OFFICE TO FACILITATE TRAINING AND TRANSITION ASSOCIATED WITH THE RETIREMENT OF A CURRENT EMPLOYEE WITH FUNDING TO COME FROM THE GENERAL FUND, FUND BALANCE	XX						
4/21/26	RESOLUTION 2026-96	BEGICK	AUTHORIZED BOARD CHAIR TIMOTHY BANASZAK AND/OR IN HIS ABSENCE, VICE CHAIR VAUGHN BEGICK OR COMMITTEE OF THE WHOLE CHAIR JEROME CRETE TO EXECUTE A LEASE AGREEMENT BETWEEN BAY COUNTY AND THE STATE OF MICHIGAN, BY THE DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES FOR 18,435 OF USABLE SQUARE FEET OF SPACE AT THE PROPERTY LOCATED AT 4146 E. WILDER ROAD, BAY CITY, MICHIGAN 48706 FOR A PERIOD OF 20 YEARS, IN ACCORDANCE WITH THE TERMS OF CONSIDERATION NOTED, AFTER REVIEW AND FINAL APPROVAL OF THE LEASE AGREEMENT BY CORPORATION COUNSEL	XX						
4/21/26	MOTION 2026-31	BEGICK	EXCUSED COMMISSIONER CRETE FROM THE BOARD MEETING	XX						
4/21/26	MOTION 2026-32	BEGICK	ADDED RESOLUTION NO. 2026-96, LEASE BETWEEN BAY COUNTY AND THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET, FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES (CORPORATION COUNSEL), AS THE FINAL ITEM UNDER REPORTS/RESOLUTIONS OF COMMITTEES, BOARD OF COMMISSIONERS	XX						
4/21/26	MOTION 2026-33	DOCKETT	APPROVED THE AGENDA FOR THE BOARD OF COMMISSIONERS' REGULAR BOARD MEETING OF APRIL 21, 2026, AS AMENDED	XX						

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4/21/26	MOTION 2026-34	BEGICK	RECEIVED THE APPLICANTS' REQUESTS FOR APPOINTMENT TO FILL TWO POSITIONS ON THE VETERAN AFFAIRS COMMITTEE	XX						
4/21/26	MOTION 2026-35	BEGICK	APPOINTED JEN KREINER AND TIM CONKLIN TO THE VETERAN AFFAIRS COMMITTEE	XX						
4/21/26	MOTION 2026-36	DOCKETT	RECEIVED THE 2025 ANNUAL REPORT FROM THE BAY COUNTY DRAIN COMMISSIONER	XX						
4/21/26	MOTION 2026-37	DOCKETT	RECEIVED THE APPLICATION FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE SUBMITTED BY ROOFTOP INVESTMENTS FOR 816-822 WASHINGTON AVENUE, BAY CITY, MICHIGAN	XX						
4/21/26	MOTION 2026-38	BESON	RECEIVED THE APPLICATIONS FOR AN OBSOLETE PROPERTY REHABILITATION EXEMPTION DISTRICT AND CERTIFICATE SUBMITTED BY LET'S TRY EVERYTHING, LLC, FOR 103 NORTH WALNUT STREET, BAY CITY, MICHIGAN	XX						
4/21/26	MOTION 2026-39	BEGICK	RECEIVED THE CITY OF PINCONINGS MASTER PLAN FROM THE PINCONNING PLANNING COMMISSION	XX						
4/21/26	MOTION 2026-40	BEGICK	ADJOURNED THE REGULAR BOARD MEETING OF APRIL 21, 2026	XX						

CRAIG ALSTON

Attorney - Former Judge
2480 Center Avenue, Bay City, Michigan 48708
(312) 369-9556 | Craig@AlstonLegalServices.com

November 24, 2025

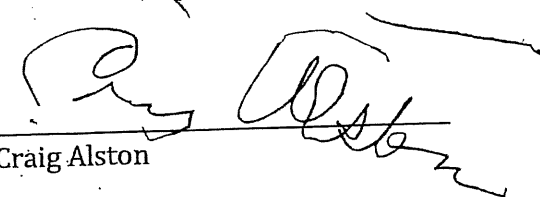
Bay County Commissioners office, attention Tim Banaszak
Bay County Building
515 Center Avenue, Suite 405
Bay city, MI 48708-5125

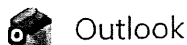
Dear Commissioners,

I am writing to you concerning Timothy Conklin, who has applied for a position on the Bay County Veteran Affairs Committee. I have known Mr. Conklin socially for over ten years and have had sufficient interaction with him to offer you a reliable opinion concerning his qualifications to serve as a committee member.

Mr. ConKlin is a veteran and is genuinely interested in the welfare of his fellow veterans. He has performed work for me on several occasions and was prompt and conscientious in his work. Mr. Conklin communicates well and relates to all in a kind and interested manner. He definitely would be productive and work well with other members of the Veteran Affairs Committee. In sum, I give my highest recommendation to you to appoint Mr. Conklin to serve on the Veterans Affairs Committee. Please contact me if you have questions.

Sincerely,


Craig Alston



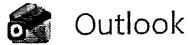
Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>

Date Tue 10/21/2025 2:39 PM

To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?
 Board: Bay county veterans affairs committee
 FieldName 1: Name:
 Name: Tim Conklin
 FieldName 2: Address:
 Address: 748 Shook ct.
 FieldName 3: City, State, Zip Code:
 City State Zip: Bay City,MI, 48708
 FieldName 4: Home Phone:
 Home Phone: 989-460-7317
 FieldName 5: Business Phone:
 Business
 Phone:
 FieldName 6: Occupation:
 Occupation: Retired
 FieldName 7: Employer:
 Employer: Commerce Controls
 FieldName 8: Are you a resident of Bay County?
 Resident: Yes
 FieldName 9: How Long?
 Resident How Long: 15 years
 FieldName 10: List your interests and qualifications for the above Board or Commission
 Interests: Navy veteran
 Business classes at Schoolcraft College
 Owned Industrial controls business
 Controls Engineer at several automation companies
 FieldName 11: List any other information you feel would be pertinent in assisting the
 County Board of Commissioners in their selection.
 Other Info:
 FieldName 12: What is your e-mail address?
 Email: Harleyrail@gmail.com



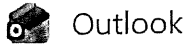
Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>

Date Tue 4/7/2026 9:42 PM

To Board Applications <boardapplications@baycountymi.gov>

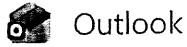
FieldName: What Board Are You Applying For?
 Board: Veteran Affairs Committee
 FieldName 1: Name:
 Name: Paul A. Cormier
 FieldName 2: Address:
 Address: 405 N Henry St
 FieldName 3: City, State, Zip Code:
 City State Zip: Bay City, MI 48706
 FieldName 4: Home Phone:
 Home Phone: 989-572-2587
 FieldName 5: Business Phone:
 Business Phone: 989-318-4112
 FieldName 6: Occupation:
 Occupation: ASVAB Test Administrator
 FieldName 7: Employer:
 Employer: MEPS Lansing, MI
 FieldName 8: Are you a resident of Bay County?
 Resident: Yes
 FieldName 9: How Long?
 Resident How Long: 70 years
 FieldName 10: List your interests and qualifications for the above Board or Commission
 Interests: 31 year veteran of the U.S. Coast Guard.
 Awarded the Meritorious Service Medal for work on the MV Jupiter Fire in 1990
 Awarded the Navy/Marine Corps Achievement Medal for Operation Unified Response.
 FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.
 Other Info: Business Administration degree. Graduated magna cum laude. Central Michigan University
 Awarded Juris Doctor, Cooley Law School, Lansing
 Graduated from the Chief Petty Officer Academy, Petaluma, CA.
 FieldName 12: What is your e-mail address?
 Email: pcorm00@yahoo.com



Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>
Date Wed 4/8/2026 10:34 AM
To Board Applications <boardapplications@baycountymi.gov>

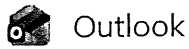
FieldName: What Board Are You Applying For?
Board: Bay County Veterans Affairs Committee
FieldName 1: Name:
Name: Brad Blanchard
FieldName 2: Address:
Address: 1031 Wasek Drive #3
FieldName 3: City, State, Zip Code:
City State Zip: Auburn
FieldName 4: Home Phone:
Home Phone: 9895130438
FieldName 5: Business Phone:
Business Phone: 9895130438
FieldName 6: Occupation:
Occupation: Director, Great Lakes Bay Veterans Coalition
FieldName 7: Employer:
Employer: Great Lakes Bay Veterans Coalition
FieldName 8: Are you a resident of Bay County?
Resident: Yes
FieldName 9: How Long?
Resident How Long: 8 Years
FieldName 10: List your interests and qualifications for the above Board or Commission
Interests: I am passionate about supporting Veterans in our community. I created and lead the largest veteran's organization in the Great Lakes Bay region
FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.
Other Info:
FieldName 12: What is your e-mail address?
Email: bpblanchard@outlook.com



Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>
 Date Wed 4/8/2026 11:19 AM
 To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?
 Board: Veteran Affairs Committee
 FieldName 1: Name:
 Name: Brian Taylor
 FieldName 2: Address:
 Address: 4031 Devonshire Dr
 FieldName 3: City, State, Zip Code:
 City State Bay City, MI 48706
 Zip:
 FieldName 4: Home Phone:
 Home Phone: 989 529 8042
 FieldName 5: Business Phone:
 Business Phone: 989 529 8042
 FieldName 6: Occupation:
 Occupation: Legislative Director for Representative Beson
 FieldName 7: Employer:
 Employer: State of Michigan House of Representatives
 FieldName 8: Are you a resident of Bay County?
 Resident: Yes
 FieldName 9: How Long?
 Resident How Long: 45 years (minus tour of duty in the Army)
 FieldName 10: List your interests and qualifications for the above Board or Commission
 Interests: I've had the honor of serving at the federal, state, and local levels, and I look forward to sharing my experience while learning from fellow members to better represent the needs of Bay County's veterans.
 FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.
 Other Info: Honorably discharged from the United States Army (1994-1997) Currently serving a second term as Bangor Township Trustee Experience collaborating with the Michigan House of Representatives
 FieldName 12: What is your e-mail address?
 Email: taylor112774@gmail.com



Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>
Date Thu 4/9/2026 11:39 AM
To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?
Board: Bay County Veterans Affairs Committee
FieldName Name:
1:
Name: Jen Kreiner
FieldName Address:
2:
Address: 3551 Kawkawlin River Dr.
FieldName City, State, Zip Code:
3:
City State Bay City, MI 48706
Zip:
FieldName Home Phone:
4:
Home 989-798-3273
Phone:
FieldName Business Phone:
5:
Business 989-272-7320
Phone:
FieldName Occupation:
6:
Occupation: Chief of Health Services/Nurse Practitioner
FieldName Employer:
7:
Employer: Saginaw County Community Mental Health Authority
FieldName Are you a resident of Bay County?
8:
Resident: Yes
FieldName How Long?
9:
Resident 10 Years
How Long:
FieldName List your interests and qualifications for the above Board or Commission
10:
Interests: I am a proud United States Army veteran, having served honorably on active duty from 1990 to 1993 as Quartermaster in charge of Arms, NBC,

and other logistics at the US Army MP School at Ft McClellan. I was a ROTC Cadet from 1993-1995 during which time I completed Airborne school at Ft Benning, GA. My military service instilled in me not only patriotism, but a lifelong commitment to service, leadership, and advocacy for those who have worn the uniform.

Military service is a core value within my family. My father is a Vietnam veteran and a Bay County resident, and my brother is also a Gulf War era veteran. My maternal grandfather fought at the Battle of the Bulge during WWII. Supporting veterans is not only a professional interest but a deeply personal commitment rooted in generations of service.

For more than two decades, I have served the Bay County region as a Nurse Practitioner and healthcare executive, with a primary focus in community mental health. I currently serve as Chief of Health Services for Saginaw County Community Mental Health Authority and previously spent over a decade at Bay Arenac Behavioral Health, where I was a psychiatric prescriber and member of the executive leadership team. Throughout my career, I have led multidisciplinary teams, overseen budgets and operational strategy, and developed policies designed to improve access to care and patient outcomes.

My clinical expertise in psychiatric and behavioral health care provides me with direct insight into the complex challenges many veterans face, including PTSD, depression, substance use disorders, and barriers to accessing coordinated care. I have managed large patient caseloads, led practice transformation initiatives, and collaborated on grant-funded health integration projects to improve service delivery.

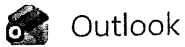
I am deeply committed to ensuring that veterans in Bay County have access to comprehensive, coordinated, and dignified support services. My combined experience as a female veteran, healthcare provider, executive leader, and member of a multi-generational military family uniquely positions me to contribute meaningfully to the Committee's mission.

FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.

Other Info: In addition to my military service and healthcare leadership experience, I have extensive experience in policy development, strategic planning, fiscal oversight, and systems improvement. I have successfully led organizational transformation efforts, improved operational efficiency, and strengthened stakeholder collaboration across healthcare systems. As a long-term Bay County resident and a veteran, I understand both the systemic challenges veterans face and the importance of responsible stewardship of public resources. I bring a balanced perspective that combines frontline clinical experience with executive-level decision-making and a deeply personal commitment to veteran advocacy. I would be honored to serve and contribute to ensuring that Bay County veterans receive the respect, support, and services they have earned.

FieldName 12: What is your e-mail address?

Email: jenk828@msn.com



Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>
Date Mon 4/13/2026 9:17 AM
To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?

Board: Veteran Affairs Committee

FieldName Name:

1:

Name: Larry Beson

FieldName Address:

2:

Address: 1105 E. Smith Street

FieldName City, State, Zip Code:

3:

City State Bay City, MI 48706

Zip:

FieldName Home Phone:

4:

Home 989-408-8549

Phone:

FieldName Business Phone:

5:

Business

Phone:

FieldName Occupation:

6:

Occupation: Retired

FieldName Employer:

7:

Employer: Bay County

FieldName Are you a resident of Bay County?

8:

Resident: Yes

FieldName How Long?

9:

Resident Lifetime resident

How Long:

FieldName List your interests and qualifications for the above Board or Commission

10:

Interests: I am a proud Navy veteran with a strong commitment to supporting and advocating for fellow veterans. I currently serve as the 4th District County

Commissioner, where I work to address the needs of our community, including those who have served in the armed forces.

In addition to my role on the Board of Commissioners, I serve on several boards and committees, including BCATS, the Community Corrections Board, the Land Bank Authority, and the Go Great Lakes Bay Regional Convention and Visitors Bureau Board. These roles have provided me with valuable experience in public service, collaboration, and community development.

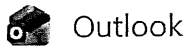
I am an active and engaged member of the community and am passionate about ensuring veterans have access to the resources and services. I would be honored to contribute my experience and dedication to the Veteran Affairs Board.

FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.

Other Info: Other pertinent information that may assist the County Board of Commissioners in their selection includes my active involvement in several community organizations. I am a member of the Knights of Columbus, the Moose Lodge, the Lions Club, and the Kawkawlin River Association. Through these affiliations, I remain actively engaged in community service, local initiatives, and outreach efforts, which further reflect my commitment to serving and supporting our residents.

FieldName 12: What is your e-mail address?

Email: larrybeson59@gmail.com

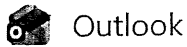


Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>
 Date Tue 4/14/2026 5:24 PM
 To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?
 Board: Bay County Veteran Affairs Committee
 FieldName 1: Name:
 Name: Christopher Holubik
 FieldName 2: Address:
 Address: 1413 Garfield Ave
 FieldName 3: City, State, Zip Code:
 City State Zip: Bay City, MI 48708
 FieldName 4: Home Phone:
 Home Phone: 9898606942
 FieldName 5: Business Phone:
 Business Phone: 9898606942
 FieldName 6: Occupation:
 Occupation: Dsiabled Veteran
 FieldName 7: Employer:
 Employer: Disabeld Veteran
 FieldName 8: Are you a resident of Bay County?
 Resident: Yes
 FieldName 9: How Long?
 Resident How Long: Since 2009
 FieldName 10: List your interests and qualifications for the above Board or Commission
 Interests: I believe I have an interest in Veterans affairs here in Bay County because I am a Veteran in Bay County.

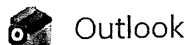
 I want to be on the Veteran's Affairs Committee because I believe it is important that Veterans are taken care of.
 FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.
 Other Info: I am involved in local community aide, which I believe is important not just for Veterans but for communities as a whole.
 FieldName 12: What is your e-mail address?
 Email: Holubikc@gmail.com



Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>
Date Tue 4/14/2026 6:33 PM
To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?
Board: Veteran Affairs Committee
FieldName 1: Name:
Name: Dalton K. Natke
FieldName 2: Address:
Address: 217 W. Elm Street
FieldName 3: City, State, Zip Code:
City State Zip: Auburn, MI 48611
FieldName 4: Home Phone:
Home Phone: (810) 627-5855
FieldName 5: Business Phone:
Business
Phone:
FieldName 6: Occupation:
Occupation: Accountant
FieldName 7: Employer:
Employer: Weinlander Fitzhugh PC
FieldName 8: Are you a resident of Bay County?
Resident: Yes
FieldName 9: How Long?
Resident How Long: 2.5 years
FieldName 10: List your interests and qualifications for the above Board or Commission
Interests: Current City Commissioner for the City of Auburn,
Current City representative to the Auburn-Williams Fire District Board,
Bay County Republican Party Treasurer
FieldName 11: List any other information you feel would be pertinent in assisting the
County Board of Commissioners in their selection.
Other Info: Navy veteran who is active in his community and wants to continue
fufilling his penchant for public service.
FieldName 12: What is your e-mail address?
Email: dnatke19@gmail.com



Application for Appointment to County Board

From postmaster@netsource-one.net <postmaster@netsource-one.net>

Date Tue 4/14/2026 10:33 PM

To Board Applications <boardapplications@baycountymi.gov>

FieldName: What Board Are You Applying For?

Board: Bay County Veterans Affairs Committee

FieldName Name:

1:

Name: Ryan VanTonne

FieldName Address:

2:

Address: 2150 Fourth St.

FieldName City, State, Zip Code:

3:

City State Bay City, MI, 48708

Zip:

FieldName Home Phone:

4:

Home (989) 573-3097

Phone:

FieldName Business Phone:

5:

Business (989) 573-3097

Phone:

FieldName Occupation:

6:

Occupation: Veteran Specialist

FieldName Employer:

7:

Employer: Mid Michigan Community Action Agency

FieldName Are you a resident of Bay County?

8:

Resident: Yes

FieldName How Long?

9:

Resident How Long: December 2021

FieldName List your interests and qualifications for the above Board or Commission

10:

Interests: I am a Bay County resident and honorably discharged Marine Corps veteran with a strong commitment to serving the veteran community.

currently work as a Veteran Specialist with Mid-Michigan Community Action Agency, where I work directly with veterans experiencing or at risk of homelessness. I help provide veterans with housing stability, employment planning, and access to VA and community-based benefits.

In addition, I have previously worked as a Military Student Liaison at Saginaw Valley State University and also served as President of the Student Veterans of America chapter there. Through these positions, I have helped support veterans in navigating educational benefits, accessing campus resources, and transitioning successfully into academic life.

These experiences have given me an understanding of the challenges some veterans face like, transition from service, education, employment, and housing stability. I am interested in serving on this committee to provide practical, experience-based input on policies and programs that impact veterans in Bay County and to help strengthen coordination between the County and the organizations serving our veteran population.

FieldName 11: List any other information you feel would be pertinent in assisting the County Board of Commissioners in their selection.

Other Info: In addition to my direct work with veterans, I have experience working in structured, decision-making environments where fairness, accountability, and careful consideration are important. During my time at SVSU I also served on the Student Conduct Panel, where I review cases, weigh competing interests, and contribute to decisions that can significantly impact students' lives. That position strengthened my ability to approach issues thoughtfully, remain objective, and consider both policy and real-world impact.

FieldName 12: What is your e-mail address?

Email: rvantonne@gmail.com

BAY COUNTY DRAIN COMMISSIONER

MICHAEL RIVARD
rivardm@baycountymi.gov

515 CENTER AVENUE, SUITE 601
BAY CITY, MICHIGAN 48708-5127
drainoffice@baycountymi.gov

PHONE (989) 895-4290
FAX (989) 895-4292
TDD (989) 895-4049
(HEARING IMPAIRED)

March 25, 2026

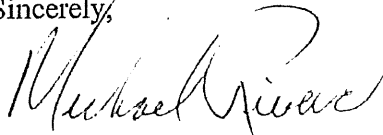
To the Honorable Chairman and
Members of the Bay County
Board of Commissioners

Dear Board of Commissioners:

In compliance with the provisions of Chapter 2, Section 31, of the Michigan Drain Code, which is Act 40 of the Public Acts of 1956, as amended, I respectfully submit my Annual Report for the Bay County Drain Commissioner's office for the year ending December 31, 2025.

It is hoped that the information in this report will be of benefit to you and the residents of the townships you represent.

Sincerely,



Michael Rivard
Bay County Drain Commissioner



March 6, 2026

Chairman
Bay County Board of Commissioners
515 Center Avenue
Bay City, MI 48708

RE: Application for an Obsolete Property Rehabilitation Exemption Certificate

On March 6, 2026, Justin Loomis, on behalf of Rooftop Investments, submitted an application for an Obsolete Property Rehabilitation Exemption Certificate for 816-822 Washington Ave, Bay City, MI, filed under State of Michigan P.A. 146 of 2000.

In accordance with the Act, you are hereby notified that the certificate was filed for rehabilitation in the estimated amount of \$750,000.

A response is requested by Friday, April 3, 2026. A public hearing on the certificate will be held by the City Commission at their April 6, 2026, meeting. The meeting will be held at 6:00 PM at City Hall, 301 Washington Avenue.

Thank you,

A handwritten signature in cursive script that reads "T. Lucero".

Tema J. Lucero
City Clerk

Enc.

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended:

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) <u>Roof Top Investments</u>		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) <u>300 Center Ave Suit 201, MI 48708</u>		
Location of obsolete facility (Number and Street, City, State, ZIP Code) <u>822-7616 Washington Ave Bay Ct, MI 48708</u>		
City, Township, Village (indicate which) <u>City Bay</u>		County <u>Bay</u>
Date of Commencement of Rehabilitation (mm/dd/yyyy) <u>4-27-2020</u>	Planned date of Completion of Rehabilitation (mm/dd/yyyy) <u>4-27-2020</u>	School District where facility is located (include school code) <u>2604260</u>
Estimated Cost of Rehabilitation <u>750,000</u>		Number of years exemption requested <u>12</u>
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes. (Check all that apply).		
<input checked="" type="checkbox"/> Increase commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>20</u>		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.		
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.		
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents) <u>Justin Leavis</u>	Telephone Number <u>989 327-4525</u>	Fax Number
Mailing Address <u>300 Center Ave Suit 201</u>	E-mail Address <u>JustinL@MOLBAY.com</u>	
Signature of Company Officer (no authorized agents) <u>Justin Leavis</u>	Title <u>V.P.</u>	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received <u>3/16/20</u>	LUCI Code



March 6, 2026

Chairman
Bay County Board of Commissioners
515 Center Avenue
Bay City, MI 48708

RE: Applications for an Obsolete Property Rehabilitation Exemption District and Certificate

On March 6, 2026, William Lalonde, on behalf of Let's Try Everything, LLC., submitted an application for an Obsolete Property Rehabilitation Exemption District and Certificate for 103 N. Walnut Street, Bay City, MI, filed under State of Michigan P.A. 146 of 2000.

In accordance with the Act, you are hereby notified that the certificate was filed for rehabilitation in the estimated amount of \$793,000.

A response is requested by Friday, April 3, 2026. A public hearing on the district and certificate will be held by the City Commission at their April 6, 2026, meeting. The meeting will be held at 6:00 PM at City Hall, 301 Washington Avenue.

CITY OF BAY CITY

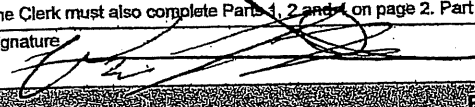
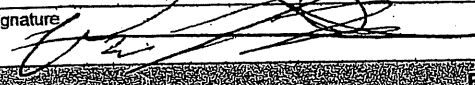
Tema J. Lucero
City Clerk

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)		
Let's Try Everything LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
1506 Borton Ave. Essexville MI 48732		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
103 N Walnut St. Bay City MI 48706		
City, Township, Village (indicate which)		County
City of Bay City		Bay
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
04/01/2026	06/30/2026	09010
Estimated Cost of Rehabilitation	Number of years exemption requested	
\$793,000.00	12	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>15+</u>		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.		
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.		
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he 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 unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
William LaLonde	(989) 316-8080	
Mailing Address	E-mail Address	
1506 Borton Ave. Essexville, MI 48732	blalonde@letstryeverything.com	
Signature of Company Officer (no authorized agents)	Title	
	Owner	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature	Date Application Received	
		
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

March 23, 2026

Bay County Board of Commissioners
515 Center Avenue, Suite 405
Bay City, MI 48708-5125

Dear Sirs and Madams;

The City of Pinconning has prepared a proposed Master Plan. In compliance with the requirements of Michigan Public Act 33 of 2008, we are notifying you that a digital copy of the proposed Master Plan, dated February 6, 2026, is available for your review. This digital copy, in Adobe PDF format, can be downloaded from the city website at the following internet address:

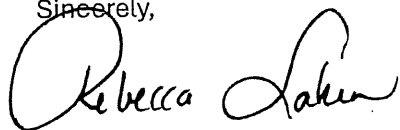
www.cityofpinconning.org

According to the Act, you have 63 days to provide comments on the proposed plan to the Pinconning Planning Commission. Any comments should be submitted to the attention of the City Manager, by e-mail to lakinr@cityofpinconningmi.gov, or in writing to 208 Manitou Street, P.O. Box 628, Pinconning, Michigan, 48650.

As required by the Act, on March 23, 2026, the city submitted a letter to our only adjacent community - Pinconning Township (1751 E. Cody Estey Road, Pinconning, MI 48650).

Finally, a public hearing on the proposed Master Plan has been scheduled for Wednesday, May 27, 2026, at 5:00 p.m. at Pinconning City Hall located at 208 Manitou Street, Pinconning, Michigan, 48650. Your attendance at the public hearing is welcome.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Lakin". The signature is written in a cursive style with a large, looped initial "R".

Rebecca Lakin,
City Manager
On Behalf of the Pinconning Planning Commission

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)

WHEREAS, Zander Walraven, a resident of Essexville, Michigan, is a seventh-grade student at Saginaw Arts and Science Academy in the Math and Science concentration; and

WHEREAS, Zander is the son of Brett and Shawna Walraven and the proud brother of Harper Walraven; and

WHEREAS, Zander has shown remarkable compassion and leadership through his dedication to community service, serving as an active fundraiser for the Angelman Syndrome Foundation in honor of his sister; and

WHEREAS, Zander recently participated in the 2025 LAOH Irish History Contest, sponsored by the Ladies Ancient Order of Hibernians, on the topic "How the Irish Impacted the Outcome of the American Revolution"; and

WHEREAS, His essay highlighted the often underrecognized but critical contributions of Irish-descended figures such as Commodore John Barry, Major General John Sullivan, and Dr. James McHenry, arguing that the influence and service of the Irish people played a decisive role in shaping the outcome of the American Revolution; and

WHEREAS, Through his thoughtful research, historical analysis, and articulate writing, Zander won the Local Division of the 2025 LAOH Irish History Contest and has advanced to the National Competition, bringing honor and distinction to himself, his family, his school, and the Bay County community; Therefore, Be It

RESOLVED That the Bay County Board of Commissioners and Bay County Executive hereby recognizes and honors Zander Walraven for his outstanding academic achievement, community leadership, and commitment to service; Be It Further

RESOLVED That the Board and Executive commend Zander for exemplifying the very best qualities of scholarship, compassion, and civic engagement, and wishes him continued success as he advances to the National Competition and in all his future endeavors.

JEROME CRETE, CHAIR
AND COMMITTEE

Board of Commissioners - Recognizing Zander Walraven's Academic Achievement

MOVED BY COMM. RUPP
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 ___ NAYS ___ EXCUSED ___

VOICE: YEAS 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___

AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

- BY: COMMITTEE OF THE WHOLE (4/14/2026)
- WHEREAS, The Bay County Department of Water & Sewer has received a proposal from TAG Towers LLC, a Delaware limited liability company, to lease a portion of County-owned property located at 2701 North Euclid Avenue, Bay City, Michigan (Parcel No. 010-032-100-100-00) in Bangor Township; and
- WHEREAS, The proposed lease consists of approximately 9,100 square feet (0.209 acres) for the construction and operation of a communications tower, identified as Site ID MI-2015, together with a 30-foot-wide access and utility easement extending from Euclid Avenue (M-247) to the lease parcel; and
- WHEREAS, The proposed Land Lease Agreement provides for an initial term of five (5) years with five (5) additional five (5) year renewal options, for a maximum potential term of thirty (30) years; and
- WHEREAS, The Land Lease Agreement is anticipated to generate revenue to the County beginning at approximately \$800 per month for a single carrier, with potential increases to \$1,000 per month for two carriers, \$1,250 per month for three carriers, and up to \$1,550 per month for four carriers; and
- WHEREAS, It is proposed that all revenues generated under the Land Lease Agreement be retained by the Bay County Department of Water & Sewer; and
- WHEREAS, The Bay County Administration recommends approval of the Land Lease Agreement with TAG Towers LLC; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners authorizes the execution of a Land Lease Agreement, and the associated Memorandum of Land Lease Agreement, with TAG Towers LLC for the use of Bay County-owned property located at 2701 North Euclid Avenue, Bay City, Michigan, as described herein; Be It Further
- RESOLVED That the Chairman of the Board is authorized to execute all necessary documents on behalf of Bay County, following Corporation Counsel review and approval; Be It Further
- RESOLVED That all revenues generated under this agreement shall be allocated to the Bay County Department of Water & Sewer; Be It Further
- RESOLVED That related budget adjustments, if required, are approved.

JEROME CRETE, CHAIR
AND COMMITTEE

BOC- Authorize Land Lease Agreement – TAG Towers LLC - Bay City State Park/Water & Sewer Site

MOVED BY COMM. RUPP
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 ___ NAYS ___ EXCUSED ___
 VOICE: YEAS 6 NAYS 0 EXCUSED 1
 DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___
 AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)

WHEREAS, Bay County 911 Central Dispatch utilizes the CORE system provided by CORE Technology Corporation to support law enforcement operations throughout Bay County, including records management, mobile data access, crime bulletin functionality, MultiBridge integration for LEIN connectivity, and TalonPoint data sharing; and

WHEREAS, The current annual maintenance agreement with CORE Technology Corporation is set to expire, and renewal is necessary to ensure continued system functionality and support; and

WHEREAS, The annual maintenance agreement provides ongoing software updates, technical support, and system reliability necessary to ensure uninterrupted operations. These services are critical to maintaining compliance with state reporting requirements, ensuring secure data exchange, and supporting daily law enforcement and dispatch functions; and

WHEREAS, Failure to maintain this agreement would result in loss of vendor support, system updates, and potential degradation of system performance and interoperability; and

WHEREAS, The total cost for the 2026 annual maintenance renewal is \$27,736.50. This amount is budgeted within the approved 911 Central Dispatch operational budget for Fiscal Year 2026; Therefore, Be It

RESOLVED That the Bay County Board of Commissioners approves the renewal of the annual maintenance agreement with CORE Technology Corporation for the CORE system for the period of January 1, 2026, through December 31, 2026; Be It Further

RESOLVED That the Chairman of the Board is authorized to execute any documents related to this Agreement following Corporation Counsel review and approval; Be It Finally

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

JEROME CRETE, CHAIR
AND COMMITTEE

911 Central Dispatch - CORE Technology Annual Maintenance Agreement 2026

MOVED BY COMM. RUPP
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 6 NAYS 0 EXCUSED 1
 DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___
 AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)

RESOLVED By the Bay County Board of Commissioners that the Bay County Equalization Report for 2026 (attached) is approved and the Chairman of the Board is authorized to execute required documents related to the 2026 Bay County Equalization Report on behalf of Bay County.

JEROME CRETE, CHAIR
AND COMMITTEE

2026 Equalization Report

MOVED BY COMM. RUPP
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 ___ NAYS ___ EXCUSED ___

VOICE: YEAS 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___

AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___



2026 Equalization Report

*Bay County
Equalization Department*

*Keegan Bengel
Equalization Director*

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**BAY COUNTY
EQUALIZATION DEPARTMENT**

James A. Barcia
County Executive

Keegan Bengel
Director
bengelk@baycountymi.gov

April 14, 2026
To: Bay County Board of Commissioners
From: Equalization Department
RE: 2026 Equalization Report

The Bay County Equalization Department has completed its review of the 2026 Assessment rolls of the fourteen (14) Townships and five (5) Cities of Bay County. The 2026 Bay County Equalization Report prepared by the Bay County Equalization Department is submitted for approval and adoption.

The recommended County Equalized Value for 2026 is \$5,696,942,922. This is a combination of \$5,374,021,072 of Real Property and \$322,921,850 of Personal Property.

Respectfully Submitted,

Keegan Bengel, MMAO (4)
Equalization Director

Local Assessors & Equalization Department

Assessment Jurisdiction

010 Bangor Township
020 Beaver Township
030 Frankenlust Township
040 Fraser Township
050 Garfield Township
060 Gibson Township
070 Hampton Township
080 Kawkawlin Township
090 Merritt Township
100 Monitor Township
110 Mt. Forest Township
120 Pinconning Township
130 Portsmouth Township
140 Williams Township
150 City of Auburn
160 City of Bay City
170 City of Essexville
180 City of Pinconning
190 City of Midland

Assessing Officer

Karie Wardynski
Joan Fackler
Anissa Zaucha
Steve Coucke
Anissa Zaucha
Elijah Burkhardt
Ronda Parks
David McArthur
Anissa Zaucha
Beth Patterson
Brandon Murphy
Brandon Murphy
Ronda Parks
Tod Fackler
Beth Patterson
Wade Slivik
Ronda Parks
Brandon Murphy
Kayla Ripley

Equalization Department

Jennifer Delorge, MCAO (2)
Senior Appraiser/GIS Specialist

Jeff Wenglikowski, MCAO (2)
Senior Appraiser

Keegan Bengel, MMAO (4)
Director

**Bay County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	
010	BANGOR	0	0	0	N/A	0	0	N/A
020	BEAVER	381	55,969,350	59,341,200	6.02%	26,275,902	27,723,271	5.51%
030	FRANKENLUST	233	32,988,315	35,262,900	6.90%	17,212,840	17,606,588	2.29%
040	FRASER	386	46,142,703	49,278,700	6.80%	24,425,730	25,047,667	2.55%
050	GARFIELD	278	38,370,950	39,818,732	3.77%	14,123,665	14,599,906	3.37%
060	GIBSON	289	43,781,100	50,327,900	14.95%	14,475,927	15,114,323	4.41%
070	HAMPTON	403	39,087,600	42,177,000	7.90%	22,841,249	23,362,493	2.28%
080	KAWKAWLIN	395	46,822,000	49,998,300	6.78%	21,653,623	22,087,689	2.00%
090	MERRITT	510	63,867,150	74,151,287	16.10%	35,163,840	35,960,799	2.27%
100	MONITOR	470	67,330,500	72,872,600	8.23%	34,754,907	36,104,557	3.88%
110	MT FOREST	228	33,884,900	37,724,800	11.33%	14,277,083	14,906,447	4.41%
120	PINCONNING	383	51,963,500	53,852,800	3.64%	22,653,456	22,814,790	0.71%
130	PORTSMOUTH	327	36,082,000	38,040,100	5.43%	20,154,995	20,705,561	2.73%
140	WILLIAMS	359	53,987,100	57,786,050	7.04%	26,770,129	27,520,510	2.80%
150	CITY OF AUBURN	0	0	0	N/A	0	0	N/A
160	CITY OF BAY CITY	0	0	0	N/A	0	0	N/A
170	CITY OF ESSEXVILLE	0	0	0	N/A	0	0	N/A
180	CITY OF PINCONNING	0	0	0	N/A	0	0	N/A
190	CITY OF MIDLAND	0	0	0	N/A	0	0	N/A
Bay County Total		4,642	610,277,168	660,632,369	8.25%	294,783,346	303,554,601	2.98%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	
010	BANGOR	403	168,628,150	228,085,850	35.26%	110,918,974	119,003,810	7.29%
020	BEAVER	21	2,515,550	3,038,500	20.79%	1,557,073	1,880,080	20.74%
030	FRANKENLUST	85	19,207,258	17,099,400	-10.97%	16,819,445	15,653,881	-6.93%
040	FRASER	75	11,187,000	11,675,200	4.36%	8,265,801	8,758,829	5.96%
050	GARFIELD	19	1,347,950	1,380,150	2.39%	924,109	957,771	3.64%
060	GIBSON	12	1,064,800	1,004,900	-5.63%	880,866	893,606	1.45%
070	HAMPTON	202	84,737,900	83,519,700	-1.44%	60,352,145	63,780,799	5.68%
080	KAWKAWLIN	179	18,583,100	18,348,200	-1.26%	16,174,141	16,210,156	0.22%
090	MERRITT	25	1,537,650	1,488,000	-3.23%	1,261,791	1,255,298	-0.51%
100	MONITOR	169	49,654,300	53,945,500	8.64%	45,796,816	49,392,920	7.85%
110	MT FOREST	7	364,700	477,600	30.96%	191,172	342,853	79.34%
120	PINCONNING	88	7,587,630	8,747,500	15.29%	6,008,406	6,177,004	2.81%
130	PORTSMOUTH	82	5,863,900	7,147,100	21.88%	5,302,486	5,220,381	-1.55%
140	WILLIAMS	84	18,988,400	18,970,500	-0.09%	16,004,322	16,252,293	1.55%
150	CITY OF AUBURN	105	13,124,300	13,749,800	4.77%	10,932,129	11,841,829	8.32%
160	CITY OF BAY CITY	1165	208,690,150	220,770,050	5.79%	170,634,256	176,090,748	3.20%
170	CITY OF ESSEXVILLE	62	2,741,100	2,610,400	-4.77%	2,041,020	2,015,695	-1.24%
180	CITY OF PINCONNING	106	9,984,900	10,049,800	0.65%	7,850,570	8,162,966	3.98%
190	CITY OF MIDLAND	28	7,765,800	8,007,600	3.11%	4,730,765	4,539,956	-4.03%
Bay County Total		2,917	633,574,538	710,115,750	12.08%	486,646,287	508,430,875	4.48%

**Bay County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	
010	BANGOR	92	18,872,350	20,132,550	6.68%	12,353,995	13,459,436	8.95%
020	BEAVER	9	760,500	790,000	3.88%	344,946	354,254	2.70%
030	FRANKENLUST	11	831,550	818,750	-1.54%	337,160	346,257	2.70%
040	FRASER	5	791,800	287,800	-63.65%	544,585	273,339	-49.81%
050	GARFIELD	6	510,300	519,200	1.74%	152,963	157,088	2.70%
060	GIBSON	7	551,400	627,400	13.78%	147,048	151,015	2.70%
070	HAMPTON	12	17,256,400	16,931,600	-1.88%	12,514,851	12,224,452	-2.32%
080	KAWKAWLIN	27	3,544,600	3,402,800	-4.00%	2,717,378	2,789,755	2.66%
090	MERRITT	29	2,673,700	2,657,650	-0.60%	1,539,348	1,544,672	0.35%
100	MONITOR	92	38,837,600	39,378,500	1.39%	32,176,046	32,851,889	2.10%
110	MT FOREST	11	696,900	638,600	-8.37%	237,670	244,081	2.70%
120	PINCONNING	24	3,536,100	4,025,700	13.85%	2,860,582	3,611,272	26.24%
130	PORTSMOUTH	38	3,476,100	3,782,400	8.81%	2,234,411	1,800,370	-19.43%
140	WILLIAMS	44	38,450,300	41,837,350	8.81%	33,027,267	36,757,766	11.30%
150	CITY OF AUBURN	0	0	0	N/A	0	0	N/A
160	CITY OF BAY CITY	218	48,294,150	51,110,300	5.83%	40,970,889	45,079,181	10.03%
170	CITY OF ESSEXVILLE	22	2,988,200	2,896,200	-3.08%	2,682,333	2,583,594	-3.68%
180	CITY OF PINCONNING	11	3,118,600	2,993,000	-4.03%	2,734,245	2,768,721	1.26%
190	CITY OF MIDLAND	0	2,600	0	-100.00%	2,474	0	-100.00%
Bay County Total		658	185,193,150	192,829,800	4.12%	147,578,191	156,997,142	6.38%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	
010	BANGOR	5605	568,882,200	614,648,433	8.04%	399,661,696	418,269,603	4.66%
020	BEAVER	1148	123,679,900	142,831,700	15.48%	82,497,581	87,431,172	5.98%
030	FRANKENLUST	1598	204,578,900	211,863,208	3.56%	143,927,340	151,862,520	5.51%
040	FRASER	1686	129,372,200	138,313,200	6.91%	85,950,559	89,804,051	4.48%
050	GARFIELD	823	76,487,900	79,453,006	3.88%	44,900,009	46,476,706	3.51%
060	GIBSON	572	44,761,000	45,786,600	2.29%	22,990,375	24,130,630	4.96%
070	HAMPTON	2837	304,799,400	304,139,800	-0.22%	210,512,954	218,585,442	3.83%
080	KAWKAWLIN	2191	222,935,900	221,469,200	-0.66%	137,424,696	143,722,029	4.58%
090	MERRITT	537	46,474,484	52,717,556	13.43%	30,123,878	32,149,915	6.73%
100	MONITOR	4210	464,593,600	492,983,100	6.11%	341,575,042	356,080,493	4.25%
110	MT FOREST	761	60,030,200	63,715,500	6.14%	35,908,975	37,652,200	4.85%
120	PINCONNING	1210	91,926,600	89,686,400	-2.44%	54,629,209	56,702,739	3.80%
130	PORTSMOUTH	1447	127,741,300	139,007,700	8.82%	89,769,484	93,723,517	4.40%
140	WILLIAMS	1932	202,499,250	222,575,450	9.91%	144,376,522	151,935,168	5.24%
150	CITY OF AUBURN	772	70,041,250	70,464,140	0.60%	52,098,872	54,041,461	3.73%
160	CITY OF BAY CITY	12998	719,539,900	766,113,275	6.47%	511,292,532	537,122,497	5.05%
170	CITY OF ESSEXVILLE	1516	115,572,600	127,116,200	9.99%	84,434,977	88,221,898	4.49%
180	CITY OF PINCONNING	504	24,531,500	27,404,800	11.71%	16,804,747	17,784,805	5.83%
190	CITY OF MIDLAND	46	146,300	153,885	5.18%	114,971	117,207	1.94%
Bay County Total		42,393	3,598,594,384	3,810,443,153	5.89%	2,488,994,419	2,605,814,053	4.69%

**Bay County
Previous and Current Values**

DEVELOPMENTAL										
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV		
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change		
010	BANGOR	0	0	0	N/A	0	0	N/A		
020	BEAVER	0	0	0	N/A	0	0	N/A		
030	FRANKENLUST	0	0	0	N/A	0	0	N/A		
040	FRASER	0	0	0	N/A	0	0	N/A		
050	GARFIELD	0	0	0	N/A	0	0	N/A		
060	GIBSON	0	0	0	N/A	0	0	N/A		
070	HAMPTON	0	0	0	N/A	0	0	N/A		
080	KAWKAWLIN	0	0	0	N/A	0	0	N/A		
090	MERRITT	0	0	0	N/A	0	0	N/A		
100	MONITOR	0	0	0	N/A	0	0	N/A		
110	MT FOREST	0	0	0	N/A	0	0	N/A		
120	PINCONNING	0	0	0	N/A	0	0	N/A		
130	PORTSMOUTH	0	0	0	N/A	0	0	N/A		
140	WILLIAMS	0	0	0	N/A	0	0	N/A		
150	CITY OF AUBURN	0	0	0	N/A	0	0	N/A		
160	CITY OF BAY CITY	0	0	0	N/A	0	0	N/A		
170	CITY OF ESSEXVILLE	0	0	0	N/A	0	0	N/A		
180	CITY OF PINCONNING	0	0	0	N/A	0	0	N/A		
190	CITY OF MIDLAND	0	0	0	N/A	0	0	N/A		
Bay County Total		0	0	0	N/A	0	0	N/A		

AGRICULTURAL PERSONAL										
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV		
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change		
010	BANGOR	0	0	0	N/A	0	0	N/A		
020	BEAVER	0	0	0	N/A	0	0	N/A		
030	FRANKENLUST	0	0	0	N/A	0	0	N/A		
040	FRASER	0	0	0	N/A	0	0	N/A		
050	GARFIELD	0	0	0	N/A	0	0	N/A		
060	GIBSON	0	0	0	N/A	0	0	N/A		
070	HAMPTON	0	0	0	N/A	0	0	N/A		
080	KAWKAWLIN	0	0	0	N/A	0	0	N/A		
090	MERRITT	0	0	0	N/A	0	0	N/A		
100	MONITOR	0	0	0	N/A	0	0	N/A		
110	MT FOREST	0	0	0	N/A	0	0	N/A		
120	PINCONNING	0	0	0	N/A	0	0	N/A		
130	PORTSMOUTH	0	0	0	N/A	0	0	N/A		
140	WILLIAMS	0	0	0	N/A	0	0	N/A		
150	CITY OF AUBURN	0	0	0	N/A	0	0	N/A		
160	CITY OF BAY CITY	0	0	0	N/A	0	0	N/A		
170	CITY OF ESSEXVILLE	0	0	0	N/A	0	0	N/A		
180	CITY OF PINCONNING	0	0	0	N/A	0	0	N/A		
190	CITY OF MIDLAND	0	0	0	N/A	0	0	N/A		
Bay County Total		0	0	0	N/A	0	0	N/A		

**Bay County
Previous and Current Values**

COMMERCIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	
010	BANGOR	520	13,078,600	14,633,850	11.89%	13,078,600	14,633,850	11.89%
020	BEAVER	28	169,600	514,200	203.18%	169,600	514,200	203.18%
030	FRANKENLUST	124	2,209,600	2,252,800	1.96%	2,209,600	2,252,800	1.96%
040	FRASER	92	1,894,400	1,865,800	-1.51%	1,894,400	1,865,800	-1.51%
050	GARFIELD	30	96,850	88,700	-8.42%	96,850	88,700	-8.42%
060	GIBSON	36	699,000	589,350	-15.69%	699,000	589,350	-15.69%
070	HAMPTON	285	6,167,000	5,709,100	-7.43%	6,225,000	5,767,100	-7.36%
080	KAWKAWLIN	160	2,798,300	3,259,700	16.49%	2,798,300	3,259,700	16.49%
090	MERRITT	36	2,606,800	2,499,200	-4.13%	2,606,800	2,499,200	-4.13%
100	MONITOR	313	22,952,400	21,366,100	-6.91%	22,952,400	21,366,100	-6.91%
110	MT FOREST	15	358,540	282,200	-21.29%	358,540	282,200	-21.29%
120	PINCONNING	88	3,428,825	2,946,600	-14.06%	3,428,825	2,946,600	-14.06%
130	PORTSMOUTH	71	876,100	893,800	2.02%	876,100	893,800	2.02%
140	WILLIAMS	120	3,163,000	3,850,450	21.73%	3,163,000	3,850,450	21.73%
150	CITY OF AUBURN	98	499,000	872,300	74.81%	499,000	872,300	74.81%
160	CITY OF BAY CITY	1140	18,922,100	20,158,200	6.53%	18,922,100	20,158,200	6.53%
170	CITY OF ESSEXVILLE	64	361,800	472,900	30.71%	361,800	472,900	30.71%
180	CITY OF PINCONNING	113	671,500	716,400	6.69%	671,500	716,400	6.69%
190	CITY OF MIDLAND	11	113,000	68,000	-39.82%	113,000	68,000	-39.82%
Bay County Total		3,344	81,066,415	83,039,650	2.43%	81,124,415	83,097,650	2.43%

INDUSTRIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	
010	BANGOR	28	972,100	579,350	-40.40%	972,100	579,350	-40.40%
020	BEAVER	1	0	0	N/A	0	0	N/A
030	FRANKENLUST	0	0	0	N/A	0	0	N/A
040	FRASER	0	0	0	N/A	0	0	N/A
050	GARFIELD	0	0	0	N/A	0	0	N/A
060	GIBSON	0	0	0	N/A	0	0	N/A
070	HAMPTON	5	27,965,000	23,375,000	-16.41%	27,965,000	23,375,000	-16.41%
080	KAWKAWLIN	12	779,500	677,300	-13.11%	779,500	677,300	-13.11%
090	MERRITT	2	713,200	421,200	-40.94%	713,200	421,200	-40.94%
100	MONITOR	8	0	0	N/A	0	0	N/A
110	MT FOREST	0	0	0	N/A	0	0	N/A
120	PINCONNING	1	476,300	448,200	-5.90%	476,300	448,200	-5.90%
130	PORTSMOUTH	2	0	0	N/A	0	0	N/A
140	WILLIAMS	14	3,700	1,500	-59.46%	3,700	1,500	-59.46%
150	CITY OF AUBURN	0	0	0	N/A	0	0	N/A
160	CITY OF BAY CITY	65	9,188,800	11,580,350	26.03%	9,188,800	11,580,350	26.03%
170	CITY OF ESSEXVILLE	11	2,634,700	2,594,300	-1.53%	2,634,700	2,594,300	-1.53%
180	CITY OF PINCONNING	1	48,100	44,600	-7.28%	48,100	44,600	-7.28%
190	CITY OF MIDLAND	0	0	0	N/A	0	0	N/A
Bay County Total		150	42,781,400	39,721,800	-7.15%	42,781,400	39,721,800	-7.15%

**Bay County
Previous and Current Values**

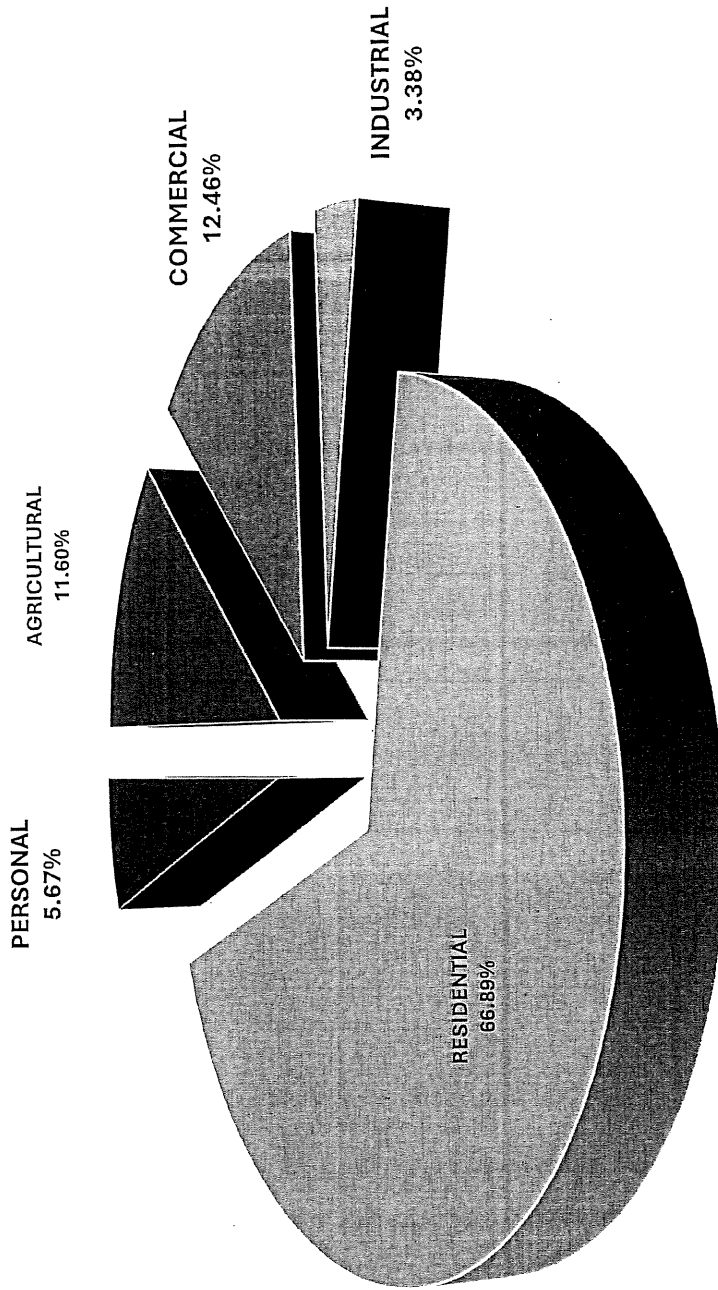
RESIDENTIAL PERSONAL									
Unit #	Unit Name	Number of Parcels	AV			2025 Taxable Value	2026 Taxable Value	% Change	TV
			2025 Assessed Value	2026 Assessed Value	% Change				
010	BANGOR	0	0	0	N/A	0	0	N/A	
020	BEAVER	0	0	0	N/A	0	0	N/A	
030	FRANKENLUST	0	0	0	N/A	0	0	N/A	
040	FRASER	0	0	0	N/A	0	0	N/A	
050	GARFIELD	0	0	0	N/A	0	0	N/A	
060	GIBSON	0	0	0	N/A	0	0	N/A	
070	HAMPTON	0	0	0	N/A	0	0	N/A	
080	KAWKAWLIN	0	0	0	N/A	0	0	N/A	
090	MERRITT	0	0	0	N/A	0	0	N/A	
100	MONITOR	0	0	0	N/A	0	0	N/A	
110	MT FOREST	0	0	0	N/A	0	0	N/A	
120	PINCONNING	0	0	0	N/A	0	0	N/A	
130	PORTSMOUTH	0	0	0	N/A	0	0	N/A	
140	WILLIAMS	0	0	0	N/A	0	0	N/A	
150	CITY OF AUBURN	0	0	0	N/A	0	0	N/A	
160	CITY OF BAY CITY	0	0	0	N/A	0	0	N/A	
170	CITY OF ESSEXVILLE	0	0	0	N/A	0	0	N/A	
180	CITY OF PINCONNING	0	0	0	N/A	0	0	N/A	
190	CITY OF MIDLAND	0	0	0	N/A	0	0	N/A	
Bay County Total		0	0	0	N/A	0	0	N/A	

UTILITY PERSONAL									
Unit #	Unit Name	Number of Parcels	AV			2025 Taxable Value	2026 Taxable Value	% Change	TV
			2025 Assessed Value	2026 Assessed Value	% Change				
010	BANGOR	9	16,487,100	17,762,450	7.74%	16,487,100	17,762,450	7.74%	
020	BEAVER	3	4,874,800	4,681,000	-3.98%	4,874,800	4,681,000	-3.98%	
030	FRANKENLUST	4	6,204,900	7,380,350	18.94%	5,965,840	7,142,625	19.73%	
040	FRASER	4	7,818,800	8,050,800	2.97%	7,645,019	7,886,242	3.16%	
050	GARFIELD	2	2,619,750	2,813,600	7.40%	2,593,871	2,813,600	8.47%	
060	GIBSON	7	3,229,300	3,147,950	-2.52%	3,052,216	2,974,383	-2.55%	
070	HAMPTON	10	22,133,400	26,136,300	18.09%	22,133,400	26,136,300	18.09%	
080	KAWKAWLIN	14	11,052,500	11,284,900	2.10%	10,601,265	10,861,476	2.45%	
090	MERRITT	8	5,734,000	5,981,600	4.32%	5,385,878	5,636,468	4.65%	
100	MONITOR	7	40,644,500	41,360,500	1.76%	40,644,500	41,360,500	1.76%	
110	MT FOREST	4	3,031,700	3,488,300	15.06%	3,031,700	3,488,300	15.06%	
120	PINCONNING	6	11,713,900	11,893,700	1.53%	11,713,900	11,893,700	1.53%	
130	PORTSMOUTH	4	5,568,400	6,024,400	8.19%	4,877,912	5,316,816	9.00%	
140	WILLIAMS	5	8,623,800	9,838,450	14.08%	8,623,800	9,838,450	14.08%	
150	CITY OF AUBURN	2	1,694,200	1,780,700	5.11%	1,694,200	1,780,700	5.11%	
160	CITY OF BAY CITY	6	31,839,800	34,234,300	7.52%	31,839,800	34,234,300	7.52%	
170	CITY OF ESSEXVILLE	3	2,813,900	2,866,900	1.88%	2,813,900	2,866,900	1.88%	
180	CITY OF PINCONNING	1	772,600	751,400	-2.74%	772,600	751,400	-2.74%	
190	CITY OF MIDLAND	1	449,000	682,800	52.07%	449,000	682,800	52.07%	
Bay County Total		100	187,306,350	200,160,400	6.86%	185,200,701	198,108,410	6.97%	

**Bay County
Previous and Current Values**

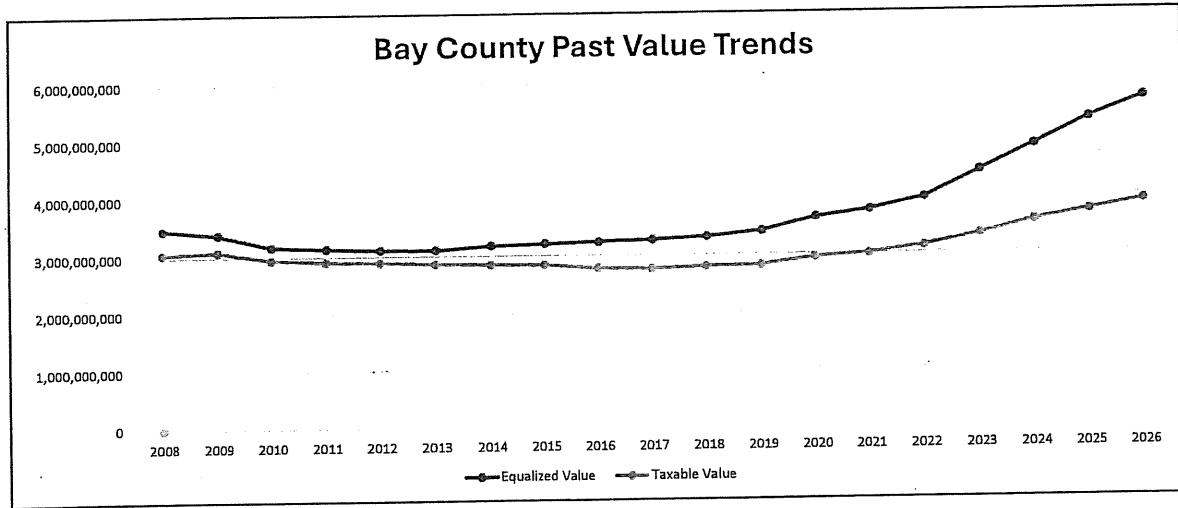
Unit #	Unit Name	Number of Parcels	Total Values			AV		TV	
			2025 Assessed Value	2026 Assessed Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change	
010	BANGOR	6,657	786,920,500	895,842,483	13.84%	553,472,465	583,708,499	5.46%	
020	BEAVER	1,591	187,969,700	211,196,600	12.36%	115,719,902	122,583,977	5.93%	
030	FRANKENLUST	2,055	266,020,523	274,677,408	3.25%	186,472,225	194,864,671	4.50%	
040	FRASER	2,248	197,206,903	209,471,500	6.22%	128,726,094	133,635,928	3.81%	
050	GARFIELD	1,158	119,433,700	124,073,388	3.88%	62,791,467	65,093,771	3.67%	
060	GIBSON	923	94,086,600	101,484,100	7.86%	42,245,432	43,853,307	3.81%	
070	HAMPTON	3,754	502,146,700	501,988,500	-0.03%	362,544,599	373,231,586	2.95%	
080	KAWKAWLIN	2,978	306,515,900	308,440,400	0.63%	192,148,903	199,608,105	3.88%	
090	MERRITT	1,147	123,606,984	139,916,493	13.19%	76,794,735	79,467,552	3.48%	
100	MONITOR	5,269	684,012,900	721,906,300	5.54%	517,899,711	537,156,459	3.72%	
110	MT FOREST	1,026	98,366,940	106,327,000	8.09%	54,005,140	56,916,081	5.39%	
120	PINCONNING	1,800	170,632,855	171,600,900	0.57%	101,770,678	104,594,305	2.77%	
130	PORTSMOUTH	1,971	179,607,800	194,895,500	8.51%	123,215,388	127,660,445	3.61%	
140	WILLIAMS	2,558	325,715,550	354,859,750	8.95%	231,968,740	246,156,137	6.12%	
150	CITY OF AUBURN	977	85,358,750	86,866,940	1.77%	65,224,201	68,536,290	5.08%	
160	CITY OF BAY CITY	15,592	1,036,474,900	1,103,966,475	6.51%	782,848,377	824,265,276	5.29%	
170	CITY OF ESSEXVILLE	1,678	127,112,300	138,556,900	9.00%	94,968,730	98,755,287	3.99%	
180	CITY OF PINCONNING	736	39,127,200	41,960,000	7.24%	28,881,762	30,228,892	4.66%	
190	CITY OF MIDLAND	86	8,476,700	8,912,285	5.14%	5,410,210	5,407,963	-0.04%	
Bay County Total		54,204	5,338,793,405	5,696,942,922	6.71%	3,727,108,759	3,895,724,531	4.52%	

**Bay County Equalized Value
Segmented by Property Class**



Bay County Past Value Trends

Year	Equalized Value	% Change	Taxable Value	% Change
2008	3,493,256,286	Base Year	3,065,311,658	Base Year
2009	3,405,043,404	-2.53%	3,105,175,515	1.30%
2010	3,186,569,603	-6.42%	2,958,552,650	-4.72%
2011	3,149,205,876	-1.17%	2,916,647,488	-1.42%
2012	3,122,001,314	-0.86%	2,901,967,896	-0.50%
2013	3,122,878,288	0.03%	2,870,408,411	-1.09%
2014	3,191,992,772	2.21%	2,853,948,154	-0.57%
2015	3,217,301,156	0.79%	2,847,034,923	-0.24%
2016	3,240,875,362	0.73%	2,781,650,950	-2.30%
2017	3,269,885,174	0.90%	2,760,381,937	-0.76%
2018	3,315,567,832	1.40%	2,797,648,685	1.35%
2019	3,408,075,691	2.79%	2,812,091,092	0.52%
2020	3,641,836,075	6.86%	2,946,153,607	4.77%
2021	3,769,332,477	3.50%	2,999,644,472	1.82%
2022	3,972,052,687	5.38%	3,133,133,979	4.45%
2023	4,437,716,787	11.72%	3,327,395,672	6.20%
2024	4,882,960,853	10.03%	3,559,698,950	6.98%
2025	5,338,793,405	9.34%	3,727,108,759	4.70%
2026	5,696,942,922	6.71%	3,895,724,531	4.52%



Current Year Tax Levy Estimate & Millage Reduction Fraction

Year	Taxable Value	Year	Operating Millage	Library	Mosquito Control	Senior Citizen	Medical Care Facility	Historical Preservation	911/County Dispatch	Veterans	Forest Sustain Program	Medical Care Facility	Animal Service	Pool
2026	3,845,369.956	2025	21,794,787.84	6,650,949.84	2,099,572.00	3,245,107.71	2,854,418.12	361,464.78	4,008,798.18	379,922.55	379,922.55	3,806,531.72	2,672,632.12	1,335,881.52

Estimated Operating Millage Revenue	\$ 21,794,787.84
2025 Estimated Operating Millage Revenue	\$ 21,019,361.00

Year to Year Change (Operating Only)	\$ 775,426.84
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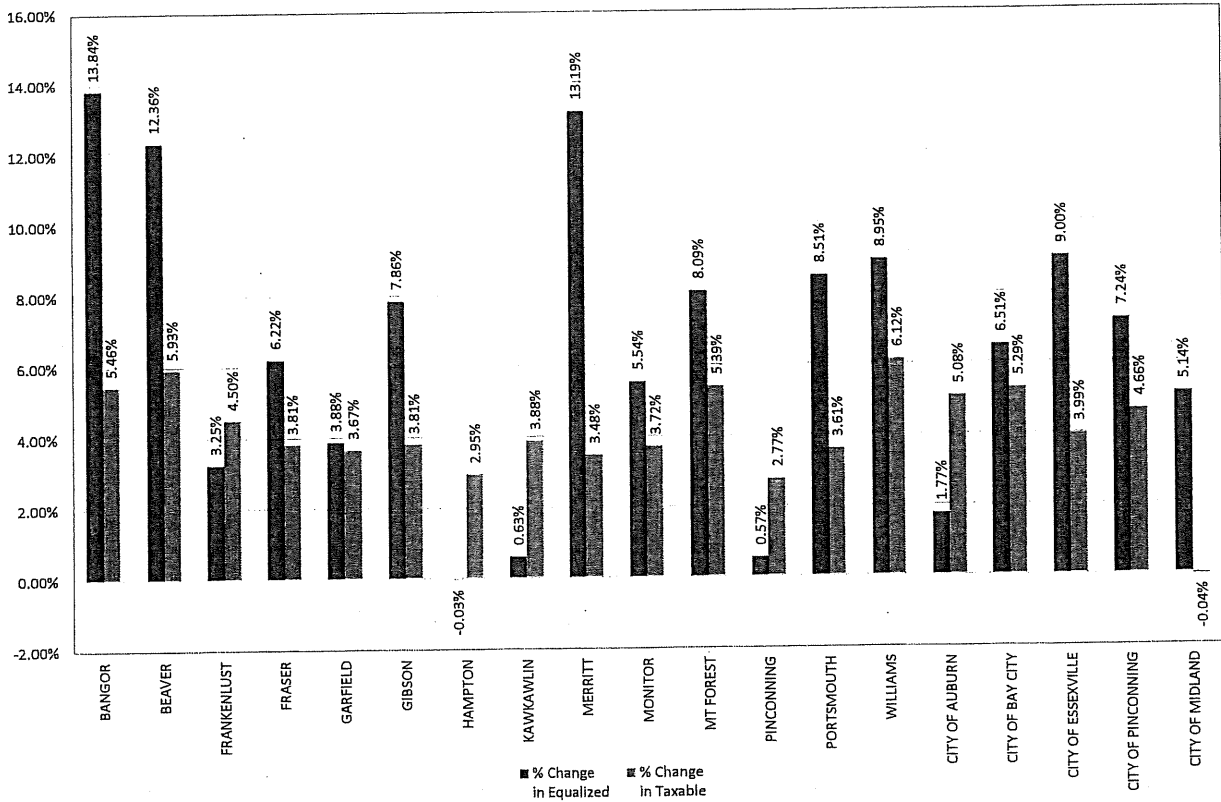
\$3,675,198,755.00	\$27,377,913.00	x 1.027	=	\$3,750,420,005.00
\$3,845,369,956.00	\$78,293,056.00		=	\$3,767,076,860.00
				0.9955
				Millage Reduction Fraction
				(Estimated)

Tax levy estimates do not include any Payment in Lieu of Taxes (PILT) programs or special acts. All conclusions are estimates, and are subject to change.

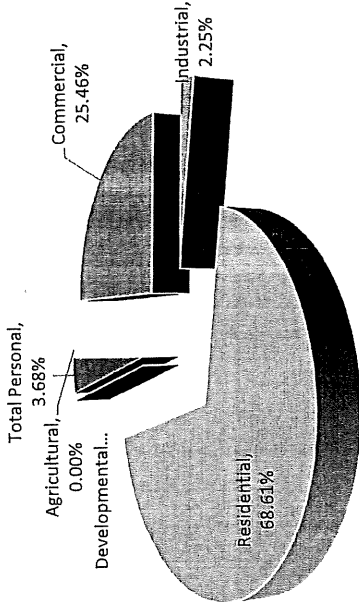
Bay County Percentage Change in SEV and Taxable Value 2025 - 2026

Unit of Gov't	2025 Assessed Value	2026 Assessed Value	% Change in Equalized	2025 Taxable Value	2026 Taxable Value	% Change in Taxable
BANGOR	786,920,500	895,842,483	13.84%	553,472,465	583,708,499	5.46%
BEAVER	187,969,700	211,196,600	12.36%	115,719,902	122,583,977	5.93%
FRANKENLUST	266,020,523	274,677,408	3.25%	186,472,225	194,864,671	4.50%
FRASER	197,206,903	209,471,500	6.22%	128,726,094	133,635,928	3.81%
GARFIELD	119,433,700	124,073,388	3.88%	62,791,467	65,093,771	3.67%
GIBSON	94,086,600	101,484,100	7.86%	42,245,432	43,853,307	3.81%
HAMPTON	502,146,700	501,988,500	-0.03%	362,544,599	373,231,586	2.95%
KAWKAWLIN	306,515,900	308,440,400	0.63%	192,148,903	199,608,105	3.88%
MERRITT	123,606,984	139,916,493	13.19%	76,794,735	79,467,552	3.48%
MONITOR	684,012,900	721,906,300	5.54%	517,899,711	537,156,459	3.72%
MT FOREST	98,366,940	106,327,000	8.09%	54,005,140	56,916,081	5.39%
PINCONNING	170,632,855	171,600,900	0.57%	101,770,678	104,594,305	2.77%
PORTSMOUTH	179,607,800	194,895,500	8.51%	123,215,388	127,660,445	3.61%
WILLIAMS	325,715,550	354,859,750	8.95%	231,968,740	246,156,137	6.12%
CITY OF AUBURN	85,358,750	86,866,940	1.77%	65,224,201	68,536,290	5.08%
CITY OF BAY CITY	1,036,474,900	1,103,966,475	6.51%	782,848,377	824,265,276	5.29%
CITY OF ESSEXVILLE	127,112,300	138,556,900	9.00%	94,968,730	98,755,287	3.99%
CITY OF PINCONNING	39,127,200	41,960,000	7.24%	28,881,762	30,228,892	4.66%
CITY OF MIDLAND	8,476,700	8,912,285	5.14%	5,410,210	5,407,963	-0.04%
BAY COUNTY	5,338,793,405	5,696,942,922	6.71%	3,727,108,759	3,895,724,531	4.52%

Local Unit Change in SEV and Taxable Value

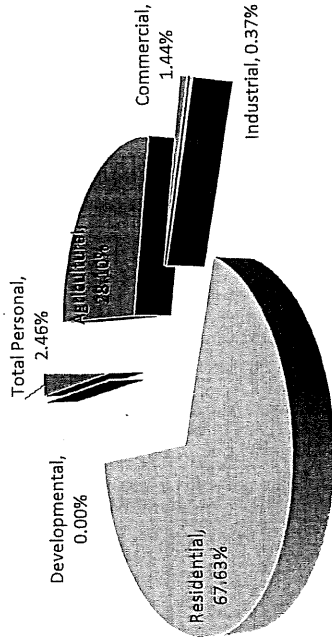


Bay County
Bangor Township
 Summary of Recommended
 County Equalized Values and Trends



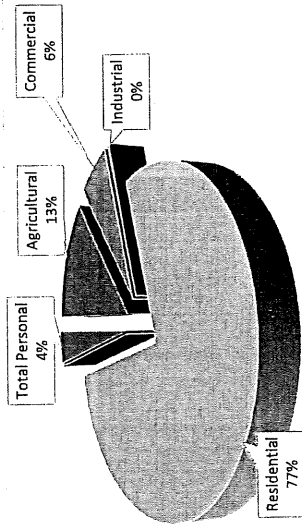
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
	Parcel Count	2025	2026	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
		State Equalized Value	Assessed Value						
Real Property									
Agricultural	0	\$0	\$0	1.00000	0%	0%	\$0	\$0	0%
Commercial	403	\$168,628,150	\$228,085,850	1.00000	35.26%	25.46%	\$110,918,974	\$119,003,810	7.29%
Industrial	92	\$18,872,350	\$20,132,550	1.00000	6.68%	2.25%	\$12,353,995	\$13,459,436	8.95%
Residential	5605	\$568,882,200	\$614,648,433	1.00000	8.04%	68.61%	\$399,661,696	\$418,269,603	4.66%
Developmental	0	\$0	\$0	NA	0%	0%	\$0	\$0	0%
Total Real	6100	\$756,382,700	\$862,866,833		14.08%	96.32%	\$522,934,665	\$550,732,849	5.32%
Personal Property									
Agricultural	0	\$0	\$0	N/A	0%	0%	\$0	\$0	0%
Commercial	520	\$13,078,600	\$14,633,850	1.00000	11.89%	1.63%	\$13,078,600	\$14,633,850	11.89%
Industrial	28	\$972,100	\$579,350	1.00000	-40.40%	0.06%	\$972,100	\$579,350	-40.40%
Residential	0	\$0	\$0	N/A	0%	0%	\$0	\$0	0%
Utility	9	\$16,487,100	\$17,762,450	1.00000	7.74%	1.98%	\$16,487,100	\$17,762,450	7.74%
Total Personal	557	\$30,537,800	\$32,975,650		7.98%	3.68%	\$30,537,800	\$32,975,650	7.98%
Exempt									
Grand Total	6657	\$786,920,500	\$895,842,483		13.84%		\$553,472,465	\$583,708,499	5.46%

**Bay County
Beaver Township**
Summary of Recommended
County Equalized Values and Trends



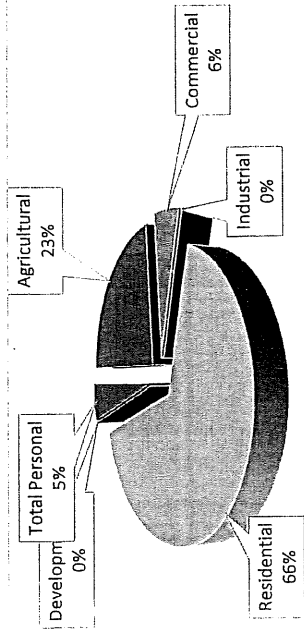
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Value	2026 Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	381	\$55,969,350	\$59,341,200	1.00000	\$59,341,200	6.02%	28.10%	\$26,275,902	\$27,723,271	5.51%
Commercial	21	\$2,515,550	\$3,038,500	1.00000	\$3,038,500	20.79%	1.44%	\$1,557,073	\$1,880,080	20.74%
Industrial	9	\$760,500	\$790,000	1.00000	\$790,000	3.88%	0.37%	\$344,946	\$354,254	2.70%
Residential	1148	\$123,679,900	\$142,831,700	1.00000	\$142,831,700	15.48%	67.63%	\$82,497,581	\$87,431,172	5.98%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1559	\$182,925,300	\$206,001,400		\$206,001,400	12.62%	97.54%	\$110,675,502	\$117,388,777	6.07%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	28	\$169,600	\$514,200	1.00000	\$514,200	203.18%	0.24%	\$169,600	\$514,200	203.18%
Industrial	1	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	3	\$4,874,800	\$4,681,000	1.00000	\$4,681,000	-3.98%	2.22%	\$4,874,800	\$4,681,000	-3.98%
Total Personal	32	\$5,044,400	\$5,195,200		\$5,195,200	2.99%	2.46%	\$5,044,400	\$5,195,200	2.99%
exempt										
Grand Total	1591	\$187,969,700	\$211,196,600		\$211,196,600	12.36%		\$115,719,902	\$122,583,977	5.93%

Bay County
Frankenlust Township
 Summary of Recommended
 County Equalized Values and Trends



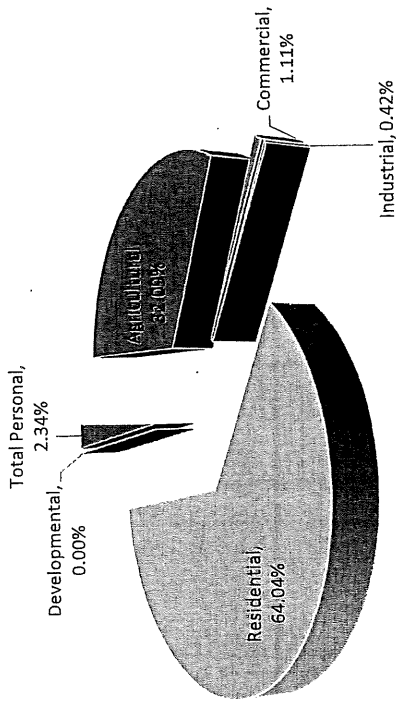
Class	Parcel Count	2025 ASSESSED VALUE INFORMATION				TAXABLE VALUE INFORMATION				
		State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	233	\$32,988,315	\$35,262,900	1.00000	\$35,262,900	6.90%	12.84%	\$17,212,840	\$17,606,588	2.29%
Commercial	85	\$19,207,258	\$17,099,400	1.00000	\$17,099,400	-10.97%	6.23%	\$16,819,445	\$15,653,881	-6.93%
Industrial	11	\$831,550	\$818,750	1.00000	\$818,750	-1.54%	0.30%	\$337,160	\$346,257	2.70%
Residential	1598	\$204,578,900	\$211,863,208	1.00000	\$211,863,208	3.56%	77.13%	\$143,927,340	\$151,862,520	5.51%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1927	\$257,606,023	\$265,044,258		\$265,044,258	2.89%	96.49%	\$178,296,785	\$185,469,246	4.02%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	124	\$2,209,600	\$2,252,800	1.00000	\$2,252,800	1.96%	0.82%	\$2,209,600	\$2,252,800	1.96%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	4	\$6,204,900	\$7,380,350	1.00000	\$7,380,350	18.94%	2.69%	\$5,965,840	\$7,142,625	19.73%
Total Personal	128	\$8,414,500	\$9,633,150		\$9,633,150	14.48%	3.51%	\$8,175,440	\$9,395,425	14.92%
exempt										
Grand Total	2055	\$266,020,523	\$274,677,408		\$274,677,408	3.25%		\$186,472,225	\$194,864,671	4.50%

Bay County
Fraser Township
 Summary of Recommended
 County Equalized Values and Trends



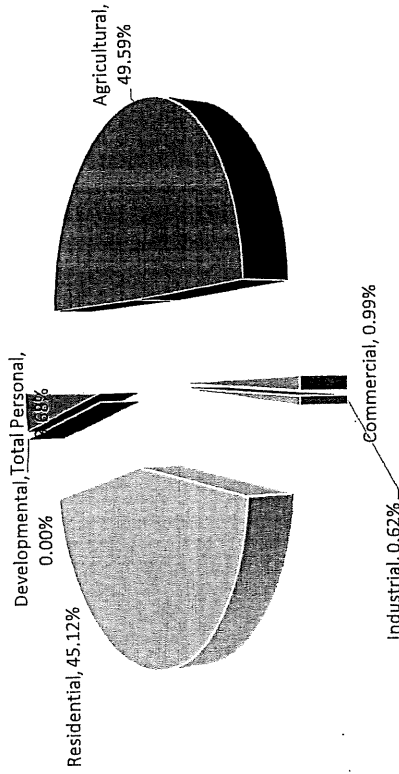
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION				
	2025		2026 County		Percent		2025		2026		Percent
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalization Factor	Equalized Value	Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Change from Last Year	
Real Property											
Agricultural	386	\$46,142,703	\$49,278,700	1.00000	\$49,278,700	6.80%	23.53%	\$24,425,730	\$25,047,667	2.55%	
Commercial	75	\$11,187,000	\$11,675,200	1.00000	\$11,675,200	4.36%	5.57%	\$8,265,801	\$8,758,829	5.96%	
Industrial	5	\$791,800	\$287,800	1.00000	\$287,800	-63.65%	0.14%	\$544,585	\$273,339	-49.81%	
Residential	1686	\$129,372,200	\$138,313,200	1.00000	\$138,313,200	6.91%	66.03%	\$85,950,559	\$89,804,051	4.48%	
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%	
Total Real	2152	\$187,493,703	\$199,554,900		\$199,554,900	6.43%	95.27%	\$119,186,675	\$123,883,886	3.94%	
Personal Property											
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	
Commercial	92	\$1,894,400	\$1,865,800	1.00000	\$1,865,800	-1.51%	0.89%	\$1,894,400	\$1,865,800	-1.51%	
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	
Utility	4	\$7,818,800	\$8,050,800	1.00000	\$8,050,800	2.97%	3.84%	\$7,645,019	\$7,886,242	3.16%	
Total Personal	96	\$9,713,200	\$9,916,600		\$9,916,600	2.09%	4.73%	\$9,539,419	\$9,752,042	2.23%	
exempt											
Grand Total	2248	\$197,206,903	\$209,471,500		\$209,471,500	6.22%		\$128,726,094	\$133,635,928	3.81%	

**Bay County
Garfield Township**
Summary of Recommended
County Equalized Values and Trends



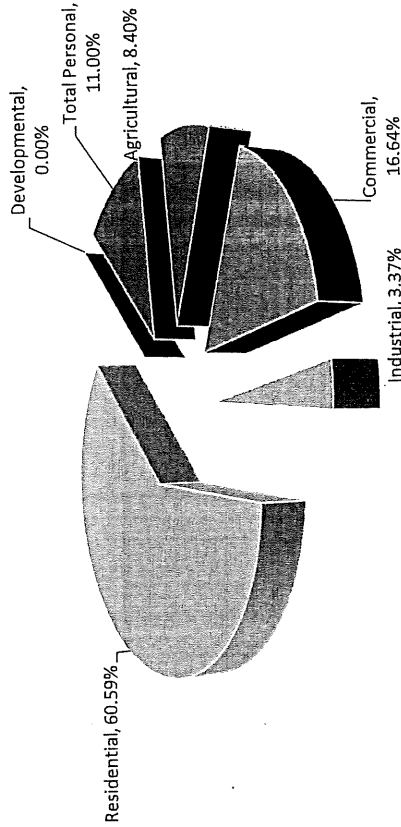
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	278	\$38,370,950	\$39,818,732	1.00000	\$39,818,732	3.77%	32.09%	\$14,123,665	\$14,599,906	3.37%
Commercial	19	\$1,347,950	\$1,380,150	1.00000	\$1,380,150	2.39%	1.11%	\$924,109	\$957,771	3.64%
Industrial	6	\$510,300	\$519,200	1.00000	\$519,200	1.74%	0.42%	\$152,963	\$157,088	2.70%
Residential	823	\$76,487,900	\$79,453,006	1.00000	\$79,453,006	3.88%	64.04%	\$44,900,009	\$46,476,706	3.51%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1126	\$116,717,100	\$121,171,088		\$121,171,088	3.82%	97.66%	\$60,100,746	\$62,191,471	3.48%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	30	\$96,850	\$88,700	1.00000	\$88,700	-8.42%	0.07%	\$96,850	\$88,700	-8.42%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	2	\$2,619,750	\$2,813,600	1.00000	\$2,813,600	7.40%	2.27%	\$2,593,871	\$2,813,600	8.47%
Total Personal	32	\$2,716,600	\$2,902,300		\$2,902,300	6.84%	2.34%	\$2,690,721	\$2,902,300	7.86%
exempt										
Grand Total	1158	\$119,433,700	\$124,073,388		\$124,073,388	3.88%		\$62,791,467	\$65,093,771	3.67%

Bay County
Gibson Township
 Summary of Recommended
 County Equalized Values and Trends



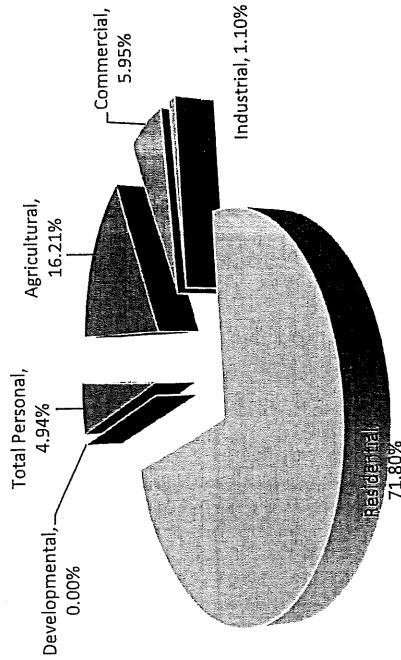
Class	ASSESSED VALUE INFORMATION										TAXABLE VALUE INFORMATION		
	2025		2026 County		Percent Change from Last Year		Percent of Local Unit Total		2025	2026	Percent Change from Last Year		
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalization Factor	2026 Equalized Value	2026 County Value	2026 Change from Last Year	2026 Total	2025 Taxable Value	2026 Taxable Value	2025 Change from Last Year	2026 Change from Last Year	
Real Property													
Agricultural	289	\$43,781,100	\$50,327,900	1.00000	\$50,327,900	14.95%	49.59%	\$14,475,927	\$15,114,323	4.41%	4.41%		
Commercial	12	\$1,064,800	\$1,004,900	1.00000	\$1,004,900	-5.63%	0.99%	\$880,866	\$893,606	1.45%	1.45%		
Industrial	7	\$551,400	\$627,400	1.00000	\$627,400	13.78%	0.62%	\$147,048	\$151,015	2.70%	2.70%		
Residential	572	\$44,761,000	\$45,786,600	1.00000	\$45,786,600	2.29%	45.12%	\$22,990,375	\$24,130,630	4.96%	4.96%		
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%	0%		
Total Real	880	\$90,158,300	\$97,746,800		\$97,746,800	8.42%	96.32%	\$38,494,216	\$40,289,574	4.66%	4.66%		
Personal Property													
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	0%		
Commercial	36	\$699,000	\$589,350	1.00000	\$589,350	-15.69%	0.58%	\$699,000	\$589,350	-15.69%	-15.69%		
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	0%		
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	0%		
Utility	7	\$3,229,300	\$3,147,950	1.00000	\$3,147,950	-2.52%	3.10%	\$3,052,216	\$2,974,383	-2.55%	-2.55%		
Total Personal	43	\$3,928,300	\$3,737,300		\$3,737,300	-4.86%	3.68%	\$3,751,216	\$3,563,733	-5.00%	-5.00%		
exempt													
Grand Total	923	\$94,086,600	\$101,484,100		\$101,484,100	7.86%		\$42,245,432	\$43,853,307	3.81%	3.81%		

**Bay County
Hampton Township**
Summary of Recommended
County Equalized Values and Trends



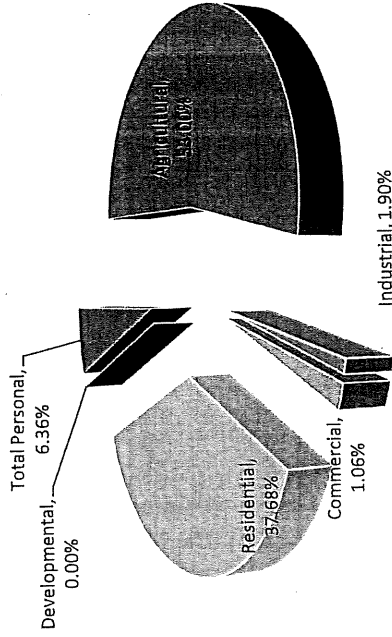
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	403	\$39,087,600	\$42,177,000	1.00000	\$42,177,000	7.90%	8.40%	\$22,841,249	\$23,362,493	2.28%
Commercial	202	\$84,737,900	\$83,519,700	1.00000	\$83,519,700	-1.44%	16.64%	\$60,352,145	\$63,780,799	5.68%
Industrial	12	\$17,256,400	\$16,931,600	1.00000	\$16,931,600	-1.88%	3.37%	\$12,514,851	\$12,224,452	-2.32%
Residential	2837	\$304,799,400	\$304,139,800	1.00000	\$304,139,800	-0.22%	60.59%	\$210,512,954	\$218,585,442	3.83%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	3454	\$445,881,300	\$446,768,100		\$446,768,100	0.20%	89.00%	\$306,221,199	\$317,953,186	3.83%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	285	\$6,167,000	\$5,709,100	1.00000	\$5,709,100	-7.43%	1.14%	\$6,225,000	\$5,767,100	-7.36%
Industrial	5	\$27,965,000	\$23,375,000	1.00000	\$23,375,000	-16.41%	4.66%	\$27,965,000	\$23,375,000	-16.41%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	10	\$22,133,400	\$26,136,300	1.00000	\$26,136,300	18.09%	5.21%	\$22,133,400	\$26,136,300	18.09%
Total Personal	300	\$56,265,400	\$55,220,400		\$55,220,400	-1.86%	11.00%	\$56,323,400	\$55,278,400	-1.86%
exempt										
Grand Total	3754	\$502,146,700	\$501,988,500		\$501,988,500	-0.03%		\$362,544,599	\$373,231,586	2.95%

Bay County
Kawkawlin Township
 Summary of Recommended
 County Equalized Values and Trends



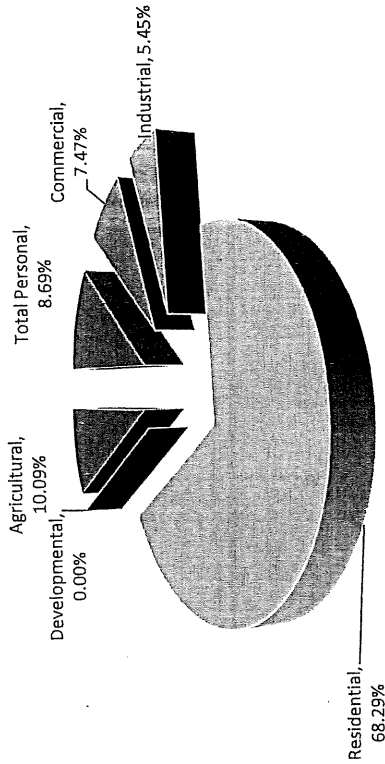
Class	ASSESSED VALUE INFORMATION					TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Value	2026 County Equalization Factor	2026 County Equalized Value	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year	Percent Change from Last Year
Real Property									
Agricultural	395	\$46,822,000	\$49,998,300	1.00000	\$49,998,300	\$21,653,623	\$22,087,689	2.00%	2.00%
Commercial	179	\$18,583,100	\$18,348,200	1.00000	\$18,348,200	\$16,174,141	\$16,210,156	0.22%	0.22%
Industrial	27	\$3,544,600	\$3,402,800	1.00000	\$3,402,800	\$2,717,378	\$2,789,755	2.66%	2.66%
Residential	2191	\$222,935,900	\$221,469,200	1.00000	\$221,469,200	\$137,424,696	\$143,722,029	4.58%	4.58%
Developmental	0	\$0	\$0	NA	\$0	\$0	\$0	0%	0%
Total Real	2792	\$291,885,600	\$293,218,500		\$293,218,500	\$177,969,838	\$184,809,629	3.84%	3.84%
Personal Property									
Agricultural	0	\$0	\$0	N/A	\$0	\$0	\$0	0%	0%
Commercial	160	\$2,798,300	\$3,259,700	1.00000	\$3,259,700	\$2,798,300	\$3,259,700	16.49%	16.49%
Industrial	12	\$779,500	\$677,300	1.00000	\$677,300	\$779,500	\$677,300	-13.11%	-13.11%
Residential	0	\$0	\$0	N/A	\$0	\$0	\$0	0%	0%
Utility	14	\$11,052,500	\$11,284,900	1.00000	\$11,284,900	\$10,601,265	\$10,861,476	2.45%	2.45%
Total Personal	186	\$14,630,300	\$15,221,900		\$15,221,900	\$14,179,065	\$14,798,476	4.37%	4.37%
exempt									
Grand Total	2978	\$306,515,900	\$308,440,400		\$308,440,400	\$192,148,903	\$199,608,105	3.88%	3.88%

**Bay County
Merritt Township**
Summary of Recommended
County Equalized Values and Trends



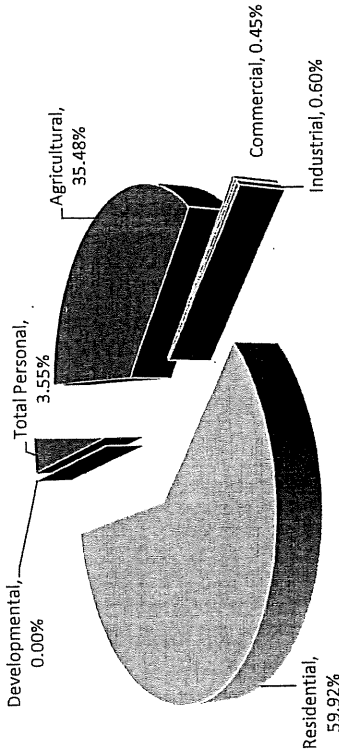
Class	ASSESSED VALUE INFORMATION										TAXABLE VALUE INFORMATION			
	2025		2026 County		Percent Change from Last Year		Percent of Local Unit Total		2025	2026	Percent Change from Last Year			
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalized Value	Equalization Factor	Value	Value	Value	Value	Taxable Value	Taxable Value	Value	Value	
Real Property														
Agricultural	510	\$63,867,150	\$74,151,287	1.00000		\$74,151,287	16.10%	53.00%	\$35,163,840	\$35,960,799	2.27%			
Commercial	25	\$1,537,650	\$1,488,000	1.00000		\$1,488,000	-3.23%	1.06%	\$1,261,791	\$1,255,298	-0.51%			
Industrial	29	\$2,673,700	\$2,657,650	1.00000		\$2,657,650	-0.60%	1.90%	\$1,539,348	\$1,544,672	0.35%			
Residential	537	\$46,474,484	\$52,717,556	1.00000		\$52,717,556	13.43%	37.68%	\$30,123,878	\$32,149,915	6.73%			
Developmental	0	\$0	\$0	NA		\$0	0%	0%	\$0	\$0	0%			
Total Real	1101	\$114,552,984	\$131,014,493			\$131,014,493	14.37%	93.64%	\$68,088,857	\$70,910,684	4.14%			
Personal Property														
Agricultural	0	\$0	\$0	N/A		\$0	0%	0%	\$0	\$0	0%			
Commercial	36	\$2,606,800	\$2,499,200	1.00000		\$2,499,200	-4.13%	1.79%	\$2,606,800	\$2,499,200	-4.13%			
Industrial	2	\$713,200	\$421,200	1.00000		\$421,200	-40.94%	0.30%	\$713,200	\$421,200	-40.94%			
Residential	0	\$0	\$0	N/A		\$0	0%	0%	\$0	\$0	0%			
Utility	8	\$5,734,000	\$5,981,600	1.00000		\$5,981,600	4.32%	4.28%	\$5,385,878	\$5,636,468	4.65%			
Total Personal	46	\$9,054,000	\$8,902,000			\$8,902,000	-1.68%	6.36%	\$8,705,878	\$8,556,868	-1.71%			
exempt														
Grand Total	1147	\$123,606,984	\$139,916,493			\$139,916,493	13.19%		\$76,794,735	\$79,467,552	3.48%			

Bay County
Monitor Township
 Summary of Recommended
 County Equalized Values and Trends



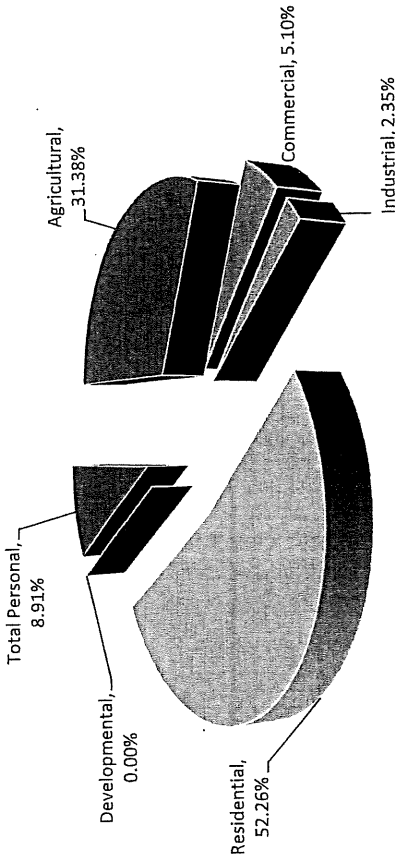
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION				
	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Change from Last Year	Percent
Real Property											
Agricultural	470	\$67,330,500	\$72,872,600	1.00000	\$72,872,600	8.23%	10.09%	\$34,754,907	\$36,104,557	3.88%	3.88%
Commercial	169	\$49,654,300	\$53,945,500	1.00000	\$53,945,500	8.64%	7.47%	\$45,796,816	\$49,392,920	7.85%	7.85%
Industrial	92	\$38,837,600	\$39,378,500	1.00000	\$39,378,500	1.39%	5.45%	\$32,176,046	\$32,851,889	2.10%	2.10%
Residential	4210	\$464,593,600	\$492,983,100	1.00000	\$492,983,100	6.11%	68.29%	\$341,575,042	\$356,080,493	4.25%	4.25%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%	0%
Total Real	4941	\$620,416,000	\$659,179,700		\$659,179,700	6.25%	91.31%	\$454,302,811	\$474,429,859	4.43%	4.43%
Personal Property											
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	0%
Commercial	313	\$22,952,400	\$21,366,100	1.00000	\$21,366,100	-6.91%	2.96%	\$22,952,400	\$21,366,100	-6.91%	-6.91%
Industrial	8	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	0%
Utility	7	\$40,644,500	\$41,360,500	1.00000	\$41,360,500	1.76%	5.73%	\$40,644,500	\$41,360,500	1.76%	1.76%
Total Personal	328	\$63,596,900	\$62,726,600		\$62,726,600	-1.37%	8.69%	\$63,596,900	\$62,726,600	-1.37%	-1.37%
exempt											
Grand Total	5269	\$684,012,900	\$721,906,300		\$721,906,300	5.54%	3.72%	\$517,899,711	\$537,156,459	3.72%	3.72%

Bay County
Mt. Forest Township
 Summary of Recommended
 County Equalized Values and Trends



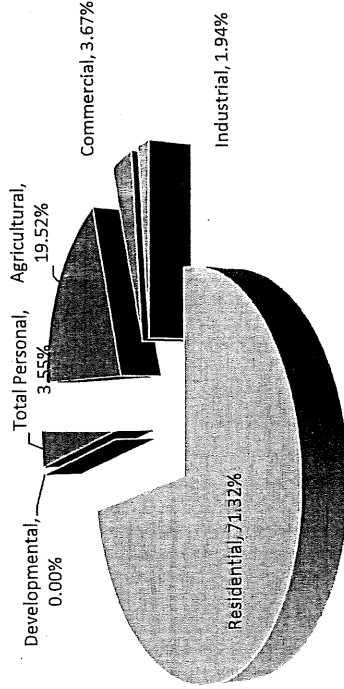
Class	ASSESSED VALUE INFORMATION										TAXABLE VALUE INFORMATION			
	2025		2026 County		Percent Change from Last Year		Percent of Local Unit Total		2025		2026		Percent Change from Last Year	
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalization Factor	Equalized Value	Value	Change from Last Year	Total	2025 Taxable Value	2026 Taxable Value	2025 Taxable Value	2026 Taxable Value	Change from Last Year	Percent
Real Property														
Agricultural	228	\$33,884,900	\$37,724,800	1.00000	\$37,724,800	11.33%	35.48%	\$14,277,083	\$14,906,447	\$14,277,083	\$14,906,447	4.41%		
Commercial	7	\$364,700	\$477,600	1.00000	\$477,600	30.96%	0.45%	\$191,172	\$342,853	\$191,172	\$342,853	79.34%		
Industrial	11	\$696,900	\$638,600	1.00000	\$638,600	-8.37%	0.60%	\$237,670	\$244,081	\$237,670	\$244,081	2.70%		
Residential	761	\$60,030,200	\$63,715,500	1.00000	\$63,715,500	6.14%	59.92%	\$35,908,975	\$37,652,200	\$35,908,975	\$37,652,200	4.85%		
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	\$0	\$0	0%		
Total Real	1007	\$94,976,700	\$102,556,500		\$102,556,500	7.98%	96.45%	\$50,614,900	\$53,145,581	\$50,614,900	\$53,145,581	5.00%		
Personal Property														
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	\$0	\$0	0%		
Commercial	15	\$358,540	\$282,200	1.00000	\$282,200	-21.29%	0.27%	\$358,540	\$282,200	\$358,540	\$282,200	-21.29%		
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	\$0	\$0	0%		
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	\$0	\$0	0%		
Utility	4	\$3,031,700	\$3,488,300	1.00000	\$3,488,300	15.06%	3.28%	\$3,031,700	\$3,488,300	\$3,031,700	\$3,488,300	15.06%		
Total Personal	19	\$3,390,240	\$3,770,500		\$3,770,500	11.22%	3.55%	\$3,390,240	\$3,770,500	\$3,390,240	\$3,770,500	11.22%		
exempt														
Grand Total	1026	\$98,366,940	\$106,327,000		\$106,327,000	8.09%		\$54,005,140	\$56,916,081	\$54,005,140	\$56,916,081	5.39%		

Bay County
Pinconning Township
 Summary of Recommended
 County Equalized Values and Trends



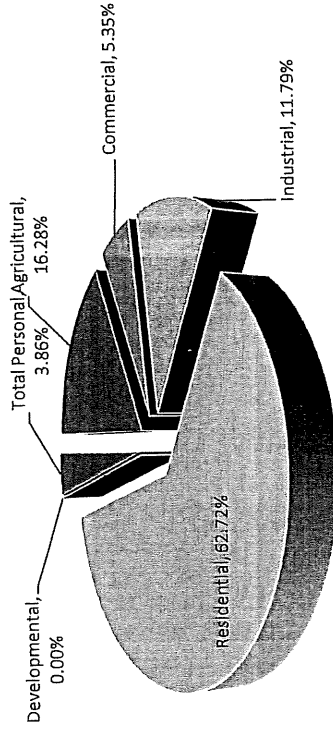
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025		2026 County		Percent		2025		Percent	
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalization Factor	Equalized Value	Change from Last Year	Total	2025 Taxable Value	2026 Taxable Value	Change from Last Year
Real Property										
Agricultural	383	\$51,963,500	\$53,852,800	1.00000	\$53,852,800	3.64%	31.38%	\$22,653,456	\$22,814,790	0.71%
Commercial	88	\$7,587,630	\$8,747,500	1.00000	\$8,747,500	15.29%	5.10%	\$6,008,406	\$6,177,004	2.81%
Industrial	24	\$3,536,100	\$4,025,700	1.00000	\$4,025,700	13.85%	2.35%	\$2,860,582	\$3,611,272	26.24%
Residential	1210	\$91,926,600	\$89,686,400	1.00000	\$89,686,400	-2.44%	52.26%	\$54,629,209	\$56,702,739	3.80%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1705	\$155,013,830	\$156,312,400		\$156,312,400	0.84%	91.09%	\$86,151,653	\$89,305,805	3.66%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	88	\$3,428,825	\$2,946,600	1.00000	\$2,946,600	-14.06%	1.72%	\$3,428,825	\$2,946,600	-14.06%
Industrial	1	\$476,300	\$448,200	1.00000	\$448,200	-5.90%	0.26%	\$476,300	\$448,200	-5.90%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	6	\$11,713,900	\$11,893,700	1.00000	\$11,893,700	1.53%	6.93%	\$11,713,900	\$11,893,700	1.53%
Total Personal	95	\$15,619,025	\$15,288,500		\$15,288,500	-2.12%	8.91%	\$15,619,025	\$15,288,500	-2.12%
exempt										
Grand Total	1800	\$170,632,855	\$171,600,900		\$171,600,900	0.57%		\$101,770,678	\$104,594,305	2.77%

Bay County
Portsmouth Township
 Summary of Recommended
 County Equalized Values and Trends



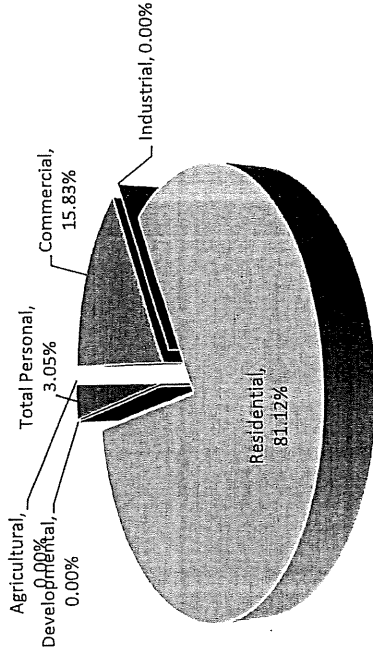
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Value	2026 Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	327	\$36,082,000	\$38,040,100	1.00000	\$38,040,100	5.43%	19.52%	\$20,154,995	\$20,705,561	2.73%
Commercial	82	\$5,863,900	\$7,147,100	1.00000	\$7,147,100	21.88%	3.67%	\$5,302,486	\$5,220,381	-1.55%
Industrial	38	\$3,476,100	\$3,782,400	1.00000	\$3,782,400	8.81%	1.94%	\$2,234,411	\$1,800,370	-19.43%
Residential	1447	\$127,741,300	\$139,007,700	1.00000	\$139,007,700	8.82%	71.32%	\$89,769,484	\$93,723,517	4.40%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1894	\$173,163,300	\$187,977,300		\$187,977,300	8.55%	96.45%	\$117,461,376	\$121,449,829	3.40%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	71	\$876,100	\$893,800	1.00000	\$893,800	2.02%	0.46%	\$876,100	\$893,800	2.02%
Industrial	2	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	4	\$5,568,400	\$6,024,400	1.00000	\$6,024,400	8.19%	3.09%	\$4,877,912	\$5,316,816	9.00%
Total Personal	77	\$6,444,500	\$6,918,200		\$6,918,200	7.35%	3.55%	\$5,754,012	\$6,210,616	7.94%
exempt										
Grand Total	1971	\$179,607,800	\$194,895,500		\$194,895,500	8.51%		\$123,215,388	\$127,660,445	3.61%

Bay County
Williams Township
 Summary of Recommended
 County Equalized Values and Trends



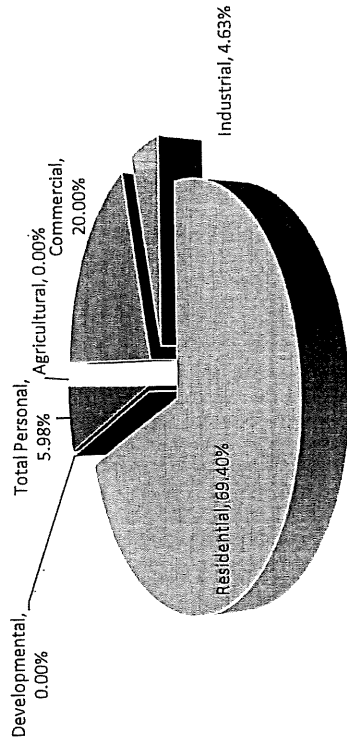
Class	ASSESSED VALUE INFORMATION							TAXABLE VALUE INFORMATION			
	2025		2026		Equalization Factor	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Change from Last Year	Percent Change from Last Year
	Parcel Count	State Equalized Value	2026 Assessed Value	2026 Equalized Value							
Real Property											
Agricultural	359	\$53,987,100	\$57,786,050	1.00000	7.04%	16.28%	\$26,770,129	\$27,520,510	2.80%		
Commercial	84	\$18,988,400	\$18,970,500	1.00000	-0.09%	5.35%	\$16,004,322	\$16,252,293	1.55%		
Industrial	44	\$38,450,300	\$41,837,350	1.00000	8.81%	11.79%	\$33,027,267	\$36,757,766	11.30%		
Residential	1932	\$202,499,250	\$222,575,450	1.00000	9.91%	62.72%	\$144,376,522	\$151,935,168	5.24%		
Developmental	0	\$0	\$0	NA	0%	0%	\$0	\$0	0%		
Total Real	2419	\$313,925,050	\$341,169,350		8.68%	96.14%	\$220,178,240	\$232,465,737	5.58%		
Personal Property											
Agricultural	0	\$0	\$0	N/A	0%	0%	\$0	\$0	0%		
Commercial	120	\$3,163,000	\$3,850,450	1.00000	21.73%	1.09%	\$3,163,000	\$3,850,450	21.73%		
Industrial	14	\$3,700	\$1,500	1.00000	-59.46%	0.00%	\$3,700	\$1,500	-59.46%		
Residential	0	\$0	\$0	N/A	0%	0%	\$0	\$0	0%		
Utility	5	\$8,623,800	\$9,838,450	1.00000	14.08%	2.77%	\$8,623,800	\$9,838,450	14.08%		
Total Personal	139	\$11,790,500	\$13,690,400		16.11%	3.86%	\$11,790,500	\$13,690,400	16.11%		
exempt											
Grand Total	2558	\$325,715,550	\$354,859,750		8.95%		\$231,968,740	\$246,156,137	6.12%		

**Bay County
City of Auburn**
Summary of Recommended
County Equalized Values and Trends



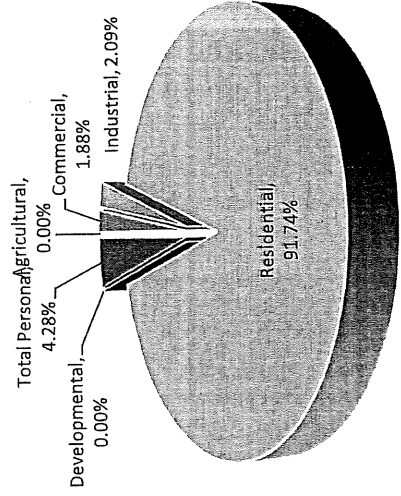
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Commercial	105	\$13,124,300	\$13,749,800	1.00000	\$13,749,800	4.77%	15.83%	\$10,932,129	\$11,841,829	8.32%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	772	\$70,041,250	\$70,464,140	1.00000	\$70,464,140	0.60%	81.12%	\$52,098,872	\$54,041,461	3.73%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	877	\$83,165,550	\$84,213,940		\$84,213,940	1.26%	96.95%	\$63,031,001	\$65,883,290	4.53%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	98	\$499,000	\$872,300	1.00000	\$872,300	74.81%	1.00%	\$499,000	\$872,300	74.81%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	2	\$1,694,200	\$1,780,700	1.00000	\$1,780,700	5.11%	2.05%	\$1,694,200	\$1,780,700	5.11%
Total Personal	100	\$2,193,200	\$2,653,000		\$2,653,000	20.96%	3.05%	\$2,193,200	\$2,653,000	20.96%
exempt										
Grand Total	977	\$85,358,750	\$86,866,940		\$86,866,940	1.77%		\$65,224,201	\$68,536,290	5.08%

Bay County
City of Bay City
 Summary of Recommended
 County Equalized Values and Trends



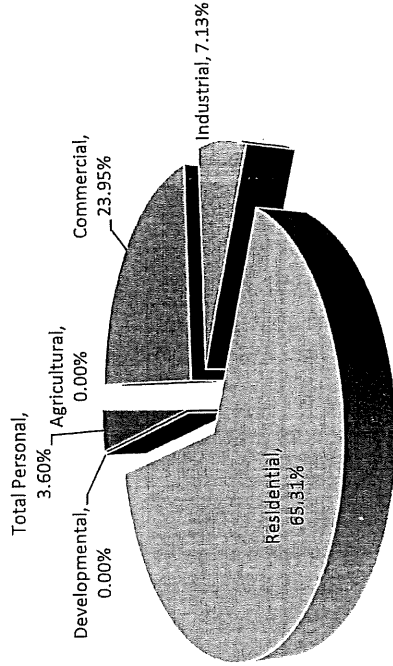
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION				
	2025		2026		Percent Change from Last Year		2025		2026		Percent Change from Last Year
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalization Factor	Equalized Value	Percent of Local Unit Total	Taxable Value	Taxable Value	Taxable Value	Percent Change from Last Year	
Real Property											
Agricultural	0	\$0	\$0	1.00000	\$0	0%	\$0	\$0	\$0	0%	
Commercial	1165	\$208,690,150	\$220,770,050	1.00000	\$220,770,050	5.79%	\$170,634,256	\$176,090,748	\$176,090,748	3.20%	
Industrial	218	\$48,294,150	\$51,110,300	1.00000	\$51,110,300	5.83%	\$40,970,889	\$45,079,181	\$45,079,181	10.03%	
Residential	12998	\$719,539,900	\$766,113,275	1.00000	\$766,113,275	6.47%	\$511,292,532	\$537,122,497	\$537,122,497	5.05%	
Developmental	0	\$0	\$0	NA	\$0	0%	\$0	\$0	\$0	0%	
Total Real	14381	\$976,524,200	\$1,037,993,625		\$1,037,993,625	6.29%	\$722,897,677	\$758,292,426	\$758,292,426	4.90%	
Personal Property											
Agricultural	0	\$0	\$0	N/A	\$0	0%	\$0	\$0	\$0	0%	
Commercial	1140	\$18,922,100	\$20,158,200	1.00000	\$20,158,200	6.53%	\$18,922,100	\$20,158,200	\$20,158,200	6.53%	
Industrial	65	\$9,188,800	\$11,580,350	1.00000	\$11,580,350	26.03%	\$9,188,800	\$11,580,350	\$11,580,350	26.03%	
Residential	0	\$0	\$0	N/A	\$0	0%	\$0	\$0	\$0	0%	
Utility	6	\$31,839,800	\$34,234,300	1.00000	\$34,234,300	7.52%	\$31,839,800	\$34,234,300	\$34,234,300	7.52%	
Total Personal	1211	\$59,950,700	\$65,972,850		\$65,972,850	10.05%	\$59,950,700	\$65,972,850	\$65,972,850	10.05%	
exempt											
Grand Total	15592	\$1,036,474,900	\$1,103,966,475		\$1,103,966,475	6.51%	\$782,848,377	\$824,265,276	\$824,265,276	5.29%	

Bay County
City of Essexville
 Summary of Recommended
 County Equalized Values and Trends



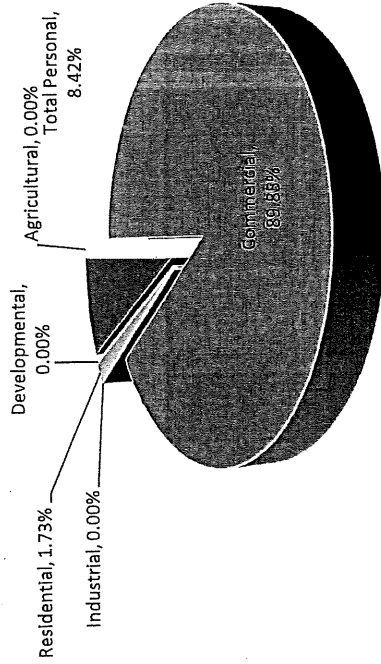
Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
	2025		2026 County		Percent Change from Last Year		2025		Percent Change from Last Year
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalized Value	Factor	Equalized	2025 Taxable Value	2026 Taxable Value	Change from Last Year
Real Property									
Agricultural	0	\$0	\$0	\$0	NA	\$0	\$0	\$0	0%
Commercial	62	\$2,741,100	\$2,610,400	\$2,610,400	1.00000	\$2,610,400	\$2,041,020	\$2,015,695	-1.24%
Industrial	22	\$2,988,200	\$2,896,200	\$2,896,200	1.00000	\$2,896,200	\$2,682,333	\$2,583,594	-3.68%
Residential	1516	\$115,572,600	\$127,116,200	\$127,116,200	1.00000	\$127,116,200	\$84,434,977	\$88,221,898	4.49%
Developmental	0	\$0	\$0	\$0	NA	\$0	\$0	\$0	0%
Total Real	1600	\$121,301,900	\$132,622,800	\$132,622,800		\$132,622,800	\$89,158,330	\$92,821,187	4.11%
Personal Property									
Agricultural	0	\$0	\$0	\$0	N/A	\$0	\$0	\$0	0%
Commercial	64	\$361,800	\$472,900	\$472,900	1.00000	\$472,900	\$361,800	\$472,900	30.71%
Industrial	11	\$2,634,700	\$2,594,300	\$2,594,300	1.00000	\$2,594,300	\$2,634,700	\$2,594,300	-1.53%
Residential	0	\$0	\$0	\$0	N/A	\$0	\$0	\$0	0%
Utility	3	\$2,813,900	\$2,866,900	\$2,866,900	1.00000	\$2,866,900	\$2,813,900	\$2,866,900	1.88%
Total Personal	78	\$5,810,400	\$5,934,100	\$5,934,100		\$5,934,100	\$5,810,400	\$5,934,100	2.13%
exempt									
Grand Total	1678	\$127,112,300	\$138,556,900	\$138,556,900		\$138,556,900	\$94,968,730	\$98,755,287	3.99%

Bay County
City of Pinconning
 Summary of Recommended
 County Equalized Values and Trends



Class	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION			
	2025 Parcel Count	2025 State Equalized Value	2026 Assessed Equalization Value	2026 Equalization Factor	2026 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2025 Taxable Value	2026 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Commercial	106	\$9,984,900	\$10,049,800	1.00000	\$10,049,800	0.65%	23.95%	\$7,850,570	\$8,162,966	3.98%
Industrial	11	\$3,118,600	\$2,993,000	1.00000	\$2,993,000	-4.03%	7.13%	\$2,734,245	\$2,768,721	1.26%
Residential	504	\$24,531,500	\$27,404,800	1.00000	\$27,404,800	11.71%	65.31%	\$16,804,747	\$17,784,805	5.83%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	621	\$37,635,000	\$40,447,600		\$40,447,600	7.47%	96.40%	\$27,389,562	\$28,716,492	4.84%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	113	\$671,500	\$716,400	1.00000	\$716,400	6.69%	1.71%	\$671,500	\$716,400	6.69%
Industrial	1	\$48,100	\$44,600	1.00000	\$44,600	-7.28%	0.11%	\$48,100	\$44,600	-7.28%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	1	\$772,600	\$751,400	1.00000	\$751,400	-2.74%	1.79%	\$772,600	\$751,400	-2.74%
Total Personal	115	\$1,492,200	\$1,512,400		\$1,512,400	1.35%	3.60%	\$1,492,200	\$1,512,400	1.35%
exempt										
Grand Total	736	\$39,127,200	\$41,960,000		\$41,960,000	7.24%		\$28,881,762	\$30,228,892	4.66%

Bay County
City of Midland
 Summary of Recommended
 County Equalized Values and Trends



Class	ASSESSED VALUE INFORMATION										TAXABLE VALUE INFORMATION			
	2025					2026 County					2025		2026	Percent
	Parcel Count	State Equalized Value	2026 Assessed Value	Equalization Factor	Equalized Value	Change from Last Year	Percent of Total	2025 Taxable Value	2026 Taxable Value	Change from Last Year	2025 Taxable Value	2026 Taxable Value	Change from Last Year	
Real Property														
Agricultural	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%	\$0	\$0	0%	
Commercial	28	\$7,765,800	\$8,007,600	1.00000	\$8,007,600	3.11%	89.85%	\$4,730,765	\$4,539,956	-4.03%	\$4,539,956	\$4,539,956	-4.03%	
Industrial	0	\$2,600	\$0	1.00000	\$0	-100.00%	0%	\$2,474	\$0	-100.00%	\$0	\$0	-100.00%	
Residential	46	\$146,300	\$153,885	1.00000	\$153,885	5.18%	1.73%	\$114,971	\$117,207	1.94%	\$117,207	\$117,207	1.94%	
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%	\$0	\$0	0%	
Total Real	74	\$7,914,700	\$8,161,485		\$8,161,485	3.12%	91.58%	\$4,848,210	\$4,657,163	-3.94%	\$4,657,163	\$4,657,163	-3.94%	
Personal Property														
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	\$0	\$0	0%	
Commercial	11	\$113,000	\$68,000	1.00000	\$68,000	-39.82%	0.76%	\$113,000	\$68,000	-39.82%	\$68,000	\$68,000	-39.82%	
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	\$0	\$0	0%	
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%	\$0	\$0	0%	
Utility	1	\$449,000	\$682,800	1.00000	\$682,800	52.07%	7.66%	\$449,000	\$682,800	52.07%	\$682,800	\$682,800	52.07%	
Total Personal	12	\$562,000	\$750,800		\$750,800	33.59%	8.42%	\$562,000	\$750,800	33.59%	\$750,800	\$750,800	33.59%	
exempt														
Grand Total	86	\$8,476,700	\$8,912,285		\$8,912,285	5.14%		\$5,410,210	\$5,407,963	-0.04%	\$5,407,963	\$5,407,963	-0.04%	

School District Report

County: 09- BAY
Assessment Unit

School District	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
010 BANGOR TOWNSHIP	550,732,849	32,975,650	583,708,499	390,103,473	193,605,026	14.98
Total of all Districts	550,732,849	32,975,650	583,708,499	390,103,473	193,605,026	14.98
020 BEAVER TOWNSHIP	114,315,191	5,153,600	119,468,791	106,115,974	13,352,817	3.07
09090 PINCONNING AREA SCHOOL	3,073,586	41,600	3,115,186	2,988,898	126,288	0.08
Total of all Districts	117,388,777	5,195,200	122,583,977	109,104,872	13,479,105	3.15
030 FRANKENLUST TOWNSHIP	176,329,701	9,084,625	185,414,326	148,760,808	36,653,518	4.76
73200 FREELAND COMM SCHOOL	9,139,545	310,800	9,450,345	8,264,845	1,185,500	0.24
Total of all Districts	185,469,246	9,395,425	194,864,671	157,025,653	37,839,018	5.00
040 FRASER TOWNSHIP	123,883,886	9,752,042	133,635,928	105,349,559	28,286,369	3.43
Total of all Districts	123,883,886	9,752,042	133,635,928	105,349,559	28,286,369	3.43
050 GARFIELD TOWNSHIP	62,191,471	2,902,300	65,093,771	55,664,398	9,429,373	1.67
Total of all Districts	62,191,471	2,902,300	65,093,771	55,664,398	9,429,373	1.67
060 GIBSON TOWNSHIP	29,547,359	2,570,236	32,117,595	25,051,002	7,066,593	0.82
09090 PINCONNING AREA SCHOOL	10,742,215	993,497	11,735,712	9,454,049	2,281,663	0.30
Total of all Districts	40,289,574	3,563,733	43,853,307	34,505,051	9,348,256	1.13
070 HAMPTON TOWNSHIP	145,611,807	31,549,800	177,161,607	121,986,100	55,175,507	4.55
09050 ESSEXVILLE HAMPTON SC	172,341,379	23,728,600	196,069,979	136,265,270	59,804,709	5.03
Total of all Districts	317,953,186	55,278,400	373,231,586	258,251,370	114,980,216	9.58
080 KAWKAWLIN TOWNSHIP	153,545,277	13,016,576	166,561,853	129,079,242	37,482,611	4.28
09090 PINCONNING AREA SCHOOL	31,264,352	1,781,900	33,046,252	24,401,968	8,644,284	0.85
Total of all Districts	184,809,629	14,798,476	199,608,105	153,481,210	46,126,895	5.12
090 MERRITT TOWNSHIP	49,215,439	4,374,568	53,590,007	46,151,240	7,438,767	1.38
79110 REESE PUBLIC SCHOOLS	21,695,245	4,182,300	25,877,545	23,056,564	2,820,981	0.66
Total of all Districts	70,910,684	8,556,868	79,467,552	69,207,804	10,259,748	2.04
100 MONITOR TOWNSHIP	474,429,859	62,726,600	537,156,459	396,353,551	140,802,908	13.79
Total of all Districts	474,429,859	62,726,600	537,156,459	396,353,551	140,802,908	13.79

School District Report

County: 09- BAY
Assessment Unit

School District	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
110 MT FOREST TOWNSHIP						
09090 PINCONNING AREA SCHOO	53,145,581	3,770,500	56,916,081	46,833,892	10,082,189	1.46
Total of all Districts	53,145,581	3,770,500	56,916,081	46,833,892	10,082,189	1.46
120 PINCONNING TOWNSHIP						
06050 STANDISH STERLING COM	4,016,314	95,300	4,111,614	3,011,028	1,100,586	0.11
09090 PINCONNING AREA SCHOO	85,289,491	15,193,200	100,482,691	71,591,037	28,891,654	2.58
Total of all Districts	89,305,805	15,288,500	104,594,305	74,602,065	29,992,240	2.68
130 PORTSMOUTH TOWNSHIP						
09010 BAY CITY SCHOOL DISTR	121,449,829	6,210,616	127,660,445	107,367,595	20,292,850	3.28
Total of all Districts	121,449,829	6,210,616	127,660,445	107,367,595	20,292,850	3.28
140 WILLIAMS TOWNSHIP						
09010 BAY CITY SCHOOL DISTR	232,465,737	13,690,400	246,156,137	174,704,549	71,451,588	6.32
Total of all Districts	232,465,737	13,690,400	246,156,137	174,704,549	71,451,588	6.32
150 CITY OF AUBURN						
09010 BAY CITY SCHOOL DISTR	65,883,290	2,653,000	68,536,290	48,843,691	19,692,599	1.76
Total of all Districts	65,883,290	2,653,000	68,536,290	48,843,691	19,692,599	1.76
160 CITY OF BAY CITY						
09010 BAY CITY SCHOOL DISTR	755,301,947	62,831,850	818,133,797	468,402,709	349,731,088	21.00
09030 BANGOR TOWNSHIP SCHOO	2,990,479	3,141,000	6,131,479	3,130,800	3,000,679	0.16
Total of all Districts	758,292,426	65,972,850	824,265,276	471,533,509	352,731,767	21.16
170 CITY OF ESSEXVILLE						
09050 ESSEXVILLE HAMPTON SC	92,821,187	5,934,100	98,755,287	81,421,526	17,333,761	2.53
Total of all Districts	92,821,187	5,934,100	98,755,287	81,421,526	17,333,761	2.53
180 CITY OF PINCONNING						
09090 PINCONNING AREA SCHOO	28,716,492	1,512,400	30,228,892	15,352,010	14,876,882	0.78
Total of all Districts	28,716,492	1,512,400	30,228,892	15,352,010	14,876,882	0.78
190 CITY OF MIDLAND						
09010 BAY CITY SCHOOL DISTR	4,657,163	750,800	5,407,963	70,641	5,337,322	0.14
Total of all Districts	4,657,163	750,800	5,407,963	70,641	5,337,322	0.14
Grand total of all Districts	3,574,796,671	320,927,860	3,895,724,531	2,749,776,419	1,145,948,112	100.00

School District Report

County: 09- BAY
School District

Assessment Unit	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
06050 STANDISH STERLING COMM S/D060 GIBSON TOWNSHIP	29,547,359	2,570,236	32,117,595	25,051,002	7,066,593	0.82
120 PINCONNING TOWNSHIP	4,016,314	95,300	4,111,614	3,011,028	1,100,586	0.11
Total of all Units	33,563,673	2,665,536	36,229,209	28,062,030	8,167,179	0.93
09010 BAY CITY SCHOOL DISTRICT020 BEAVER TOWNSHIP	114,315,191	5,153,600	119,468,791	106,115,974	13,352,817	3.07
030 FRANKENLUST TOWNSHIP	176,329,701	9,084,625	185,414,326	148,760,808	36,653,518	4.76
070 HAMPTON TOWNSHIP	145,611,807	31,549,800	177,161,607	121,986,100	55,175,507	4.55
080 KAWKAWLIN TOWNSHIP	153,545,277	13,016,576	166,561,853	129,079,242	37,482,611	4.28
090 MERRITT TOWNSHIP	49,215,439	4,374,568	53,590,007	46,151,240	7,438,767	1.38
100 MONITOR TOWNSHIP	474,429,859	62,726,600	537,156,459	396,353,551	140,802,908	13.79
130 PORTSMOUTH TOWNSHIP	121,449,829	6,210,616	127,660,445	107,367,595	20,292,850	3.28
140 WILLIAMS TOWNSHIP	232,465,737	13,690,400	246,156,137	174,704,549	71,451,588	6.32
150 CITY OF AUBURN	65,883,290	2,553,000	68,536,290	48,843,691	19,692,599	1.76
160 CITY OF BAY CITY	755,301,947	62,831,850	818,133,797	468,402,709	349,731,088	21.00
190 CITY OF MIDLAND	4,657,163	750,800	5,407,963	70,641	5,337,322	0.14
Total of all Units	2,293,205,240	212,042,435	2,505,247,675	1,747,836,100	757,411,575	64.31
09030 BANGOR TOWNSHIP SCHOOLS010 BANGOR TOWNSHIP	550,732,849	32,975,650	583,708,499	390,103,473	193,605,026	14.98
160 CITY OF BAY CITY	2,990,479	3,141,000	6,131,479	3,130,800	3,000,679	0.16
Total of all Units	553,723,328	36,116,650	589,839,978	393,234,273	196,605,705	15.14
09050 ESSEXVILLE HAMPTON SCH DIST070 HAMPTON TOWNSHIP	172,341,379	23,728,600	196,069,979	136,265,270	59,804,709	5.03
170 CITY OF ESSEXVILLE	92,821,187	5,934,100	98,755,287	81,421,526	17,333,761	2.53
Total of all Units	265,162,566	29,662,700	294,825,266	217,686,796	77,138,470	7.57
09090 PINCONNING AREA SCHOOLS020 BEAVER TOWNSHIP	3,073,586	41,600	3,115,186	2,988,898	126,288	0.08
040 FRASER TOWNSHIP	123,883,886	9,752,042	133,635,928	105,349,559	28,286,369	3.43
050 GARFIELD TOWNSHIP	62,191,471	2,902,300	65,093,771	55,664,398	9,429,373	1.67
060 GIBSON TOWNSHIP	10,742,215	993,497	11,735,712	9,454,049	2,281,663	0.30
080 KAWKAWLIN TOWNSHIP	31,264,352	1,781,900	33,046,252	24,401,968	8,644,284	0.85
110 MT FOREST TOWNSHIP	53,145,581	3,770,500	56,916,081	46,833,892	10,082,189	1.46
120 PINCONNING TOWNSHIP	85,289,491	15,193,200	100,482,691	71,591,037	28,891,654	2.58
180 CITY OF PINCONNING	28,716,492	1,512,400	30,228,892	15,352,010	14,876,882	0.78
Total of all Units	398,307,074	35,947,439	434,254,513	331,635,811	102,618,702	11.15
73200 FREELAND COMM SCHOOL DIST030 FRANKENLUST TOWNSHIP	9,139,545	310,800	9,450,345	8,264,845	1,185,500	0.24
Total of all Units	9,139,545	310,800	9,450,345	8,264,845	1,185,500	0.24
79110 REESE PUBLIC SCHOOLS 090 MERRITT TOWNSHIP	21,695,245	4,182,300	25,877,545	23,056,564	2,820,981	0.66

School District Report

Assessment Unit	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
Total of all Units	21,695,245	4,182,300	25,877,545	23,056,564	2,820,981	0.66
Grand total of all Units	3,574,796,671	320,927,860	3,895,724,531	2,749,776,419	1,145,948,112	100.00

Personal and Real Property - TOTALS

L-4024

BAY County

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations		Personal Property Valuations			Total Real Plus Personal Property	
		(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations	
BANGOR TOWNSHIP	6,694.93	862,866,833	862,866,833	32,975,650	32,975,650	895,842,483	895,842,483	
BEAVER TOWNSHIP	22,623.43	206,001,400	206,001,400	5,195,200	5,195,200	211,196,600	211,196,600	
FRANKENLUST TOWN	14,181.43	265,044,258	265,044,258	9,633,150	9,633,150	274,677,408	274,677,408	
FRASER TOWNSHIP	20,524.21	199,554,900	199,554,900	9,916,600	9,916,600	209,471,500	209,471,500	
GARFIELD TOWNSHIP	22,862.14	121,171,088	121,171,088	2,902,300	2,902,300	124,073,388	124,073,388	
GIBSON TOWNSHIP	22,787.88	97,746,800	97,746,800	3,737,300	3,737,300	101,484,100	101,484,100	
HAMPTON TOWNSHIP	17,073.77	446,768,100	446,768,100	55,220,400	55,220,400	501,988,500	501,988,500	
KAWKAWLIN TOWNSHIP	21,219.97	293,218,500	293,218,500	15,221,900	15,221,900	308,440,400	308,440,400	
MERRITT TOWNSHIP	20,204.01	131,014,493	131,014,493	8,902,000	8,902,000	139,916,493	139,916,493	
MONITOR TOWNSHIP	24,320.51	659,179,700	659,179,700	62,726,600	62,726,600	721,906,300	721,906,300	
MT FOREST TOWNSHIP	23,040.53	102,556,500	102,556,500	3,770,500	3,770,500	106,327,000	106,327,000	
PINCONNING TOWNSHIP	23,102.43	156,312,400	156,312,400	15,288,500	15,288,500	171,600,900	171,600,900	
PORTSMOUTH TOWN	12,425.87	187,977,300	187,977,300	6,918,200	6,918,200	194,895,500	194,895,500	
WILLIAMS TOWNSHIP	21,133.05	341,169,350	341,169,350	13,690,400	13,690,400	354,859,750	354,859,750	
CITY OF AUBURN	524.30	84,213,940	84,213,940	2,653,000	2,653,000	86,866,940	86,866,940	
CITY OF BAY CITY	5,107.50	1,037,993,625	1,037,993,625	65,972,850	65,972,850	1,103,966,475	1,103,966,475	
CITY OF ESSEXVILLE	1,180.24	132,622,800	132,622,800	5,934,100	5,934,100	138,556,900	138,556,900	
CITY OF PINCONNING	454.90	40,447,600	40,447,600	1,512,400	1,512,400	41,960,000	41,960,000	
CITY OF MIDLAND	233.55	8,161,485	8,161,485	750,800	750,800	8,912,285	8,912,285	

Township or City	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property		
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Totals for County	279,694.65	5,374,021,072	5,374,021,072	322,921,850	322,921,850	5,696,942,922	5,696,942,922

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF BAY COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

BAY County

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners							(Col. 7) Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property	
BANGOR TOWNSHIP	0	228,085,850	20,132,550	614,648,433	0	0	862,866,833	
BEAVER TOWNSHIP	59,341,200	3,038,500	790,000	142,831,700	0	0	206,001,400	
FRANKENLUST TOWNSHIP	35,262,900	17,099,400	818,750	211,863,208	0	0	265,044,258	
FRASER TOWNSHIP	49,278,700	11,675,200	287,800	138,313,200	0	0	199,554,900	
GARFIELD TOWNSHIP	39,818,732	1,380,150	519,200	79,453,006	0	0	121,171,088	
GIBSON TOWNSHIP	50,327,900	1,004,900	627,400	45,786,600	0	0	97,746,800	
HAMPTON TOWNSHIP	42,177,000	83,519,700	16,931,600	304,139,800	0	0	446,768,100	
KAWKAWLIN TOWNSHIP	49,998,300	18,348,200	3,402,800	221,469,200	0	0	293,218,500	
MERRITT TOWNSHIP	74,151,287	1,488,000	2,657,650	52,717,556	0	0	131,014,493	
MONITOR TOWNSHIP	72,872,600	53,945,500	39,378,500	492,983,100	0	0	659,179,700	
MT FOREST TOWNSHIP	37,724,800	477,600	638,600	63,715,500	0	0	102,556,500	
PINCONNING TOWNSHIP	53,852,800	8,747,500	4,025,700	89,686,400	0	0	156,312,400	
PORTSMOUTH TOWNSHIP	38,040,100	7,147,100	3,782,400	139,007,700	0	0	187,977,300	
WILLIAMS TOWNSHIP	57,786,050	18,970,500	41,837,350	222,575,450	0	0	341,169,350	
CITY OF AUBURN	0	13,749,800	0	70,464,140	0	0	84,213,940	
CITY OF BAY CITY	0	220,770,050	51,110,300	766,113,275	0	0	1,037,993,625	
CITY OF ESSEXVILLE	0	2,610,400	2,896,200	127,116,200	0	0	132,622,800	
CITY OF PINCONNING	0	10,049,800	2,993,000	27,404,800	0	0	40,447,600	
CITY OF MIDLAND	0	8,007,600	0	153,885	0	0	8,161,485	

Assessed Valuations - REAL

L-4024

BAY County

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review							(Col. 7) Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property	
BANGOR TOWNSHIP	0	228,085,850	20,132,550	614,648,433	0	0	862,866,833	
BEAVER TOWNSHIP	59,341,200	3,038,500	790,000	142,831,700	0	0	206,001,400	
FRANKENLUST TOWN	35,262,900	17,099,400	818,750	211,863,208	0	0	265,044,258	
FRASER TOWNSHIP	49,278,700	11,675,200	287,800	138,313,200	0	0	199,554,900	
GARFIELD TOWNSHIP	39,818,732	1,380,150	519,200	79,453,006	0	0	121,171,088	
GIBSON TOWNSHIP	50,327,900	1,004,900	627,400	45,786,600	0	0	97,746,800	
HAMPTON TOWNSHIP	42,177,000	83,519,700	16,931,600	304,139,800	0	0	446,768,100	
KAWKAWLIN TOWNSHIP	49,998,300	18,348,200	3,402,800	221,469,200	0	0	293,218,500	
MERRITT TOWNSHIP	74,151,287	1,488,000	2,657,650	52,717,556	0	0	131,014,493	
MONITOR TOWNSHIP	72,872,600	53,945,500	39,378,500	492,983,100	0	0	659,179,700	
MT FOREST TOWNSHIP	37,724,800	477,600	638,600	63,715,500	0	0	102,556,500	
PINCONNING TOWNSHIP	53,852,800	8,747,500	4,025,700	89,686,400	0	0	156,312,400	
PORTSMOUTH TOWNSHIP	38,040,100	7,147,100	3,782,400	139,007,700	0	0	187,977,300	
WILLIAMS TOWNSHIP	57,786,050	18,970,500	41,837,350	222,575,450	0	0	341,169,350	
CITY OF AUBURN	0	13,749,800	0	70,464,140	0	0	84,213,940	
CITY OF BAY CITY	0	220,770,050	51,110,300	766,113,275	0	0	1,037,993,625	
CITY OF ESSEXVILLE	0	2,610,400	2,896,200	127,116,200	0	0	132,622,800	
CITY OF PINCONNING	0	10,049,800	2,993,000	27,404,800	0	0	40,447,600	
CITY OF MIDLAND	0	8,007,600	0	153,885	0	0	8,161,485	

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Total for County	660,632,369	710,115,750	192,829,800	3,810,443,153	0	0	5,374,021,072

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF BAY COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)
 WHEREAS, The Bay County Courts have utilized Tyler Technologies since 2018 as a vendor to provide jury payment services through prepaid cards; and
 WHEREAS, The current contract dated November 6, 2018, requires an amendment to extend the term for continued services; and
 WHEREAS, The proposed amendment provides for a three-year extension of the existing contract with no increase in cost; and
 WHEREAS, Tyler Technologies continues to charge \$0.49 per card load, and these costs are budgeted annually within the Court's 2026 appropriation; and
 WHEREAS, The Bay County Courts recommend approval of the contract amendment to ensure uninterrupted jury payment services; Therefore, Be It
 RESOLVED That the Bay County Board of Commissioners approves the amendment to the Agreement with Tyler Technologies to extend the Jury Payment Contract for a period of three (3) years and authorizes the Chairman of the Board to execute the amended agreement on behalf of Bay County following Corporation Counsel review and approval;
 Be It Further
 RESOLVED That related budget adjustments, if required, are approved.

JEROME CRETE, CHAIR
 AND COMMITTEE

Courts - Tyler Technologies-Jury Payments Agreement 2026

MOVED BY COMM. RUPP

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___

AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)

WHEREAS, The Bay County Courts are requesting approval to apply for, and accept, the BJA FY25 Edward Byrne Memorial Justice Assistance Grant (BYRNE), a federal grant opportunity released on March 13, 2026, with an application deadline of April 21, 2026; and

WHEREAS, The Circuit Court Adult Drug Court currently utilizes Byrne Grant funding to support its programs; and

WHEREAS, The proposed grant funds would provide additional financial assistance to adult treatment court participants to support continued substance abuse treatment; and

WHEREAS, The Byrne Grant does not require any local cost sharing or matching funds; Therefore, Be It

RESOLVED That the Bay County Board of Commissioners authorizes the Bay County Courts to apply for the BJA FY25 Edward Byrne Memorial Justice Assistance Grant and should the grant be awarded, approves acceptance of the award; Be It Further

RESOLVED That the Chairman of the Board is authorized to sign all necessary grant documents, contracts, and agreements, following Corporation Counsel review and approval; Be It Further

RESOLVED That the grant applicant and recipient departments are required to work simultaneously with the Finance Department whose staff will provide financial oversight of said grant; Be It Further

RESOLVED That it is clearly understood that if these grant funds are terminated, any position(s) funded by this grant shall be terminated and will not be absorbed by the County; furthermore, the department is expressly prohibited from reallocating, modifying, or absorbing the position(s) into any new cost-share or funding allocation without prior approval of the Board of Commissioners; Be It Further

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

JEROME CRETE, CHAIR
AND COMMITTEE

Courts - BJA FY25 Edward Byrne Memorial Justice Assistance Grant

MOVED BY COMM. RUPP
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 6 NAYS 0 EXCUSED 1

VOICE: YEAS 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED NO ACTION TAKEN

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

- BY: COMMITTEE OF THE WHOLE (4/14/2026)
- WHEREAS, The Friend of the Court seeks approval for an internal office reorganization including the creation of a Domestic Relations Attorney Referee position and the reclassification of an existing Governmental Employees Labor Council position (GELC); and
- WHEREAS, The current Hearing Officer position (PC06) is retiring, and the office intends to create a Domestic Relations Attorney Referee position (PC10) to assist with bench warrant and support enforcement hearings at a quasi-judicial level; and
- WHEREAS, The duties of the current Senior Enforcement Specialist (TF08) have evolved due to changes in the Michigan Child Support Enforcement System and centralized processes, necessitating reclassification to a Chief Enforcement Officer position (MC06); and
- WHEREAS, The annual salary increase associated with these changes is approximately \$19,302.40, of which approximately \$12,739.58 will be reimbursed through the Cooperative Reimbursement Program Grant; and
- WHEREAS, The remaining cost of approximately \$6,562.82, plus applicable fringe benefits, will be paid from the Friend of the Court 215 Fund with no impact to the General Fund, Fund Balance; and
- WHEREAS, At the end of the budget year, the Friend of the Court 215 Fund will transfer any funds above the Friend of the Court's general fund budget for personnel expenses related to the reallocation of these two positions; Therefore, Be It
- RESOLVED That the Bay County Board of Commissioners approves the Friend of the Court office reorganization, including the creation of a Domestic Relations Attorney Referee (PC10) position and the reclassification of a Senior Enforcement Specialist (TF08) to Chief Enforcement Officer (MC06), effective March 3, 2026; Be It Further
- RESOLVED That the Board approves the use of funds from the Friend of the Court 215 Fund to cover the remaining costs associated with this reorganization, not to exceed \$19,302.40; Be It Further
- RESOLVED That related budget adjustments, if required, are approved.

JEROME CRETE, CHAIR
AND COMMITTEE

Friend of the Court – FOC Office Reorganization 2026

MOVED BY COMM. RUPP

SUPPORTED BY COMM. BEGICK

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___

AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)
 WHEREAS, The Friend of the Court requested and received approval in the FY 2025 budget for \$40,000 from the Friend of the Court's 215 Fund for the construction of a new hearing room within the office; and
 WHEREAS, Construction of the hearing room began in late 2025 but was not completed within the calendar year and has continued into FY 2026; and
 WHEREAS, Approximately \$3,000 in expenses were incurred in 2025, leaving an estimated balance of \$37,000 available within the Friend of the Court's 215 Fund to complete the project; and
 WHEREAS, Remaining project costs include furniture, security doors, and computer and recording equipment necessary to complete the hearing room; and
 WHEREAS, All expenses will be paid from the Friend of the Court's 215 Fund with no impact to the General Fund, Fund Balance; Therefore, Be It
 RESOLVED That the Bay County Board of Commissioners approves the budget adjustment and the allocation of remaining funds within the Bay County Friend of the Court's 215 Fund for the continuation and completion of the Friend of the Court hearing room construction, in an amount not to exceed \$37,000; Be It Further
 RESOLVED That related budget adjustments, if required, are approved.

JEROME CRETE, CHAIR
 AND COMMITTEE

Friend of the Court - FY 2026 - FOC Office Reconstruction

MOVED BY COMM. RUPP
 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 6 NAYS 0 EXCUSED 1
 DISPOSITION: ADOPTED X DEFEATED WITHDRAWN
 AMENDED CORRECTED REFERRED NO ACTION TAKEN

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: COMMITTEE OF THE WHOLE (4/14/2026)
 WHEREAS, In the past, Bay County entered into an Agreement with Brown and Brown as Bay County's Insurance Broker for purposes of Workers' Compensation and Excess Liability Insurance Coverage; and
 WHEREAS, The annual cost is \$10,000. Funds exist within the existing budget and no General Fund dollars will be used; Therefore, Be It
 RESOLVED That the Bay County Board of Commissioners approves the renewal Agreement with Brown and Brown as Bay County's Insurance Broker for Workers' Compensation and Excess Liability Insurance Coverage for 2026; Be It Further
 RESOLVED That the Chairman of the Board is authorized to execute said Agreement and related documents following Corporation Counsel review and approval; Be It Finally
 RESOLVED That related budget adjustments, if required, are approved.

JEROME CRETE, CHAIR
 AND COMMITTEE

Personnel – Brown & Brown Agreement 2026

MOVED BY COMM. RUPP
 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 ___ NAYS ___ EXCUSED ___
 VOICE: YEAS 6 NAYS 0 EXCUSED 1
 DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___
 AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (4/21/2026)
 RESOLVED By the Bay County Board of Commissioners that the following report is received:

1. Employment Status Report – March 2026

TIM BANASZAK, CHAIR
 AND BOARD

County Executive – Status Reports

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 6 NAYS 0 EXCUSED 1

VOICE: YEAS 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED NO ACTION TAKEN

**CHANGES IN EMPLOYMENT STATUS
2026**

<u>EMPLOYEE NAME</u>	<u>DEPARTMENT</u>	<u>DATE</u>
New Hires (Regular Status)		
Emory Hurston Correctional Facility Officer	Sheriff – Jaile	3/11/2026
Ivanna Villarreal Dep Court Clerk Gen I	District Court	3/9/2026
Faith Faille Deputy Juvenile Register	Probate Court	3/2/2026
New Hire (On-Call/Temp)		
Patrick Bertrand Temp Help	Friend of the Court	3/3/2026
Casey Kayner Temp District Court Clerk	District Court	3/02/2026
TRANSFER:		
Ronnie Johnson From: CFO To: CFO Sergeant	Sheriff - Jail	3/22/2026
Returning:		
Golf Course Seasonal:		
Cooper Bash Clubhouse Attendant	Golf Course- Clubhouse	3/30/2026
William Oliver Clubhouse Attendant	Golf Course – Clubhouse	3/30/2026
Kelli Asel Clubhouse Attendant	Golf Course – Clubhouse	3/23/2026
Lillianna Dault Clubhouse Assistant	Golf Course – Clubhouse	3/23/2026
Brian DuFresne Starter/Ranger	Golf Course – Clubhouse	3/23/2026
Roland Gonzales Starter/Ranger	Golf Course – Clubhouse	3/23/2026
Cooper Jacobs Clubhouse Attendant	Golf Course – Clubhouse	3/30/2026
Patrick McIver Starter/Ranger	Golf Course – Clubhouse	3/23/2026
Steven Velasquez Clubhouse Assistant	Golf Course – Clubhouse	3/23/2026

Fred Vincent Starter/Ranger	Golf Course – Clubhouse	3/30/2026
Cameron Zielinski Starter/Ranger	Golf Course- Clubhouse	3/30/2026
Yvonne Swiercz Clubhouse Attendant	Golf Course – Clubhouse	3/30/2026
Buildings & Grounds Seasonal:		
Nicholas Birdsall Foreclosed Home Worker	B&G	3/23/2026
Duane Krueger General Laborer	B&G	3/23/2026
<u>SEPARATIONS:</u>		
Patrick Bertrand Hearing Officer	Friend of the Court	3/2/2026
Dakota Manz Temp Custodian	B&G	3/20/2026
Shawona Williams Part-time Driver	Department on Aging	3/19/2026
<u>RETIREMENT:</u>		
Michael Crafton CFO Sergeant	Sheriff- Jail	3/13/2026



**OFFICE OF
BAY COUNTY EXECUTIVE**

James A. Barcia
County Executive

515 Center Avenue, Suite 401
Bay City, Michigan 48708
Tel: (989) 895-4130 | Fax: (989) 895-2094

April 14, 2026

Tim Banaszak, Board Chair
Bay County Board of Commissioners
515 Center Avenue
Bay City, MI 48708

RE: Appointment of Jamaal Watson Sr.

Commissioner Banaszak,

In compliance with Michigan Public Act 139 of 1972 Section 8e, a County Executive shall appoint, supervise, and at pleasure remove heads of departments other than elected officials. The appointment of heads of departments shall require the concurrence of a majority of a county board of commissioners. While the facility remains County operated, it is in transition to Court operation. Because of this planned transfer, Judge Mark Janer, Judge Jan Miner, Court Administrator Amanda Shores and Juvenile Home Director Juli Reynolds conducted the interviews and made the hiring recommendation. However, I am responsible for making the appointment until the transition is complete.

I request concurrence with my appointment of Jamaal Watson Sr. as Juvenile Home Director following the current Director's pending retirement. Jamaal brings 24 years of experience in juvenile detention across both County and Court operated facilities, with strong expertise in operations, staff supervision and training, labor-management relations, policy compliance, and risk management. As we transition from a County-operated to a Court-operated facility, his experience navigating a similar transition will be especially valuable.

Jamaal's extensive experience and demonstrated leadership abilities position him as an exceptional candidate for this role.

Sincerely,

Jim Barcia, County Executive

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (4/21/2026)
 RESOLVED By the Bay County Board of Commissioners that, effective immediately and in compliance with MCL 45.558(1)(e), the Board of Commissioners concurs in the County Executive's appointment of Jamaal Watson Sr. as Bay County Juvenile Home Director following the current Director's pending retirement.

TIM BANASZAK, CHAIR
 AND BOARD

County Executive – Appointment of Jamaal Watson Sr. as Bay County Juvenile Home Director

MOVED BY COMM. BEGICK

SUPPORTED 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 ___ NAYS ___ EXCUSED ___

VOICE: YEAS 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___

AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___



BAY COUNTY TREASURER

Weston Prince
County Treasurer
princew@baycountymi.gov

Tina Mueller
Chief Deputy Treasurer
muellert@baycountymi.gov

MEMORANDUM

To: Jerry Crete, Chairperson, Committee of the Whole
From: Weston Prince, Bay County Treasurer
Date: April 16, 2026
Subject: Temporary Hire of Account Clerk

Background:

Due to the upcoming retirement of a long-time employee in the Treasurer office, the Bay County Treasurer office will temporarily need additional funds to facilitate additional training and ensure a smooth transition. The Treasurer is seeking to obtain a budget adjustment authorization to hire a replacement to begin training and ensure a smooth and efficient transition to a new staff member while providing minimal interruptions to the day-to-day functions of the office.

Financial Impact:

The costs associated with this temporary position are in addition to the current budgeted funds. It is anticipated the additional costs of hiring this staff member would be up to \$6,200. Due to a prior vacancy for the Treasurer office staff and the likely reduced salary of a new hire, this could offset some of the costs associated with this request.

Recommendation:

Provide the additional funds needed to hire an additional staff member to provide additional training and ensure the transition in staffing is smooth and there are no interruptions to office operations.

CC:
Board of Commissioners
Alex Poirier
Scott Trepkowski
Lindsey Arsenault
Tiffany Jerry

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (4/21/2026)
 WHEREAS, The Bay County Treasurer's Office has a long-tenured Account Clerk who is approaching retirement, creating an anticipated staffing transition; and
 WHEREAS, Bay County Treasurer Weston Prince has determined that temporarily hiring a replacement Account Clerk prior to the departure of the retiring employee is necessary to facilitate adequate training and ensure continuity of operations; and
 WHEREAS, The anticipated cost of hiring the temporary staff member is up to \$6,200, which is in addition to currently budgeted funds; and
 WHEREAS, A prior vacancy in the Treasurer's Office and the anticipated reduced salary of the new hire may partially offset the costs associated with this request; and
 WHEREAS, The Bay County Treasurer has requested that the Board of Commissioners authorize a budget adjustment to fund this temporary hire to minimize disruption to the day-to-day functions of the Treasurer's Office; Therefore, Be It
 RESOLVED That the Bay County Board of Commissioners approves a budget adjustment in the amount not to exceed \$6,200 for the temporary employment of an Account Clerk within the Bay County Treasurer's Office to facilitate training and transition associated with the retirement of a current employee with funding to come from the General Fund, Fund Balance; Be It Further
 RESOLVED That related budget adjustments, if required, are approved.

TIM BANASZAK, CHAIR
 AND BOARD

Treasurer – Temporary Hire of Account Clerk

MOVED BY COMM. BEGICK
 SUPPORTED BY COMM. DOCKETT

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
KATHY NIEMIJC	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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED NO ACTION TAKEN

MEMORANDUM

**TO: Timothy Banaczak, Chair
Bay County Board of Commissioners**

**FROM: Amber Davis-Johnson,
Bay County Corporation Counsel**

**RE: Lease Between Bay County and the State of Michigan, by the Department of
Technology, Management & Budget for the Department of Health and Human Services**

DATE: April 21, 2026

Background:

The County owns real property located at 4146 E. Wilder Road, Bay City, Michigan 48706 ("the Property") which is currently under construction for placement of the County's Health Department Offices. The Property has additional space available to lease to a third party. The County wishes to enter into a Lease Agreement with the State of Michigan, by the Department of Technology, Management & Budget for the Department of Health and Human Services to Lease 18,435 usable square feet of space at the Property for a period of 20 years beginning November 1, 2026 and ending October 31, 2046 (or later, depending on date of completion of construction) at the rate of Four Hundred Ninety-Seven Thousand Seven and 60/100 dollars (\$497,007.60) per year, payable in installments of Forty-One Thousand Four Hundred Seventeen and 30/100 dollars (\$41,417.30) per month with the State making a \$1,000,000 contribution toward construction/renovation cost to build out the leased space on the Property to State Specifications.

Financial Impact:

There should be no negative financial impact to the Budget.

Recommendation/Request for Action:

That the Board authorize Board Chair Timothy Banaczak and/or in his absence, Vice Chair Vaughn Begick or Committee of the Whole Chair Jerome Crete to execute a Lease Agreement between Bay County and the State of Michigan, by the Department of Technology, Management & Budget for the Department of Health and Human Services for 18,435 of usable square feet of space at the Property located at 4146 E. Wilder Road, Bay City, Michigan 48706 for a period of 20 years, in accordance with the terms of consideration noted above, after review and final approval of the Lease Agreement by Corporation Counsel, and that the Board further approve any and all necessary budget adjustments.

BAY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2026

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS (4/21/2026)

WHEREAS, Bay County owns real property located at 4146 E. Wilder Road, Bay City, Michigan 48706 ("the Property"), which is currently under construction for placement of the County's Health Department Offices; and

WHEREAS, The Property includes additional space available to lease to a third party; and

WHEREAS, Bay County wishes to enter into a Lease Agreement with the State of Michigan, by the Department of Technology, Management & Budget for the Department of Health and Human Services to Lease 18,435 usable square feet of space at the Property; and

WHEREAS, The proposed Lease Agreement shall be for a period of 20 years beginning November 1, 2026, and ending October 31, 2046 (or later, depending on the date of completion of construction); and

WHEREAS, The annual lease rate shall be of Four Hundred Ninety-Seven Thousand Seven and 60/100 dollars (\$497,007.60) per year, payable in installments of Forty-One Thousand Four Hundred Seventeen and 30/100 dollars (\$41,417.30) per month with the State making a \$1,000,000 contribution toward construction and renovation cost to build out the leased space on the Property to State Specifications; and

WHEREAS, There is no anticipated negative financial impact to the Bay County budget as a result of this Lease Agreement; Therefore, Be It

RESOLVED That the Bay County Board of Commissioners authorizes Board Chair Timothy Banaszak and/or in his absence, Vice Chair Vaughn Begick or Committee of the Whole Chair Jerome Crete to execute a Lease Agreement between Bay County and the State of Michigan, by the Department of Technology, Management & Budget for the Department of Health and Human Services for 18,435 of usable square feet of space at the Property located at 4146 E. Wilder Road, Bay City, Michigan 48706 for a period of 20 years, in accordance with the terms of consideration noted above, after review and final approval of the Lease Agreement by Corporation Counsel; Be It Further

RESOLVED That the Bay County Board of Commissioners approves any and all necessary budget adjustments to implement the terms of this Lease Agreement.

TIM BANASZAK, CHAIR
AND BOARD

Corporation Counsel - Lease Between Bay County and the State of Michigan, by the Department of Technology, Management & Budget for the Department of Health and Human Services

MOVED BY COMM. BEGICK

SUPPORTED 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 ___ NAYS ___ EXCUSED ___

VOICE: YEAS 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED X DEFEATED ___ WITHDRAWN ___

AMENDED ___ CORRECTED ___ REFERRED ___ NO ACTION TAKEN ___

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BANASZAK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO. : 31

EXCUSED COMMISSIONER CRETE FROM THE BOARD MEETING.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO. : 32

ADDED RESOLUTION NO. 2026-96, LEASE BETWEEN BAY COUNTY AND THE STATE OF MICHIGAN, DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET, FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES (CORPORATION COUNSEL), AS THE FINAL ITEM UNDER REPORTS/RESOLUTIONS OF COMMITTEES, BOARD OF COMMISSIONERS.

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 6 NAYS 0 EXCUSED 1

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

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. RUPP

MOTION NO. : 33

APPROVED THE AGENDA FOR THE BOARD OF
COMMISSIONERS' REGULAR BOARD MEETING OF APRIL 21,
2026, AS AMENDED.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED WITHDRAWN
AMENDED CORRECTED REFERRED

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. RUPP

MOTION NO. : 34

RECEIVED THE APPLICANTS' REQUESTS FOR APPOINTMENT
TO FILL TWO POSITIONS ON THE VETERAN AFFAIRS
COMMITTEE.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO. : 35

APPOINTED JEN KREINER AND TIM CONKLIN TO THE
VETERAN AFFAIRS COMMITTEE.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. RUPP

MOTION NO. : 36

RECEIVED THE 2025 ANNUAL REPORT FROM THE BAY
COUNTY DRAIN COMMISSIONER.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. DOCKETT

MOTION SUPPORTED BY: COMM. RUPP

MOTION NO. : 37

RECEIVED THE APPLICATION FOR AN OBSOLETE PROPERTY
REHABILITATION EXEMPTION CERTIFICATE SUBMITTED BY
ROOFTOP INVESTMENTS FOR 816-822 WASHINGTON
AVENUE, BAY CITY, MICHIGAN.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED WITHDRAWN
AMENDED CORRECTED REFERRED

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BESON

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO. : 38

RECEIVED THE APPLICATIONS FOR AN OBSOLETE
PROPERTY REHABILITATION EXEMPTION DISTRICT AND
CERTIFICATE SUBMITTED BY LET'S TRY EVERYTHING, LLC,
FOR 103 NORTH WALNUT STREET, BAY CITY, MICHIGAN.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. NIEMIEC

MOTION NO. : 39

RECEIVED THE CITY OF PINCONNING MASTER PLAN FROM
THE PINCONNING PLANNING COMMISSION.

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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED WITHDRAWN

AMENDED CORRECTED REFERRED

BAY COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4/21/2026

MOTION SPONSORED BY: COMM. BEGICK

MOTION SUPPORTED BY: COMM. DOCKETT

MOTION NO. : 40

ADJOURNED THE REGULAR BOARD MEETING OF APRIL 21,
2026. THE MEETING CONCLUDED AT 4:37 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 6 NAYS 0 EXCUSED 1

DISPOSITION: ADOPTED XX DEFEATED _____ WITHDRAWN _____

AMENDED _____ CORRECTED _____ REFERRED _____