



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

November 26, 2025

Carman Phillips
Bay Valley Adult Foster Care Inc.
5113 Reinhardt Lane
Bay City, MI 48706

RE: License #:	AL090084487 Bay Valley AFC Inc. 5113 Reinhardt Lane Bay City, MI 48706
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Dear Carman Phillips:

Attached is the Addendum to the Original Licensing Study Report for the above referenced facility.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 643-7960.

Sincerely,

Shamidah Wyden, Licensing Consultant
Bureau of Community and Health Systems
411 Genesee
P.O. Box 5070
Saginaw, MI 48607
989-395-6853

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
ADDENDUM TO ORIGINAL LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AL090084487
Licensee Name:	Bay Valley Adult Foster Care Inc.
Licensee Address:	5113 Reinhardt Lane Bay City, MI 48706
Licensee Telephone #:	(989) 378-1150
Licensee Designee:	Carman Phillips
Name of Facility:	Bay Valley AFC Inc.
Facility Address:	5113 Reinhardt Lane Bay City, MI 48706
Facility Telephone #:	(989) 378-1150
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. Purpose of Addendum

The purpose of this addendum is to convert two resident bedrooms (bedroom #5 and bedroom #16) that were previously single occupancy to double occupancy.

III. Methodology

05/07/2025	Received corrective action plan for Licensing Study Report dated 04/23/2025.
10/02/2025	I received voicemail message from home manager Wendy Preston.
10/16/2025	I spoke with home manager Wendy Preston via phone.
10/20/2025	Email sent to Licensee Designee Carman Phillips.
11/07/2025	I received a voicemail from home manager Wendy Phillips.
11/07/2025	I attempted to contact home manager Wendy Phillips. Left voicemail regarding scheduling.
11/10/2025	Scheduled on-site for 11/13/2025 to measure bedrooms.
11/13/2025	I spoke with Wendy Preston and rescheduled for 11/24/2025.
11/24/2025	I conducted an on-site at the facility to measure the bedrooms.
11/25/2025	Photos received of beds in storage.

IV. Description of Findings and Conclusions

On 04/23/2025, I conducted an on-site renewal inspection at the facility. I cited R400.15408(7) due to bedroom #18 and bedroom #19 not having one easily openable window. I received a corrective action plan response on 05/07/2025 noting that the beds for room #18 and room #19 will be moved to other rooms with an operable window upon completion of remodeling.

On 10/16/2025, I spoke with home manager Wendy Preston regarding scheduling an on-site to measure bedrooms. I informed her that I would review the previous addendums for this facility and send licensee designee Carman Phillips an email regarding previous bedroom capacity changes.

On 10/20/2025, I sent an email to licensee designee Carman Phillips regarding previous addendums.

On 11/07/2025, I received a voicemail from home manager Wendy Preston that they reviewed the addendums and determined that it is not the same two bedrooms that were already semi-private.

On 11/13/2025, I spoke with home manager Wendy Preston and rescheduled for 11/24/2025, due to reported illness in the facility.

On 11/24/2025, I conducted an on-site inspection. I conducted a walk-through of the facility and confirmed that bedroom #18 and bedroom #19 are no longer in resident use. One is storage, and the other being used as office space. I completed the following measurements for bedroom #5 and bedroom #16:

Bedroom #5- 13ft 11 in X 11 ft 6 in -6ft 5 in X 2 ft 4 in= 160 sq. ft. – 14.97 sq. ft. = 145.03 sq. ft.

Bedroom #16- 18ft 0 in X 9 ft 11 in – 2ft 4 in X 6ft 4in = 178.5 sq. ft -14.78 sq. ft = 163.72 sq. ft.

During this inspection, I conducted a walk-through of the facility to note the bed capacity of each bedroom. The bedrooms are numbers 1-12, and 14-17 (16 rooms total). Bedroom #3, #5, #15, and #16 were noted to be double occupancy, the other bedrooms are single occupancy, for a total of 20 beds, which matches the capacity of the license. Bedroom #5 and bedroom #16 were observed to be currently occupied and fully furnished with one resident bed currently in each.

On 11/25/2026, I received a photo of the extra beds in storage at the facility.

V. Recommendation

I recommend resident bedroom #5 and resident bedroom #16 be licensed as double occupancy bedrooms.



11/26/2025

Shamidah Wyden
Licensing Consultant

Date

Approved by:



11/26/2025

Mary E. Holton
Area Manager

Date