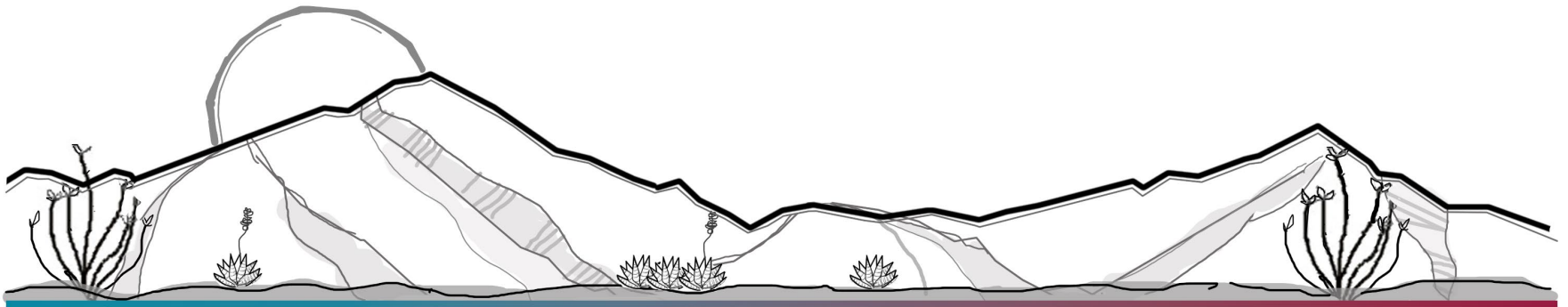


Miracle Valley Bible College

Board of Supervisors

Work Session

May 9, 2023



DEVELOPMENT SERVICES

- The property was deeded to the State in March 2022 (under the care of the BOS) after failure by the previous property owner to pay the property taxes.
- At any time over the previous seven years that the taxes were not paid, anyone could purchase the tax lien (paid the taxes) either as an investment or to foreclose on the property and take ownership.



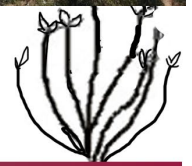
DEVELOPMENT SERVICES

- Development Services assists the Clerk of the Board in preparing properties for auction. This includes:
- Perform a Regulated Building Material (RBM) Survey for asbestos and lead based paint, and hazardous materials.



DEVELOPMENT SERVICES

- Remove barriers to development to support the properties highest and best use
- Remove hazards and code violations
- Reduce barriers to permitting and meeting current code
- Obtain the highest price for the property at auction



DEVELOPMENT SERVICES

- 37.5 Acres
- Zoned RU-4 (Rural – min. 4 acre lots)
- Legal Access from Bethlehem Way





Fire Dept.

Boys Dorm

Girls Dorm

Chapel, Library, Classrooms, Admin

Pub Building

Tabernacle

Apartments

Laundry Building

- No hazardous materials
- Recommendation: Remove



Laundry Building



Apartments

- Asbestos
- Recommendation:
 - Abate asbestos 2%
 - flooring mastic
 - damaged
 - Remain



Girls Dorm

- <1% Asbestos (4500 wall texture), Significantly damaged.
- Recommendation:
 - Demolish and Remove



Girls Dorm

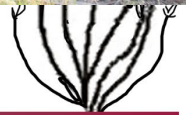


Boys Dorm

- Asbestos >1%
- Recommendation: Abate Asbestos, Demolish and Remove



Boys Dorm



Dome and Tabernacle

- Asbestos
 - Dome (abated)
 - Tabernacle (<1%)
- Recommendation:
 - Dome – Remain
 - Tabernacle – Demolish and remove



Dome and Tabernacle



A.R.S 11-268.G:

Before the removal of a dilapidated building the board of supervisors shall consult with the state historic preservation officer to determine if the building is of historical value.

Auction:

The County may recoup the cost associated with preparing a property for sale from the proceeds of the sale the property.

Discussion

