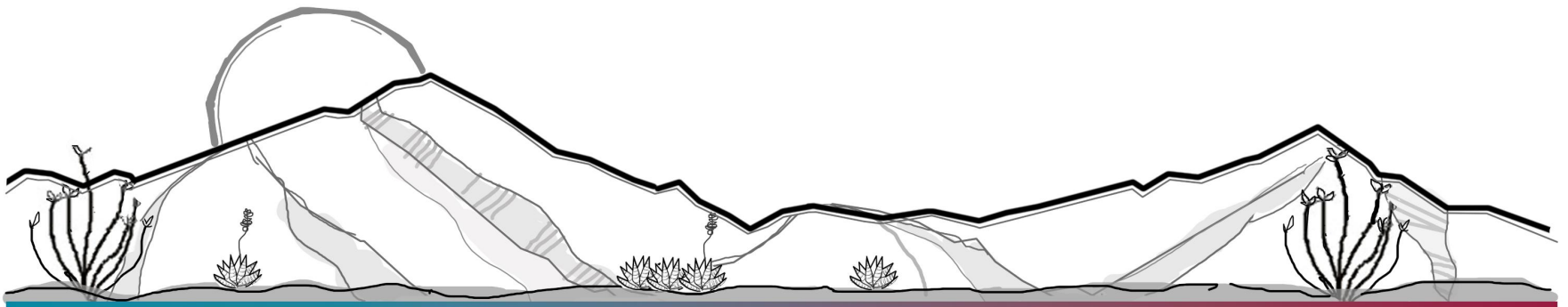


Miracle Valley Bible College

Board of Supervisors

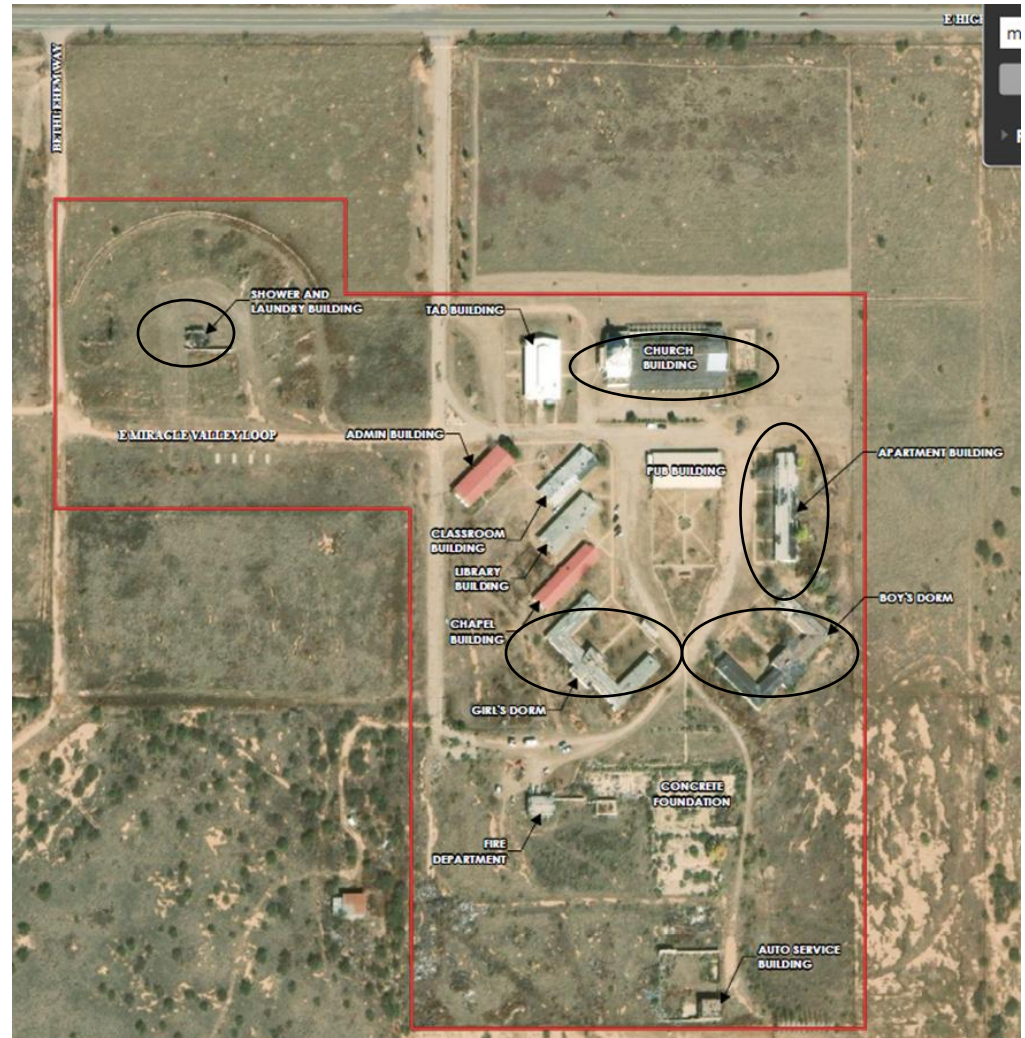
Work Session

August 27, 2024



DEVELOPMENT SERVICES

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



DEVELOPMENT SERVICES

2022

- The property was deeded to the State in March 2022
- Environmental Assessment (EA) for hazardous materials
- Removed trash and debris from illegal dumping on the south side of the property

2023

- Dome asbestos abatement
- County auction – Bidders did not perform in payment

2024

- Asbestos abatement of remaining buildings
- Community enhancement funds to remove trash and 40,000 square foot concrete slab
- Removed two fuel tanks and a hydraulic lift with leaking oil
- 3rd Party building report with recommendations



Laundry Building

Observations: The building is damaged with exposed structural supports and extensive damage to electrical and plumbing systems. Several vertical cracks were noted in the masonry walls.

Recommendations: Given the severe damage and the cost of restoration, demolition is recommended for the Laundry building.



Boys and Girls Dorms

Observations: The Boys Dormitory suffered fire damage and vandalism, while the Girls Dormitory had water damage and mold. Both buildings have significant structural, electrical, and plumbing damage.

Recommendations: Due to extensive damage and the cost of bringing the buildings up to code, demolition is recommended for both dormitories



Main Auditorium Building

Observations: The building is in disrepair, with significant roof damage, exposed interiors, and extensive water leakage. The concrete slab has extensive cracking, and there are structural concerns about the masonry walls and roof trusses.

Recommendations: Restoration could be a major undertaking due to extensive damage and the need for compliance with modern building codes. Demolition may be the more cost-effective option.



DEVELOPMENT SERVICES



**Fuel Tanks
Removed**

Trash/Debris Removed

Concrete Slab and Trash Removed

Boys Dorm



Girls and Boys Dorms



Apartments



Discussion and Guidance

