

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS  
WORK SESSION HELD ON  
TUESDAY, JULY 25, 2023**

A work session of the Cochise County Board of Supervisors was held on Tuesday, July 25, 2023, at 1:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Peggy Judd, Chairman; Tom Crosby, Vice-Chairman; Ann English, Supervisor

Staff Present: Richard G. Karwaczka, County Administrator  
Sharon Gilman, Deputy County Administrator/Interim Clerk of the Board  
Christine Roberts, Chief Civil Deputy County Attorney  
Lara Loewenheim, Deputy Clerk of the Board

Attendees: Dan Coxworth, Development Services Director

Chairman Judd called the meeting to order at 2:23 p.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION**

***ITEMS FOR DISCUSSION***

**Board of Supervisors**

1. Discussion and possible direction regarding the status of and next steps for Miracle Valley Bible College, located at 9229 E. Miracle Valley Loop, Hereford, AZ 85615.

Mr. Coxworth presented this item using a PowerPoint presentation and answered questions from the Board throughout. Mr. Coxworth reviewed the timeline regarding the Miracle Valley Bible College (Miracle Valley) and stated that this property was deeded to the state in the care of the Board of Supervisors in March of 2022. The tax lien was available for purchase for seven years prior to that date and was not purchased. He stated that at the May 9, 2023 work session, the County was waiting on a determination from the State Historic Preservation Office (SHPO) to provide a determination of eligibility, which has since been received. Mr. Coxworth stated that per communications with SHPO, the eligibility determination does not obligate the County to move forward. The County has met its statutory requirements and if the Board wishes they may now place this property on this year's auction [Tax Deed Land Sale]. He stated that SHPO's determination does not compel it to be listed as a historic place; it is the County's decision. Mr. Coxworth stated that the County may proceed with some abatement of Miracle Valley and removal of the boys' and girls' dorm structures prior to auction due to fire damage. He stated if the Board does not wish to do that, it can just be put in the auction to get the property back into private ownership.

In response to the Board, Mr. Coxworth clarified that the determination of eligibility has been made and a new owner can choose to pursue designation. He stated that the County does not need to do anything in response to SHPO, and the property will be awarded to the highest bidder.

Supervisor English asked if the County had an obligation to limit bidders based on

who could afford to do this. Ms. Roberts stated that there have been misstatements and misstatements of law regarding this property. She stated that Miracle Valley was deeded to the state and the County is obligated to follow the statutes that govern the auction and is not obligated to put any special conditions on the auction.

Supervisor English stated that the property would be sold as-is to the highest bidder and the asbestos abatement, will not be completed. Chairman Judd stated that she would like to sell the property as-is. Ms. Roberts stated that there is a general misconception by people that the property is owned by the County and the County has options on what they can do with it. She stated that the County is guided by A.R.S. § 42-18303: the property was deeded to the state and the County holds it in trust for the state and that statute requires the property to be sold at auction to the highest bidder.

In response to the Board, Mr. Coxworth stated that the Miracle Valley property will be included in the online auction with all of the other state properties. He stated that no additional asbestos abatement or demolition will occur, unless directed by the Board. Mr. Coxworth stated that the back third of the property was cleaned up, including illegal dumping. He stated that he does not recommend that the property be opened to the public for viewing prior to the auction because it is dangerous and the liability would be too great. He stated that staff will do their best to make the public aware of what they are purchasing either with pictures and surveys available.

Supervisor English stated that statements have been made by proponents of Miracle Valley that the County is compelled by SHPO to keep it from deteriorating and asked Ms. Roberts if that is accurate. Ms. Roberts stated that the County should not do anything to take away from the property and the County is not required to do any extra preservation either.

Chairman Judd adjourned the meeting at 2:38 p.m.

APPROVED:

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Peggy Judd, Chairman

ATTEST:

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Sharon Gilman, Interim Clerk of the Board