

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS  
WORK SESSION HELD ON  
TUESDAY, OCTOBER 24, 2023**

A work session of the Cochise County Board of Supervisors was held on Tuesday, October 24, 2023, at 11:30 a.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: Sharon Gilman, Deputy County Administrator

Paul Correa, 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 11:30 a.m.

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

***ITEMS FOR DISCUSSION***

**Board of Supervisors**

1. Discussion and possible direction to the Clerk of the Board regarding the timeline, process for auctioning, and terms and conditions for the sale of the unsold parcels from the 2023 Tax Deed Land Sale held from September 11 through September 22, 2023.

Ms. Gilman presented this item and answered questions from the Board throughout. Ms. Gilman stated that the Tax Deed Land Sale (TDLS) was conducted from September 11, 2023 through September 22, 2023. The Public Notice was posted on August 30, 2023 and September 6, 2023 as required by Statute. There was a two-week marketing period that began on August 30 for the public to see the list of properties. There were 42 units total and 36 parcels that were sold; that list of 36 bids will be in front of the Board for approval on November 14, 2023,

Ms. Gilman provided options to the Board for conducting the auction on remaining properties. She suggested conducting an auction in January 2024. She also proposed implementing a bid deposit and setting up a reserve on the Miracle Valley property.

In response to Chairman Judd's comments, Attorney Paul Correa, stated that a specific statute 42-8309, governs the process for selling this type of land held by the state. He explained the statute reinforces the importance of not excluding anyone from the auction and adhering to the established legal framework.

In response to the Board, Mr. Daniel Coxworth, Development Services Director, stated that it's crucial that any potential new owner is aware of the hazards contained in asbestos and underground fuel tanks. He also discussed possible costs for removing the asbestos and tanks. He suggested pulling the property from the January auction and proceeding with the cleanup, then re-auctioning the property next

summer, allowing for a more responsible transfer and minimizing the risk associated with these hazards.

In response to the Board, Ms. Gilman stated that November 14<sup>th</sup> is when the other properties that have been sold will come before the Board for approval. Based on direction from the Board, Ms. Gilman stated the Miracle Valley property would be held until the next auction and the other 5 remaining properties would proceed to an over-the-counter sale. Further, Ms. Gilman recommended a separate Work Session to be held to discuss the abatement in more detail. The next TDLS would be September of next year.

Chairman Judd adjourned the meeting at 12:00 p.m.

APPROVED:

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Peggy Judd, Chairman

ATTEST:

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Sharon Gilman, Interim Clerk of the Board