

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
WORK SESSION HELD ON
TUESDAY, MARCH 7, 2024**

A work session of the Cochise County Board of Supervisors was held on Tuesday, March 7, 2024, at 10:00 a.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

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

Staff Present: Richard G. Karwaczka, County Administrator
Sharon Gilman, Deputy County Administrator
Lara Loewenheim, Deputy Clerk of the Board

Attendees: Dan Coxworth, Development Services Director

Chairman English called the meeting to order at 10:00 a.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.

Dan Coxworth, Development Services Director, presented this item. Mr. Coxworth provided an update on the property at Miracle Valley. Mr. Coxworth stated that Miracle Valley Bible College has been under the care of the State of Arizona since March 2022 due to unpaid taxes. He stated that Development Services, along with the Board of Supervisors, are overseeing the auction process, ensuring properties with potential issues like illegal dumping or hazardous materials are properly cleaned before auctioning. Mr. Coxworth stated the cleanup process has been ongoing, starting with and viewing on the map that the Auto Service building, debris has been removed and fuel tanks identified for proper disposal. Mr. Coxworth pointed out on the map that the old Fire Station and concrete foundation are in good shape and that no work needs to be done. He stated that there has been significant efforts to address asbestos and structural damage in the Boys' and Girls' dorms. He noted that the Church building is missing part of the roof and the large structure wouldn't meet the current code. Mr. Coxworth discussed using the discretionary funds for further cleanup efforts and potential removal of the boys and girls dorms, the Church building, excluding the dome, and the small shower and laundry buildings before the auction. Mr. Coxworth stated Supervisor Crosby's community enhancement funds in the amount of \$70,000 may be used to aid in this cleanup effort.

In response to the Board, Mr. Coxworth stated that the trash came from previous owners and donations of things people did not want. Mr. Coxworth requested the allocation of funds to continue cleaning up the property.

Chairman English stated that the support and commitment for doing what's right for

the community and making sure the property is clean and safe before passing it on to a new owner is definitely the responsible approach. She stated that it's not just about following the law, but also about taking pride in the property and ensuring it's a valuable asset for whoever takes it over.

Supervisor Judd stated that preserving the buildings while ensuring the property is cleaned inside and out is valuable. She would like to strike a balance between maintaining historical integrity and providing a fresh start for potential buyers.

Vice-Chairman Crosby is not opposed to utilizing Community Enhancement funds in the amount of \$70,000 for this endeavor, as suggested by Mr. Coxworth. He stated that this isn't a profit-making venture for the county, but that it's important to acknowledge that the property's appearance from afar may not reflect its true condition up close. He stated that since legitimate bids were lacking in the last auction, it's crucial to discuss issues like the bidding process and the state's requirements regarding septic and fuel tanks.

In response to the Board, Mr. Coxworth stated the state doesn't have specific requirements for the property, but it's advisable for the new owner to collapse the septic tanks. He also mentioned that as for the fuel tanks, their removal is crucial to prevent soil contamination, ensuring a clean property for the new owner.

In response to the Board, Mr. Coxworth stated that the discretionary funds, if approved, would go towards the removal of the dilapidated structures.

The Board and County Administrator, Richard Karwaczka discussed the potential implementation of earnest money to deter phony bids and ensure serious interest from potential buyers. Mr. Karwaczka stated the importance of finding a solution on how to proceed would be the next step.

In response to the Board, Mr. Coxworth stated the intention is to have an open house when the property is safe and clean.

The Board and Mr. Karwaczka discussed the type of auction for the Tax Deed Land Sale auction in the fall.

In response to the Board, Mr. Coxworth stated there have been inquiries about the lagoon and that is not on this property. He stated the previous owner likely had a functional septic tank for the main building, but the condition of other buildings' septic systems is uncertain. He noted the Health Department, consulted during the property acquisition, has no immediate concerns but advises proper decommissioning and collapsing of any abandoned septic tanks if present. Mr. Coxworth stated there are no propane tanks on the property that he knows of.

The Board suggests the request for enhancement funds be placed on the next Board Meeting Agenda, March 12, 2024.

Chairman English adjourned the meeting at 10:32 a.m.

APPROVED:

Ann English, Chairman

ATTEST:

Sharon Gilman, Interim Clerk of the Board