



June 2018

Vol. 5, No. 6

# The facts on Greenlee development

By David Gomez  
District 1 Supervisor

Everyone knows that when I decided to run for office, my platform and primary goal was to achieve Economic Development

success in Greenlee County.

My fellow Supervisors and I agree and act upon economic development activities and opportunities often. Always for the benefit of the residents of our great

county.

It is troubling at times to have critics that spread false rumors about our efforts pertaining to Economic Development. Those false rumors are mostly due to lack of knowledge.

At times it is easier to make

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*This may look like a piece of vacant ground, but it shows the beginning of pad building for new homes at the Greenlee Golf Club, the latest home development in the county.*



## Make it happen!

By Ákos Kovach

Too often we hear complaints, but rarely does the complainer offer a solution. If you are sincere about “making things better,” then please offer a solution that is both sustainable and has a funding mechanism.

Also — be willing to champion the cause, your idea or the suggestion for improvement. Who better than you? Have a team ready to pitch in? The let’s make it happen!

Is this too blunt? Well then you may not wish to continue reading, because this article is about the reality of great ideas. The reality

of any great idea requires taking responsibility to see that the idea is brought forward and brought into active use.

Next there must be willingness to make a decision, to make the

choice to take action and finally — be prepared that your idea may end in failure. This is life.

This is also the cutting edge that often separates

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**DEVELOPMENT**

## The facts . . .

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things up than to get the facts.

Builders and developers are very interested in Greenlee County and that is a fact. This has not been an easy path and there is still a lot of work to be done.

As the saying goes “Rome was not built overnight.” The Economic Development Coordinator, along with the Board of Supervisors, will continue to work under this umbrella knowing that it will take many months to fully unfold.

Also, yes, there are current plans by two different groups to

## Greenlee is all in!

*The USDA has set aside funding for not only single and multi-family rural housing but also rural business loans!*

### Updated Eligibility Map for Single and Multi-Family Housing Programs

The U.S. Department of Agriculture – Rural Development (USDA-RD) has announced updates to eligibility areas for Single Family Housing and Multi-Family Housing Programs.

The new maps highlighting ineligible areas will go into effective on June 4 and be available on the USDA Property and Eligibility site.

The former map will be archived under the “Previously Ineligibility Areas” tab. Certain circumstances may apply to applications submitted during transition to the new maps. Visit the USDA rural site.

build homes in the Loma Linda area.

One of those two builders will also be building in the Duncan area.

Your Board of Supervisors work together on such interests

and to say otherwise is false.

In conclusion, if you have any questions, doubts or concerns, please voice them to your District Supervisor or any one of us. We serve our Districts and the entire County.

## Why don't we have more homes?

By Ákos Kovach

If you really want to know the answers to these two questions, keep reading. The facts are these:

Builders and developers are risk takers, but they always do their best to minimize their exposure to loss. When you have cities such as Dallas, Fort Worth, San Antonio and Austin that are growing jobs by the hundreds of

thousands and thus the demand for housing is also increasing in a proven marketplace – where would you invest?

Add to the list above states like Florida, Nebraska and Idaho where incentives are widely used (as in Texas) and the choices for a low risk project that will return a nice profit are narrowed to

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## Innovation Awards coming up

The deadline is approaching rapidly for applications for the 2018 NADO Innovation Awards, sponsored by the National Association of Development Organizations.

You may recall that Greenlee County won an Innovation Award last year for healthcare, The Highway to Greenlee County.

You'll have to stay tuned to the Clarion to see what the county's

Economic Development office will be looking at in 2018.

Each year, NADO recognizes member organizations that demonstrate innovative approaches to regional economic and community development through our Innovation Awards program.

Over 1,500 NADO member projects have been recognized since 1986 for creative efforts in regional economic development.

# Homes . . .

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these locations. Bigger investors, builders and developers are also eying neighbors like Toronto so why build in Greenlee County?

## Some see advantages

Fortunately there are visionaries among the ranks of investors, developers and builders.

They can see the diamond in the rough and wish to take advantage of low property taxes, non-existent impact fees, low utility rates and a welcoming business environment.

But at the same time they must adapt to the rules of profit maximization and the cost of money.

What are the rules of profit maximization?

You start with a ledger that identifies all costs. You add a timeline and all anticipated profits spread out over a short term as well as a longer term of profit return.

A simplified version looks like this:

- Costs
  - Land acquisition
  - Property preparation, surveys, environmental impact studies, transportation studies
  - Impact Fees
  - Utility hook-up costs
  - Size of potential buyer market
  - Employee costs
  - Insurance
  - Equipment staging
  - Cost of sales
  - Timeline to occupancy
  - Cost of money
- (The chart at the bottom of the page is more depictive.)

## Options?

So what are our options? What can we do? Plan, prepare and participate. Make good plans that are realistic and attainable.

Prepare documents, zoning and anything else necessary to visually showcase the Greenlee Opportunity.

And finally, participate – we must be willing to take some risk, to participate as much as the law allows in public private partnerships.

# Make it happen . . .

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success from failure. This is where you reach the pinnacle, this is where you are the first to ‘see the sunrise’. In this case ‘sunrise’ means affecting a positive change, well beyond naysayers, well distant from a lack of will that includes some risk taking.

By all means – follow the rules. Avoid cutting corners. If you need legal advice seek it out. Know your facts on the front end, do your homework, make certain the necessary research is fully complete and then move ahead with gusto.

## Working together

What happens when an immovable object meets an irresistible force? To answer that question we can do the math, ascertain the amount of energy, calculate the mass, etc. but in the real world we most often are talking about organization versus chaos. But the good news is separate groups can work together. This is the beauty of ‘finding common ground’. Where do we agree? Great, now let’s build on that. Let’s make it happen.

In the end what really matters? A. Who is right? B. Who can we blame? Or C. Did we do our best for the majority? While there will always be those pick A or B, as long as we find that common ground, set our goals together and strive to do our collective best – nothing or nobody can stop us. Make it happen.

Questions or comments? Please contact economic-development@co.greenlee.az.us

**DEVELOPMENT**

Unproven market, some proven demand, small but growing population						
Costs	Profit					
	0-3 months	3-6 months	6-9 months	9-12 months	12-24 months	24 months>
Land acquisition	0	0	15% return	50% return	75% return	profitability begins
Surveys	0	0				
Environmental	0	0				
Transportation	0	0				
Impact fees	0	0				
Utility hookups	0	0				
Employee costs	0	0				
Taxes	0	0				
Equipment staging	0	0				
Cost of sales	0	0				
Timeline to occupancy	0	0				
Cost of money	0	0				
<b>OR</b>						
Proven market, proven demand, high population getting even higher						
Costs	Profit					
	0-3 months	3-6 months	6-9 months	9-12 months	12-24 months	24 months>
Land acquisition	20% return	60% return	Profitability begins	Profit	Profit	Profit
Surveys	0	0				
Environmental	0	0				
Transportation	0	0				
Impact fees	0	0				
Utility hookups	0	0				
Employee costs	0	0				
Taxes	0	0				
Equipment staging	0	0				
Cost of sales	0	0				
Timeline to occupancy	0	0				
Cost of money	0	0				



# Clifton Hotel rebirth update

By Karen Frye

Matt and Karen Frye purchased the Central Hotel in April of 2017. Formerly the structure was known as the Central Hotel, but in honor of our wonderful new home and major undertaking we renamed it the Clifton Hotel.

Matt has made the rehabilitation project his full time job. Stone by stone, doorways and windows, beehive removal all to renovate this historic hotel with care and respect for its immense cultural and local significance.

To give you a sense of the work that has been accomplished already, below is the progress we've made thus far, plus a look forward to our vision for the finished product.

## Completed:

Removed 60 tons of silt and debris.

Replaced rotting floors and beams on first floor with cement, rebar, and lots of new lumber.

Reconfigured some rooms into common gathering spaces.

Installed electricity and indoor plumbing.

Repaired roof.

Brought staircase to level. Created the prototype for guest rooms with bath and a kitchen area that includes sink, fridge, and microwave.

## In Progress:

Restoring windows to original.

Replacing broken staircase spindles and balusters with recreations of the originals.

Repurposing most dilapidated part of 2nd floor into

a deck.

Excavating the courtyard area to remove the silt, trash, and antiquated appliances.

Completing guest room construction.

## Planned:

Restore front of building to original, including rebuilding the porch.

Furnish guest rooms with period antiques.

Finish off the courtyard to create a place for coffee and pastry

in the morning and beer and wine in the evening - with live music weekly.

Purchase a recreational off-highway vehicle to shuttle guests to and from the best swimming, fishing, and tubing spots on the San Francisco.

Our goal is to be fully operational by winter 2018-2019, but if folks want to stop by in the meantime and take a look around, just give a holler - we are always happy to show you the Clifton Hotel.



DEVELOPMENT

# More mining camps could add to Nugget Trail

By Gary Dillard

There are several loops you can make around Arizona that will show you the state's mining heritage and will also give you many more "nuggets" of excitement.

The initial Nugget Trail, which is just getting under way, is a loop that takes in several cities in central and eastern Arizona. It starts at Globe, and heads either up to the Mogollon Rim or down to Safford and up Highway 191 to Clifton/Morenci and beyond to the Coronado Trail. (See the May Clarion for details.)

But there are other loops that could be added to this trail, which will show off much more of the region's mining heritage, in addition to Superior, Globe/Miami and Clifton/Morenci.

## Western New Mexico

What, for example, if another loop took off from eastern Arizona into western New Mexico? The Silver City area is home to Freeport-McMoran's Chino and Tyrone mines, which are the lifeblood of that area, just as with Greenlee and Graham counties. The mines generated some \$158 million in economic benefits for Grant County and \$370 million for the state of New Mexico in 2016.

*A true "nugget" from along an expanded Nugget Trail. This 31-pound silver nugget was mined at Tombstone, and was .900 fine. The illustration is from an 1897 engineering magazine.*



*From the viewpoint at the Chino mine near Silver City.*

As well as the Chino mine viewpoint, Silver City offers other nuggets as well, including a history museum at Western New Mexico University, another museum in the city and the Gila National Forest, home to the Gila Cliff Dwellings and the half-million-acre Gila Wilderness,

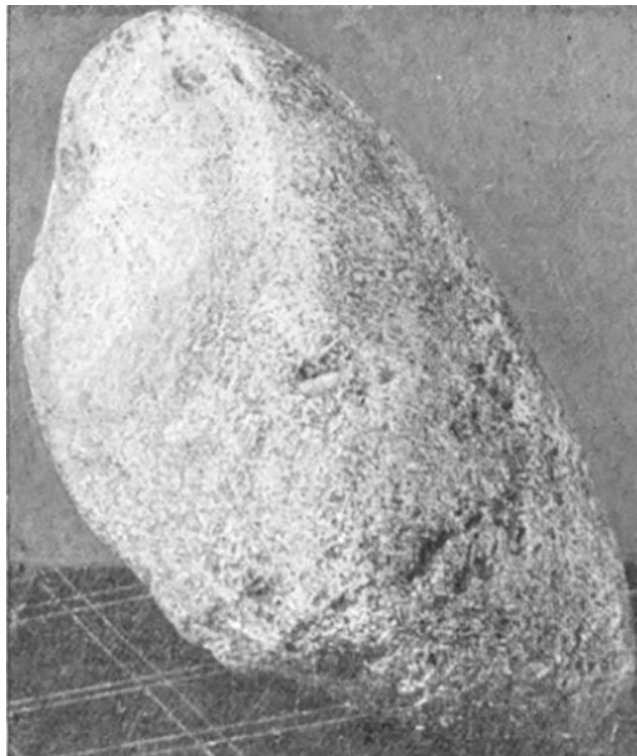
the first such designated area in the world. It also is home to the Cosmic Campground, with some of the darkest skies in the Southwest.

## A southern loop

A southern loop, south of Safford and further down 191 is Cochise County, and an area once known as the Copper Horseshoe. Willcox and Benson were the heels of the shoe, with Bisbee and Douglas, the copper cities, were at the toe. In the middle of the west sidewall was Tombstone, a silver camp.

Today, there is no mining in those areas, but along the route between Willcox and Benson are the Johnson Camp mine, a historic producer that is expected to have new life,

[Click here for more](#)



**DEVELOPMENT**



# Potential infrastructure needs

By Philip Runnerud

The administration has a new infrastructure plan that includes funding sources. Briefly and among other categories, there will be a rural category which will be funded at 100 percent – no match.

Rural was defined as under 50,000 people.

Water, wastewater, and transportation projects will be eligible. Limited environment documentation needed. Block grants will be made through to the State. Awards will come through the Governor's Office.

The following is a preliminary list of projects that *could* be considered priority.

*Wastewater systems and treatment facilities*

Clifton

Loma Linda combined with Verde Lee

Duncan

Hunter/McCarty Flats

York

*Water systems*

Duncan – new lines, storage, and new water sources (wells)

York

*Transportation (Streets)*

Duncan street reconstruction

Skyline – Ward Canyon intersection Round About

*Trails*

Verde Lee to Loma Linda

York Valley – Continuation of TE trail to Cottonwood Wash and south to Golf Course

SR 75 – Gila Bridge to

Outpost

Three Way – US 191 / SR 75 / SR 78 Round About

US 191 and Mountain View intersection (at Conoco) recon-

struction (Round About?)

Safe Routes to Schools

Duncan High School

Duncan Elementary

County Roads Offices

Blue Road Shop

*Airport*

Hangars with associated paving

Fuel System and Infrastructure of Fixed Base Operation

Automatic Weather Observa-

tion System

*Flood Control*

Duncan dike

Duncan's Old Wastewater Treatment Plant and associate changes to infrastructure

These are examples of projects, not an actual list that has been approved by the Board of Supervisors or either of the Town councils involved.







# Greenlee Community



*Large crowds turned out on Memorial Day to honor those who gave the full measure of devotion. Visit the Growing Greenlee website or Facebook page to see videos of the event.*



**COMMUNITY**

# Morenci and the orphan abduction

By Margaret Regan  
From the Tucson Weekly

On a summer day in 1900, July 14 to be exact, Jerome Shanley was born in New York City.

His birth was hardly joyous. His mother, her name unrecorded, delivered him in a home for unwed mothers, and then vanished into the city's teeming streets. Little Jerome was allowed to stay at the home for five weeks, but on Aug. 21, a nurse carried the abandoned infant to the New York Foundling Hospital.

Katherine Fitzpatrick seemed to have slightly better prospects. She was born a year later, on Sept. 9, 1901, at the Sloane Maternity Hospital. Though the birth took place in the "charity wards" designated for the city's poor, her mother didn't give her up, not at first, anyway. The woman, whose name is also lost to history, kept baby Katherine long enough to see her first smile, and her first golden curls coming in.

But when she was six months old, Katherine, too, was relinquished. The mother herself

COMMUNITY

## Workshop on water

A program called Water Loss Reduction for Small Water Systems will be held at Phoenix College, 3310 N. 10th Ave., on June 19 from 9-4:30. It is free.

The program is sponsored by the Water Infrastructure Finance Authority of Arizona (WIFA) and the Arizona Department of Water Resources (ADWR).

Register online at [efcnetwork.org/upcoming](http://efcnetwork.org/upcoming).

## The Greenlee Clarion

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brought the child to the Foundling, handing her over on March 25, 1902. The date must have stung this Irish Catholic woman. It was the Feast of the Annunciation, when Catholics celebrate the pregnancy of the Virgin Mary.

Jerome and Katherine were only two of thousands abandoned to the Foundling. Between 1869, the year it was founded by an Irish-American nun named Sister Mary Irene Fitzgibbon, and 1904, the institution took in some 35,000 babies, primarily offspring of the city's reviled, impoverished Irish.

Staggering numbers of Irish immigrants had flooded the city since the Great Famine of the late

[Click here to read more](#)

## Section 404 input asked

ADEQ is moving forward with meetings to gather stakeholder input on assuming the Clean Water Act Section 404 permit program (CWA 404).

It will hold interactive meetings in Phoenix and Tucson to identify pros and cons of program assumption and significant issues that ADEQ should consider in preparation for assumption. The agenda will be the same in each location. WebEx and phone conference options will be available; however, conference callers should anticipate some barriers to certain interactive activities.

The meeting in Phoenix is June 6 and the one in Tucson is June 7.

For more information, [go to this page](#).

## ADEQ's My Community

Arizona Department of Environmental Quality (ADEQ) officials announced improved procedures for identifying and communicating environmental issues to Arizonans and their families.

These improved procedures have resulted in a new section of their website – [My Community](#) – where Arizonans can learn about environmental challenges within their communities, as well as efforts to address them.

"My Community strengthens our ability to transparently identify problems and share the scale, scope and progress of ADEQ's work," said ADEQ Director Misael Cabrera. "Every state has environmental challenges, what's different in Arizona is that we are making it easy to see those challenges and what we are doing about them."



## Upcoming activities

6/4 noon-3, Supervisors meeting room, County Annex, BOS meeting.

6/4-7 1-3 each afternoon, Clifton Library, Photography Phun. See page 13.

6/6 (and every Wednesday), 10-4, Clifton Farmer's Market, Clifton Train Depot

6/6 8-5, Cochise College Sierra Vista campus, conference on aging. See page 13.

6/8, 4-6:30, Clifton Town Council - interviews of final 3 Town manager candidates, Clifton Town hall

6/9 10 a.m., 6 p.m., Duncan football field, the State 8-man All Star football passing tournament will be held in the morning and the All Star Championship game in the evening.

6/14 4-6 p.m., Duncan Town Council, Duncan Town Hall.

6/14 7-9 p.m., Clifton Town Council meeting, Clifton Town Hall.

6/16 1-4 p.m., Jam Session, A Frame Church in Morenci - everyone welcome.

6/19 8-11 a.m., Supervisors meeting room, County Annex, BOS meeting.

6/21 10-noon, Greenlee Golf Course, York Valley, Greenlee Tourism Council.

For more calendar items, [click here](#).

See Morenci School District calendar at [its website](#).

## Clifton manager finalists

Congratulations to the three Clifton town manager finalists. Each one will be interviewed in person at a special meeting on Friday June 8 beginning at 4 p.m.

A decision will be rendered that evening to select a new town manager for Clifton. Good luck to one and all.

The finalists are Martin Moore, from Eunice, NM; Heather Ruder, from Tucson; and Caleb Blaschke from Flagstaff.

## Late night biz openings

The merchants that work so hard to keep their businesses open are looking for ways to stay open late for those shopper who need later hours of operation.

Please let your favorite shopkeepers know your thoughts. They will be meeting Friday, June 8, at 5 p.m. to discuss ideas.

Studio 226, The Apothecary and Chase Creek marketplace owners will be there. Support our local stores!



## Blue – a true one-room school

Recorder is a musical instrument, not a kazoo! The recorder is a woodwind musical instrument in the group known as internal duct flutes — flutes with a whistle mouthpiece. A recorder is distinguished from other duct flutes by the presence of thumb-hole for the upper hand and seven finger-holes: three for the upper hand and four for the lower.

Each student at the Blue School, a true one-room school in Greenlee County, is taught to perform on a recorder.

Teaching various skills to all students instills good life lesson qualities – teamwork and practice among them.

When was the last time you attended an event where every child in the school system attended and participated? Congratulations to the Blue Schools!

Please check out the Blue School end-of-year Promotion Ceremony videos at [Growing Greenlee Facebook page](#).



*The governing board takes advantage of the setting for a meeting.*





# What's next for **DUNCAN?**

Follow-up meeting  
*All are welcome*

Saturday, June 9, 2018, 9 am to 12 noon in the Duncan High School Cafeteria. Residents of Duncan and adjacent areas are invited, along with various community partners.

We will hear reports from the volunteer committees formed at the first community meeting on January 13, assess progress and discuss next steps.

With the support of Freeport McMoRan, the town has engaged consultant Bill Pupo to lead these meetings and to help the council and others follow through on the results. After a long career as a city and town manager, Mr. Pupo now guides towns like Duncan through the steps of understanding infrastructure, finance, legal and regulatory and other issues, and then designing and following through on a staged set of plans and solutions.

Questions? Call the town office at 928-359-2791. We hope to see you on June 9.

**It's June –  
Splash Pad time!**



## **Rural Planning and Zoning**

**By Philip Runnerud**

Some would argue that Rural Planning and Zoning functions poorly at best. Why is this? Once in a while something happens that raises awareness, this is an opportunity to have a call to action.

Recently Greenlee County requested to change the zoning districts in Loma Linda and Verde Lee. While the process is defined by Statute, what happens between start and finish is different. People respond as they set their priorities, not by the clock and certainly not by the calendar.

The meeting was called. Plan-

ning and Zoning Commissioners were invited and public notices were properly posted. All the preparations were complete. But then the night of the meeting resulted in a lack of a quorum of Commissioners.

Instead of closing the doors on the 25 or 30 people who took their valuable time to show up, a question and answer session was held. This back and forth conversation was very constructive.

### **Concerned about water**

Those who attended were very concerned about their water supply..

The encouraging aspect of the meeting is the concern that people had for the future of their neighborhoods and that they expressed their feelings. The crowd commented about the proposed zoning change but focused on the need for better water service. In a free market water providers should be concerned that they meet the expectations of their customers.

While the Government provides oversight, providers have the responsibility to deliver their product - water. The message received once again was problems exist and they need to be addressed by all responsible parties.

Solving these problems locally is more advantageous than seeking solutions from outside the area. The good news is there is an abundance of reports and studies that show we have excellent water resources, how those resources are delivered is a subject that calls for greater attention and more transparency to the end user.

**COMMUNITY**

### **Hearings June 14, 19 on zoning changes**

The Greenlee County Planning and Zoning Commission will hold a Special Public Meeting and Public Hearing Thursday, June 14 at 6:00 p.m. and the Greenlee County Board of Supervisors will hold a Public Meeting and Public Hearing Tuesday, June 19, at 8:00 a.m. in the Second Floor Conference Room of the Greenlee Coun-

ty Courthouse Annex, 5th Street and Leonard in Clifton to discuss and vote on several issues.

They include rezoning 2,200 acres southeast of Duncan to “heavy industry,” to change the zoning of another area from “rural use” to “single residential,” and to change zoning regulations to add a hearing officer, add definitions and to change enforcement procedures.

To see the hearing notices for added details, [click here](#).



## Girl Scout enrollment

Girl Scout Troop 235 is accepting enrollment of girls 5th grade and up. \$35 for registration (up front) and \$50 for uniform (by October 1, 2018). If interested, contact Sabrina Dumas at the Clifton Public Library, or send an email to Julie Sterr at gs235.soaz@gmail.com



From left are Ákos Kovach, Greenlee County Economic Development Coordinator; Regina Sherbon, a 7th grader who is a Cadette Girl Scout, and Julie Sterr, Girl Scout Leader. The Gift of Caring patch (notice the patch with the blue heart, near center of vest) is given when a Girl Scout troop decides to gift boxes of cookies from their inventory to local individuals as a way to say thank you. They are forgoing the profit of selling those cookies, and they have to gift at least five boxes to earn the patch.

## Cub Scouts and Scouts for boys, girls planned

Trying to form a BSA Cub Scout pack and a BSA Scout Troop!

Cub scouts are grades k-5, and members of the Scout troop are grades 6-12.

We are organizing girls-only and boys-only cub scout dens - but they will join together at the family pack meetings once a month.

So far there is interest in forming a boys-only scout troop, but we need more boys to form it.

We do not have any girls yet to form a girls-only scout troop, but we are willing to do so if we get some interest. Please have people call or text Linda Stavast (928) 965-1645.

## Employment opportunities

Greenlee County currently has these employment opportunities:

Chief Justice Court Clerk - 2018-05-25

Deputy Cadet

Deputy Sheriff

Detention Officer DESC

FT Detention Officer

Check out the [Greenlee County website](#) for more information.

## \* Summer Activities \*

Registration is now open!

Clifton Public Library

Summer Reading Program <i>Libraries Rock!</i>	Kidz Cooking Club	Photography Class <i>"Photography Phun!"</i>
* FREE *	* FREE *	* FREE *
Ages: 6-12	Ages: 6-12	Ages: all are welcome!
Daily: 1pm - 3pm June 18, 19, 20, 21	1:30pm - 3:30pm Tuesdays: May 29 June 26 July 10, 17, 24	under age 8 must be accompanied by an adult Daily: 1pm - 3pm June 4, 5, 6, 7

**TO REGISTER:** visit the library at  
588 Turner Ave in Clifton AZ

## GSA workshop planned

Cochise College SBDC is hosting a free workshop for businesses that sell services or items to the Government to learn about the GSA Schedules. You can also learn how to sell them nationally through the system.

During this event we will discuss:

Overview of GSA Schedules: Benefits of a Schedule Holder.

How to get a Schedule: Selection and Application.

How to maintain a Schedule: Marketing your company.

Alternatives to Schedules.

Panel discussion with GSA Schedule holders.

This class will take place on Wednesday, June 20, from 8-12:30 in ROOM G106 at the Cochise College Downtown Center. Breakfast will be provided.

This workshop is presented by Pam Smith-Cressel, Director, Los Angeles Small Business Utilization.

Seating is limited and you **MUST** register to attend. Deadline to register is June 14. [Click here to register.](#)

## Photography class set

Photography Phun is a program for kids and others that will be presented this summer by the Greenlee County Cooperative Extension service.

It will run Monday-Thursday, June 4-7, from 1-3 each afternoon, at the Clifton Library. A parent must accompany any youngster age 8 and under.



## Funding for nutrition

The Administration for Community Living (ACL) recently announced funding for innovative approaches to nutrition programs in the aging services network.

Innovative projects could include efforts to improve physical and mental health symptoms and increase activity.

Demonstrated value such as cost savings and impact towards a national need must be supported in the project.

An informational call is scheduled for potential applicants on June 12 at 2 p.m. ET. [Click here to register.](#) The deadline to apply is July 17. The grant notice is [available here.](#)

## Conference on aging

The SEAGO Area Agency on Aging will hold its 4th annual conference on aging, titled "Aging Together: The Power of Community," on June 6, from 8-5 at Cochise College's Sierra Vista campus.

It will feature the Virtual Dementia Tour.

Register by phone at 520.432.2528.