



August 2017

Vol. 4, No. 8

Home ownership

Greenlee County-wide housing event Aug. 18

By Ákos Kovach

Greenlee County is very fortunate to have the strength of an economic dynamo such as the Morenci Copper Mine in operation 24/7/365. This one employer turns on the lights for several thousand people every day, providing much more than great careers.

Partly a result of the constant need for quality employees, part-

ly due to mine retirees looking to stay in Greenlee County and many other factors – the demand for local housing has once again peaked. However, builders and developers have not kept up with public demand for quality, affordable housing as well as custom built homes.

While there are some amazing custom homes going vertical, **please turn to page 3**



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Innovation Awards

Greenlee only AZ winner SWNMCOG wins big

By Ákos Kovach

Greenlee County was the only 2017 NADO Innovation Awards recipient in Arizona. Each year, the Innovation Awards program honors NADO members for their creative approaches to advancing regional community and economic development and improved quality of life.

These projects have made significant impacts on their regions and demonstrate the diversity of services and program delivery provided by regional de-

[click here to read more](#)

Some talk about it, others complain and point fingers – but a few get out there and get things done.

Our strategic partners at the Southwest New Mexico Council of Governments (SWNMCOG) are getting things done and being recognized for their contributions.

“I would say this project has been great. What with local government budget cuts using public

[click here to read more](#)

Reading Nook News

Touring Library website 3

By Karen Soohy

Welcome back! Our next stop on the tour will be the first item highlighted on the left side of the Greenlee County Webpage (<http://www.greenleelibraries.org/>). If you like to explore and are a legal or history buff, the State Library Archives Search is a great side trip on your tour.

The Arizona State Knowledge Center (ASK) (<https://ask.azlibrary.gov/starweb/l.skca-catalog/servlet.starweb?path=l.skca-catalog/skccatalog.web>) is a new service that lets you explore the archives collections from the State Archives of Arizona.

While you must still head to Phoenix to actually look at the physical materials, you can research what archived material is housed at the State Archives simply by typing into the Search Collections tab a search term or terms. This will give you the necessary background information to take to the State Archives Building and will save you time once you get there.

You can look at the Core Collections which includes copies of all records that Greenlee County must deposit with the State Archives by law. The Core Collections includes all Arizona Counties' materials, records from each Governor, the Court System, Schools, and records from the Secretary of State.

You can also browse all of our collections through the Browse by Collection tab. This type of search will let you look up information for any Core Collection material but also a number of other records from a variety of organization regulated by the state of Arizona. Your search will bring up finding guides that describe the collection, and in many cases provide a file by file list of what is in each collection.

[click here to read more](#)



Clifton Council Corner

Mayor Felix Callicotte

School back in session

Clifton's Police Chief Omar Negrete wants to remind everyone our children have strapped on their book bags and are off to school.

The Chief also wants to remind drivers that school speed zones are back and the start of school also means more traffic. Strict enforcement will occur throughout the school year and will be focused on traffic and children's safety in the areas at or near schools.

With school back in session, traffic safety is a constant issue in our community. We also realize with the amount of traffic on our streets and roadways there will be complaints relating to speeders, parking violations, failure to yield at crosswalks and traffic accidents.

The Clifton Police Department will perform patrol in all areas, deploy officers on "speed and aggressive driver" details, enforce speeding and parking violations by citing the offenders and drivers who do not yield at crosswalks for pedestrians.

15 mph School Zone Reminders:

Arizona's school zones are 15-mph zones and are zero-tolerance. It is never reasonable or prudent to speed in a school zone. That simply means that you can and will be cited if you are caught going even a few miles over the posted speed limit. You can be cited for going 16-mph in a 15-mph zone.

Passing is not permitted in a 15-mph school zone, no matter how slow another vehicle may be traveling. No passing means that your bumper cannot pass any other car's bumper going in the same direction.

If any person is in a school zone crosswalk, they must be completely out of the crosswalk before any vehicle can proceed in either direction.

Once you have driven entirely past the last school crosswalk, you may resume the normal speed for that street.

Drivers also are reminded to maintain a safe following distance and obey the "Stop Sign" when displayed by a school bus when approaching or behind a bus, you must wait for children to board or

[click here to read more](#)

Housing . . .

continued from page 1

medium to large subdivisions have simply not yet emerged - but they will.

These new housing units will offer elbow room, but still offer creature comforts. Those working in Morenci want a short commute, and that demand is being addressed.

But there are also many others who wish to live further out in the York Valley/Golf Course area, down along Highway 75 in Apache Grove and Sheldon, while others want to live in and around Duncan.

Luckily for every buyer or renter looking for a place to own or lease there are an equal number of opportunities to be met by builders, investors and develop-

ers.

The resale housing inventory in Greenlee is very low. But there are a handful of homes that can be bought moderately priced, spruced up and resold.

Some people buy, fix and then reside in the refurbished home. All of these variables matter. They matter to mortgage lenders, real estate professionals and service providers.

The 2017 Connecting the Dots to Home Ownership Housing Forum will bring all those professionals together for you at one place for six full hours on August the 18th.

Look for printed ads in The

**Fun, food,
refreshments
and door prizes!**

Copper Era, Eastern Arizona Courier and Willcox Range Newspapers. Watch social media for updates and offers.

The event will be hosted by Greenlee County Economic Development, but will also include a large number of private businesses, non-profit organizations, four area chambers of commerce, builders, developers, mortgage lenders, realtors, medical service professionals and many others.

There will be fun, food, refreshment and door prizes. So mark yourself down to attend this mammoth event from 9 am to 3 pm on Friday August 18. If you have questions, want to be a vendor, wish to attend or participate some other way – call 928-865-2072 and ask for Housing Forum Support. Or email: economicdevelopment@co.greenlee.az.us

SEAGO meeting will coincide with housing event

The SEAGO Executive Board meeting scheduled for Aug. 18 will be held in Clifton, hosted by the Town of Duncan.

This quarterly meeting of SEAGO Region elected officials will be co-locating at the same site (550 North Coronado Blvd.) as the Greenlee County-wide Housing Forum scheduled from 9 to 3, also on that Friday.

What a bonus for everyone

who plans to attend! The early list of RSVP's from vendors is growing fast. Homebuilders from as far away as Globe are signing up. Mortgage Lenders, Real Estate professionals, and an amazing array of social service groups – chambers of commerce – and many others.

By merging the two meetings into one location attendees to these meetings will have the

added enhancement of meeting the public as well as the myriad of employers, healthcare professionals and others that add so much to the high quality of life found in Greenlee County.

Employees at the Morenci mine are the primary “target audience,” but housing is on the minds of many in our area as it becomes more and more evident that Greenlee is becoming a hub for economic growth and development. This is precisely why SEAGO is coming, why SWN-MCOG and regional Chambers of Commerce officials are on the list.

Chambers of Commerce help connect those dots between showing casing local businesses, providing a conduit to jobs and representing the strength of regionalism.

**Look for the Greenlee County
Recorder's Office at the Housing
Forum – Take advantage of the
Voter Registration Booth!**

CONNECTING THE DOTS OF HOME OWNERSHIP



9AM to 3PM
Friday August 18TH

550 N. Coronado Blvd,
Clifton AZ

Questions?
(928) 865 - 2072

More info:
GrowingGreenlee.org/Housing



Arizona Rural Policy Forum, Aug. 9-11

By Ákos Kovach

Every year rural economic developers, business leaders, elected officials and many others band together to learn from each other.

We are offered superior breakout sessions and field trips, all designed to spur questions, answer them or both. These events offer an exceptional opportunity to meet a lot of pro-business, like-minded professionals.

These forums focus on elevation, reaching the next level all while celebrating the efforts of the unsung workers in the fields of hospitality, community plan-



One of the activities of the forum is an economic-development tour of Graham County.

ning and economic development.

We all know people who need the following advice: “Don’t ruin other people’s happiness because you cannot find your own.”

Vote in NADO photo contest

Voting for the 2017 NADO Photo Contest “People’s Choice” winner is open now through August 9!

“Like” your favorite photos and the image with the most “likes” at 5:00 p.m. ET on August 9 will be declared the “People’s Choice” winner.

The winners and runners-up

for the other categories will be announced in late August. Questions? E-mail Program Manager Brett Schwartz at bschwartz@nado.org

https://www.facebook.com/pg/NADO.org/photos/?tab=album&album_id=1383765785025644

The annual Rural Policy Forum provides numerous opportunities to either validate the current path on which we travel or help us alter course to achieve success.

This year’s forum is no exception to this high standard – gather together, meet, learn and grow professionally.

Fortunately, our neighbors in Graham County are hosting the 2017 Rural Policy Forum in Thatcher at Eastern Arizona College. Are you attending?

Greenlee County is financially supporting the event as a sponsor in addition to sending two registrations.

We encourage everyone and anyone interested in gaining fresh insights to attend. Register here: <http://azrdc.org/>; there are several good motels in the immediate area. We hope to see you there!

Healthy families

The Governor’s office of Youth, Faith, and Family created Healthy Families- Healthy Youth and is working with the county superintendents of Arizona to cultivate healthy student choices regarding substance abuse through education.

This program will accomplish this by educating students and their parents about today’s substances with a focus on prevention.

This program will take place at Fairbanks Middle School & Duncan Middle School.

August 16 and 17, Morenci Fairbanks will be hosting their 2nd annual Healthy Families Healthy Youth event.

And Duncan will host their 1st event Thursday August 24..



Upcoming activities

8/8-10 8-5, Arizona Rural Policy Forum, Safford

8/9 2-6 p.m., Clifton Farmers Market, Clifton Train Depot (and every Wednesday.)

8/12 8 a.m. registration, Greenlee County 3Gun, Table Top Range, more on Facebook.

8/16 5:30-7 p.m., Tourism Council monthly meeting, Greenlee Country Club.

8/18 9-3, Greenlee County-Wide Housing Forum, 550 North Coronado Blvd, Clifton.

8/18 2 p.m., Effective volunteer engagement webinar. [Register here.](#)

8/18 9-2 Hire a Vet Job Fair, Rothery Educational Services Center, 3305 E. Fry Blvd., Sierra Vista.

8/22, 24, 25 Crimewatch drug training, at 6 p.m. on the 22nd at Hilda's Restaurant in Duncan, at 6 p.m. on the 24th at Gi'mees Restaurant in York, at noon on the 25th at the senior center in Clifton and at 6 p.m. on the 25th at R&R Pizza in Morenci.

8/23 5:30-7:30 p.m., Greenlee Chamber Mixer, Greenlee Country Club.

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

Work progresses on Greenlee County South Annex



New dates for 2017 Hill Climb

By Ákos Kovach

Mark these dates now – Saturday, September 30 and Sunday October 1.

The Clifton Hill Climb has shifted the schedule to capture a cooler time frame. Now spectators can be more relaxed and more comfortable.


Viewing the Hill Climb is almost an art form, with several ‘choice’ locations picked out over years of practice and experience.

Some view from Table Top, others across the canyon – while there is a contingent of viewers up on McDowell Road.

The grandstands near the cemetery are good and many enjoy the grandstands at the starting line, it is all a matter of what people like to see and hear.

No matter what – this year’s Hill Climb will be pivotal. The Sports Car Club of America committed to running the event for three years to gauge the financial efficacy of the event.


This year marks the third year and getting more drivers and boosting revenues is a high priority item.



The map shows the route of the Clifton Hillclimb starting from a 'Line Up' area at the 'Start Line' and ending at a 'Runoff Area' at the 'Finish Line'. Key landmarks along the route include: Oliphant's Rail, Henry's Roll, Cubby's Cliff, Picken's Corner, Bailey's Bash, Cook's Corner, Sunshine's Leap, Clifton Cemetery, Tami Threads The Needle, and Delaney's Dilemma. A compass rose is located in the upper left corner of the map area.

Clifton Hillclimb

9/30/2017-10/1/2017

Find us on:  [facebook.](https://www.facebook.com/cliftonhillclimb)

cliftonhillclimb.com



Check into details and how to become a racer at: <http://www.azscca.com/>

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11th Greenlee Jr. Rodeo Series

Upcoming Dates:

August 19th

September 15th (FINALS)

Enter From 4-4:30

Starts at 5p.m.

Late entries will NOT be accepted.

Hope to see you there!!

Why outreach is so important

By Ákos Kovach

Why would you go to a Trade Show in Anaheim? Why invite out-of-county Chambers of Commerce to a Greenlee County event? The answer to both questions is the same, sound and simple: Outreach.

To achieve success, no matter what the goal might be, we must be willing to look at all the paths that could lead us to the level of achievement we desire.

We cringe every time we hear phrases such as “we’ve always done it this way” or “we don’t need outsiders.” The fact is everything changes no matter how hard you try to keep them the same. The change is incremental, but nevertheless change happens.

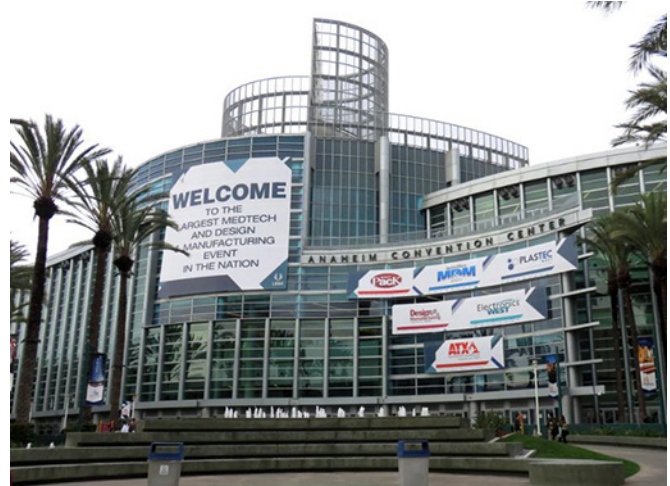
So what we need to learn is to plan ahead and learn from missteps. Take for example any local event - Two things often hold any event back from garnering a large audience. Lack of promotion – bad scheduling.

For any event to be truly successful you want to attract an audience. Who is your target audience? And once you identify your target audience, what is the best way to reach them? Newspaper ads? Radio? Social media?

Each age group can be reached using these methods, but with varying success. Word-of-mouth promotion is wonderful, but often leads to misinformation in the form of wrong start times, and wrong event dates being shared with family and friends. The solution is to have the event in writing, preferably on a simple flyer.

Scheduling an event that competes with a larger

Economic Development 101



event that is close by or worse, when two or more activities are planned that compete for the same time slot for essentially the same audience generally spells out a light turn out for each competing event.

This is another reason that the Greenlee County Chamber of Commerce, Greenlee Tourism Council, DVEC and Greenlee county all “share” a calendar.

Finding fault and pointing fingers is easy and nonproductive. Just think how far we can travel together by pooling our energy and resources? One way to accomplish that is through outreach.

If you have an event or activity for the Greenlee County Community Calendar contact us at: economicdevelopment@co.greenlee.az.us

Chamber job opening

The Greenlee County Chamber of Commerce is looking to hire an independent contractor to assist with administrative duties.

Work would average roughly 10 hours a week. Pay is \$100 a week. Must have own computer. Work location flexible. Send a resume and letter of interest to Greenlee Chamber, PO Box 394, Clifton AZ 85533 by August 21 to be considered. Full job description can be [seen here](#).

We are excited for this addition to the Chamber and expect that this position will continue to drive value to our membership. Please feel free to reach out to any board member to answer questions.

Greenlee County Chamber Board Members:

Chair - Doug Barlow; Vice Chair - Ian McGaughey ; Treasurer - Dustie Robinette; Secretary - Emily Muteb; Member - Steve Ahmann; Member - Jackie Norton ; Member - John Basteen

CDL training survey

This is a collaboration between ARIZONA@WORK, Tim Linden from III Counties Distributing and a local training provider.

Click below for an interest survey for local residents to provide their feedback about the potential of such a training being offered. Or click on the employers’ survey.

[Click here](#) for a survey for potential employers.

[Click here](#) for a survey for potential students.

Restoring the Central Hotel

By Karen Frye

Expect to see some changes to the Central Hotel on Park Avenue! Matt and Karen Frye are the new owners and their intention is to restore the hotel to its original beauty.

They also plan to create a courtyard where the community can gather for activities such as acoustic music, art shows, cards and board games, and billiards.

Matt and Karen first visited Clifton in April of this year and fell in love with the town.

They currently live in Tucson but will make the hotel their permanent residence once renovations are complete.



Redevelopment now!

By Phil Ronnerud

So what is wrong with buildings that are old, not used, and left to return to dust?

Buildings that are not used, and left to return to dust are the cancer of a city.

The cancer sucks the life out leaving a decaying shell of the former city.

As time passes people become desensitized to the shell. Businesses leave and residents wonder why the community does not prosper.

A vicious cycle has been established. As buildings are vacated, people shop elsewhere, more buildings go unused, product selection is diminished, people buy out of town, and then more businesses close. That city becomes less vital every day.

Two options for change are to reuse the buildings or take them down. If a community is to have a viable business district, suitable buildings must

be available.

If needed, old buildings in reasonably decent shape should be considered for restoration or rehabilitation. These old buildings characterize an area and often feature elements that cannot be remade.

Once the building is removed, the area loses part of its soul. If a new building takes its place, it often is another formless mass.

Sense of community

A strong sense of community is needed if older buildings are to be saved. Leaders must be willing to establish strict, but reasonable

standards, for rehabilitation and not be afraid to enforce the rules.

There are costs, but in the final analysis the costs for old versus new can be quite similar. From this balance a private party can develop a business plan where they can reuse, and maintain the older buildings or remove them.

Another choice is for the community, if sufficient support is available from the voters, to acquire the real estate to make improvements or to redevelop.

Again, a user for the building should be available before spending funds.

In the end the community needs to decide what they want.

Do you accept having old empty buildings?

Or would you prefer to repurpose buildings, reuse buildings, or turn even level the structure and create a vacant lot?

Thank goodness we have leadership in this area that supports entrepreneurship.



For purchasing power

Greenlee ranks 2nd in state

From The Copper Era

MORENCI — A financial study recently released shows that one's dollar goes a little bit farther in Greenlee County.

The study by SmartAsset examined the cost of living in counties around Arizona and ranked the counties by various criteria. Examining details from housing, food, taxes, education, health care and transportation, the data showed that Greenlee County is second in the state for purchasing power among all Arizona counties, coming in at an index of 66.54.

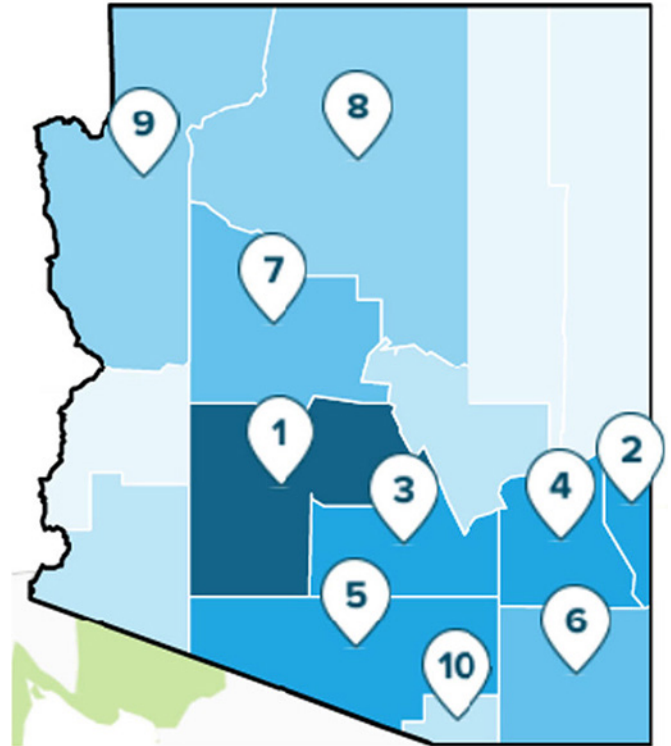
The county also brags the second-highest median income for households at \$51,628, just behind Maricopa at \$54,229.

Ranked 904th and 845th in those categories nationwide, respectively, the county falls behind where cost of living is concerned. Greenlee County has the second-highest cost of living in the state at \$35,130.

“First, we calculated two different cost-of-living numbers for a household with one adult and no dependents. One reflected the baseline cost of living in each area, and the other was based on expenditures typical to someone making the county's median income.

“We combined the two cost-of-living numbers using a weighted average based on how close each county's median income was to the minimal livable income in that area. We then subtracted income taxes paid in that area.

“Finally, we calculated purchasing power by determining the weighted cost of living as a percentage of median income,” the company said of its methodology.



This map from Smart Asset ranks ranks Arizona counties by purchasing power. Greenlee is second, just behind Maricopa County.

Apex Cyclez opens in Duncan area

APEX CYCLEZ is owned and operated by Chester Hupp, retired Head of Maintenance at Duncan Unified School District #2. After 21 years of service Chester decided to open a bicycle repair shop.

Chester enjoys his collection of vintage French Road Bikes and does some competitive riding a couple of times a year. APEX CYCLEZ will perform simple flat tire repairs or a complete bike restoration. Apex also offers new bike assembly.

Regardless of the needs of the riders, APEX CYCLEZ does its best to fill the gap. Apex also sells used vintage bikes that are often difficult to come by and have been completely refurbished or restored.

APEX CYCLEZ is more than just a bicycle repair shop. Apex has an open door policy and invites anyone interested in starting up cycling to drop any time between 10:00am to 4:00pm Monday through Friday for information.



Coming from the north on Highway 75 Apex is located on Old Virden Road next to the Gila River bridge before you get into Duncan Town. Contact by email: APEXCYLEZ@outlook.com or call 928-359-2103.