



**NOTICE OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, SEPTEMBER 2, 2025 AT 6:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID:955 499 4085

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the start of the meeting.

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Historic Preservation Commission will hold a Regular Meeting open to the public on Tuesday, September 2, 2025, at 6:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Historic Preservation Commission invites the public to provide comments at this time. Members of the Historic Preservation Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is asked to limit their comments to five minutes.

4. NEW BUSINESS

A. Signage Budget Request

Discuss, consider and act upon Chair Guebard's proposal regarding a budget request for the revitalization of Historic Markers throughout the Town of Clarkdale.

B. Historic Preservation Grant Program

Discuss, consider and act upon Chair Guebard's proposal regarding Historic Preservation Grants.

5. FUTURE AGENDA ITEMS

Historic Preservation Commission may propose items to be placed on a future agenda. This item is for discussion only.

6. ADJOURNMENT

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

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- Agenda Item:** **Signage Budget Request**
Discuss, consider and act upon Chair Guebard's proposal regarding a budget request for the revitalization of Historic Markers throughout the Town of Clarkdale.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** September 2, 2025
- Strategic Goal:** This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 1 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
 - Goal Area 2 - Enhance the quality and availability of parks, recreation and cultural opportunities.
 - Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.
- Background:** Historic Preservation Commission (HPC) Chair Guebard has expressed concern that there is no dedicated Town funding for the printing of historic signage and that relying solely on uncertain state or federal preservation grants is not a sustainable approach. Chair Guebard is proposing that the HPC create its own budget for printing signs and present this budget to Town Council for discussion and possible funding consideration. The goal is to secure reliable funding for signage projects without depending on external grants that may not materialize. The next budget cycle for the town begins in January 2026 and will conclude in June 2026.
- Budget Impact:** Unknown at this time.
- Recommendation:** Staff recommends that the Commission establish a draft budget for signage and move forward with a budget request to the Town Council for the January 2026 budget cycle.



Staff Report

Item Number: 4.B.

- Agenda Item:** **Historic Preservation Grant Program**
Discuss, consider and act upon Chair Guebard's proposal regarding Historic Preservation Grants.
- Staff Contact:** Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:** September 2, 2025
- Strategic Goal:** This agenda item supports the following Clarkdale Strategic Goal Area:
- Goal Area 1 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.
 - Goal Area 2 - Enhance the quality and availability of parks, recreation and cultural opportunities.
 - Goal Area 3 - Strengthen and diversify our economy through cultivating a business-friendly climate for business attraction and strategically capitalizing upon tourism.

Background: Chair Guebard is proposing the creation of a Historic Preservation Grant program, even at a small funding level, as a way to build stronger connections with the community and local business owners. Mr. Guebard believes such a program could enhance the Historic Preservation Commission's visibility and encourage preservation projects within the community. The proposal would involve developing the grant program parameters and presenting the request for funding to the Town Council for consideration.

Arizona Constitutional Gift Clause Explanation

Arizona's Constitution, Article 9, Section 7, commonly referred to as the Gift Clause, prohibits the State and its political subdivisions, including municipalities, from gifting or loaning public funds, credit, or property to any individual, association, or corporation without receiving adequate consideration or benefit in return. The purpose of this clause is to protect public resources from being used for private gain and to ensure taxpayer funds are spent only for legitimate public purposes.

No gift, donation, or subsidy of public funds may be made to a private person or corporation unless two key conditions are met:

1. **Public Purpose:** The spending must benefit the public.
2. **Proportional Consideration:** The public must receive direct, measurable value roughly equal to the public funds spent.

Why Historic Preservation Qualifies

Arizona courts have long recognized that preserving historically or culturally significant properties serves a valid public purpose because it:

- Preserves heritage for future generations.
- Enhances tourism and economic vitality.
- Promotes education and community identity.

Therefore, the first prong (Public Purpose) is typically straightforward to satisfy.

Where Grants Can Fail: Proportional Consideration

The challenge lies in meeting the second prong, ensuring the public receives direct, enforceable value in exchange for the grant. For historic preservation grants, this means:

- The grant must require specific work (e.g., restoration, repair, rehabilitation) that directly advances preservation.
- The fair market value of the work must be equal to or greater than the grant amount.
- Legal enforceability through a contract, recorded easement, or restrictive covenant must be established.
- Claw back provisions should be included if the owner does not fulfill their obligations.

Best Practices for Gift Clause Compliance in Historic Preservation Grants

- **Written Agreement:** Signed contract with the property owner including a detailed scope of work aligned with preservation standards (e.g., Secretary of the Interior's Standards), timelines, and completion requirements.
- **Fair Market Value Match:** Require cost estimates or bids to confirm the work equals or exceeds the grant amount. Only eligible preservation costs are reimbursed.
- **Public Benefit Protection:** Include conservation easements or public access requirements (such as opening the property for tours a set number of days). Require maintenance of the preservation work for a defined period (often 5–10 years).
- **Enforcement:** Include claw back clauses or repayment obligations if work is incomplete or not maintained, and grant the Town inspection rights for compliance.

Example:

If the Town provides a \$15,000 grant to repair the original brick façade of a 1910 storefront:

- OK: The owner must complete the approved work by a set date, maintain it for 10 years, and allow the Town to inspect. The façade restoration's market value meets or exceeds \$15,000.
- NOT OK: The Town gives the owner \$15,000 with no binding obligations besides "use it for repairs" and no guarantee of public benefit.

Any proposed grant program would need to be reviewed by the Town Attorney to ensure compliance with State Law.

Budget Impact: Unknown at this time.

Recommendation: Staff recommends that the Commission develop a draft Historic Preservation Grant program, establish a proposed budget, and authorize moving forward with a funding request to Town Council for consideration during the January 2026 budget cycle.