



Meeting Notes:

Recap (Summary of previous Topics)

Dolan Springs Development:

Goals and Topics

- 1. Low population and small labor force**
- 2. High poverty rate limiting local entrepreneurship**
- 3. Limited economic base / lack of jobs**
- 4. School limitations (grades 6–12 removed)**
- 5. Resistance to town incorporation**
- 6. Limited municipal services / infrastructure**
- 7. State scrutiny for incorporation**
- 8. Resistance from existing residents / low engagement**
- 9. High upfront costs for land acquisition and development**
- 10. Environmental / regulatory constraints**
- 11. Perception that projects are “self-serving”**

Dolan Springs Development:

Goals, Obstacles & Pathways

Obstacle / Challenge	Counter / Pathway to Overcome
1. Low population and small labor force	Target younger demographic (20–35), remote workers, eco-adventurers, tiny home / van life communities. Use Dolan Rising marketing campaigns to attract this base. Initial projects like trails and eco-lodges will draw attention and residents.
2. High poverty rate limiting local entrepreneurship	Introduce education and training programs in collaboration with Dolan Rising and local schools; leverage grants and incubators for small business startups; provide low-cost housing to reduce cost-of-living barriers.
3. Limited economic base / lack of jobs	Develop trails and eco-tourism as first revenue-generating projects; create downtown commercial area with leased parcels for local business; promote sustainable tourism, rodeo grounds, and community events to drive revenue.
4. School limitations (grades 6–12 removed)	Demonstrate population growth and increased tax base; present formal proposal to Kingman Unified School District and Arizona Department of Education; use Dolan Rising to advocate and provide funding partnerships for school expansion.
5. Resistance to town incorporation	Build incremental credibility by showing economic growth, population increase, and municipal service readiness. Engage community early, conduct educational sessions on benefits of incorporation, and show tangible results from trails, housing, and small businesses.
6. Limited municipal services / infrastructure	Leverage phased development plan: start with small, manageable projects (trails, eco-housing, tourism); use partnerships and grants for utilities and infrastructure; create a roadmap for service expansion once population and revenue justify it.
7. State scrutiny for incorporation	Prepare thorough documentation: financial projections, population growth estimates, infrastructure plans, education plan, and community support letters. Show evidence of sustainable development and long-term viability.
8. Resistance from existing residents / low engagement	Launch community engagement campaigns through Dolan Rising: public meetings, volunteer programs, and events tied to trails and parks. Showcase benefits for current residents (jobs, services, school growth).

Obstacle / Challenge	Counter / Pathway to Overcome
9. High upfront costs for land acquisition and development	Utilize USDA Community Facilities loan/grant programs, other state and federal grants; phase development; leverage public-private partnerships; start with high-ROI projects (trails, eco-tourism) to generate revenue for subsequent stages.
10. Environmental / regulatory constraints	Conduct early environmental assessments; incorporate sustainable design principles into trails, housing, and tourism; present proposals highlighting minimal environmental impact and enhancement of natural resources.
11. Perception that projects are “self-serving”	Publicly communicate Dolan Rising’s mission: community benefit, not personal gain; provide transparent financials, volunteer opportunities, and evidence of reinvestment into community projects.

Key Strategic Takeaways

1. **Phase development:** Start with actionable, low-risk, high-visibility projects (trails, eco-tourism, alternative housing).
2. **Engage stakeholders early:** Businesses, residents, school districts, and state agencies.
3. **Demonstrate measurable progress:** Population growth, economic activity, school enrollment projections.
4. **Build credibility and momentum:** Use Dolan Rising as a central organizing body to execute and showcase results.
5. **Leverage external funding:** USDA loans/grants, state programs, federal tourism/ecology grants.
6. **Create a pathway for town incorporation:** Once population, tax base, and infrastructure are stabilized, formal incorporation becomes feasible.



Goals, Obstacles and Pathways:

Breakdown of main topics and pathway to goal analysis



Meeting Agenda:

Where the conversation begins

Dolan Springs Stakeholder Meeting Agenda

Prepared by: Sean Harron / Chairman, Dolan Rising, Inc.

Website: www.dolanrising.com

Meeting Objective:

Engage stakeholders in developing actionable strategies for sustainable population growth, eco-centric housing, education improvement, and long-term community development in Dolan Springs.

1. Increasing Younger Population

Ultimate Goal:

Attract and retain younger residents to revitalize Dolan Springs' economy and culture.

Discussion Topics:

- Targeted marketing strategies to digital nomads, remote workers, eco-adventurers.
- Fresh “vibe” on housing: alternative building styles, sustainable design, tiny homes, modular units.
- Affordable homeownership pathways for housing-challenged individuals.

Strategies:

- Incentivize property development through grants, low-interest loans, or community-backed programs.
- Promote Dolan Springs as a destination for eco-tourism and remote work.
- Partner with developers to create eco-villages, tiny home clusters, and co-living arrangements.

Pros:

- Increased population leads to economic growth, new business opportunities, and a vibrant community.
- Diversified demographic brings innovation and engagement.
- Eco-conscious housing enhances town image and attracts tourism.

Cons / Challenges:

- Requires initial capital investment.
 - Community resistance to change in local aesthetics or culture.
 - Infrastructure and utility expansion may be necessary to support new residents.
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2. Develop Natural Resources to Support Vision

Ultimate Goal:

Leverage natural resources to create lifestyle and economic opportunities that attract the targeted demographic.

Action Items:

- Expand and enhance Dolan Trail System for eco-tourism and recreation.
- Identify key parcels for parks, outdoor adventure, and environmentally sensitive development.
- Promote environmental stewardship programs to maintain sustainable growth.

Pros:

- Enhances town's appeal to eco-tourists and younger residents.
- Creates recreational opportunities that increase community engagement.
- Supports potential revenue streams through tourism-related business.

Cons / Challenges:

- Requires careful planning to balance development with environmental protection.
 - Initial development may require significant funding and regulatory approvals.
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3. Town Incorporation: Pros and Cons

Ultimate Goal:

Evaluate if incorporation of Dolan Springs strengthens governance, funding, and growth opportunities.

Pros:

- Local self-governance and decision-making power.
- Ability to enact municipal taxes and zoning to guide development.

- Greater eligibility for state and federal grants for infrastructure and economic development.

Cons / Challenges:

- Increased administrative responsibilities and costs.
- Requirement to meet state incorporation criteria (population, governance structure, financial viability).
- Community buy-in may be difficult in a small, low-income population.

Next Steps:

- Conduct feasibility study on incorporation based on population, property taxes, and administrative capacity.
- Present findings to stakeholders for decision-making.

4. School Expansion and Education Development

Ultimate Goal:

Strengthen local education to attract families and retain school-aged children.

Discussion Topics:

- Current limitation: Dolan Springs only supports up to 5th grade.
- Propose expansion of school grades to retain children and support population growth.
- Work with Kingman Unified School District to align resources with projected population increases.

Pros:

- Improves community appeal to young families.
- Expands local property tax base through population growth.
- Supports long-term workforce development for Dolan Springs.

Cons / Challenges:

- Funding and construction requirements for school expansion.
 - Administrative approvals and alignment with district policies.
 - Need for sustainable enrollment numbers to justify expansion.
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5. Long-Term Vision & Action Plan

Steps to Achieve Goals:

1. **Phase 1:** Market Dolan Springs to younger demographics and eco-tourists.
2. **Phase 2:** Launch sustainable housing projects and alternative housing pathways.
3. **Phase 3:** Expand Dolan Trail System and other natural resource-based attractions.
4. **Phase 4:** Engage stakeholders in town incorporation feasibility study.
5. **Phase 5:** Partner with Kingman Unified School District for potential school expansion.
6. **Phase 6:** Monitor growth, evaluate economic impact, and iterate strategies as needed.

Key Metrics for Success:

- Population growth of target demographic.
 - Increase in tourism and local business revenue.
 - Expansion of school grade levels and enrollment.
 - Successful acquisition and development of natural resources.
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Closing:

Next Steps:

- Assign leads for each topic area.
- Set timelines and milestones for Phase 1 and Phase 2.
- Schedule follow-up meetings to track progress.

Contact:

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Analysis of Town Incorporation for Dolan Springs

1. Legal and Practical Requirements for Incorporation in Arizona

To incorporate a town in Arizona, state law (Arizona Revised Statutes Title 9, Chapter 5) requires:

Population and Area:

- Minimum of **1,500 residents** in a contiguous area.
- Minimum **land area** sufficient to sustain municipal services.

Petition and Approval Process:

- Petition by residents or landowners to the **Arizona State Boundary Commission**.
- Needs **evidence of financial viability** (property tax base, potential revenue sources).
- Public hearings and approval by the **Boundary Commission**.
- Election of town council and adoption of municipal ordinances.

Financial Sustainability:

- Must demonstrate ability to provide basic municipal services (police, fire, water, sanitation, road maintenance).
 - Stable or growing tax base required for long-term sustainability.
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2. Current Status of Dolan Springs

- Population: ~1,700 residents (just above minimum threshold).
- Demographics: Significant portion under poverty line (~69% of school kids K–6 from low-income families).
- Limited economic base: Mostly underemployment, lack of local entrepreneurship, low business density.
- Infrastructure: Basic utilities exist, but municipal services are minimal.
- Education: Kingman Unified School District only supports K–5; older grades must bus to Kingman, reducing appeal for families.

Observation: Dolan Springs technically meets population criteria, but lacks a **sustainable economic and tax base**, which is critical for incorporation approval.

3. Pros and Cons of Incorporation

Pros:

1. Local control over land use, zoning, and development.
2. Ability to establish municipal services tailored to local needs.
3. Political autonomy to push for school expansion and local projects.
4. Potential to attract businesses and investments with town incentives.

Cons:

1. Financial responsibility: the town must fund services with currently limited tax revenue.
 2. Administrative burden: need elected officials, municipal staff, and governance structure.
 3. Community pushback: some residents may resist new taxes or regulatory authority.
 4. State scrutiny: must prove long-term financial sustainability.
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4. School Expansion Context

- Current: Mt. Tipton Elementary only goes up to 5th grade.
- Implication: Families must bus children to Kingman, limiting town appeal.
- Opportunity: Demonstrate population growth potential through housing development and economic initiatives.
- **Goal:** Expand school to middle and high school grades to retain local families.

Pathway to support school expansion:

1. Show measurable **population growth**, particularly families with school-aged children.
 2. Increase property tax base through new development (housing, eco-living communities, commercial areas).
 3. Leverage Dolan Rising, Inc. to coordinate stakeholder support, grants, and partnerships.
 4. Create formal proposals to Kingman Unified School District and Arizona Department of Education showing community viability.
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5. Suggested Pathway to Incorporation & Long-Term Goals

Step 1: Stabilize and Grow Population

- Target younger demographic (20–35) with alternative housing and eco-living incentives.
- Attract remote workers, eco-tourists, and pre-family professionals.
- Develop marketing campaigns highlighting affordability and lifestyle benefits.

Step 2: Build Economic & Tax Base

- Trails development, parks, and eco-tourism as initial revenue-generating projects.
- Develop new housing and land acquisition (rodeo grounds, downtown parcels).
- Encourage small business growth in retail, recreation, and tourism.

Step 3: Demonstrate Education Viability

- Present population and tax base projections to the Kingman Unified School District.
- Develop a detailed plan showing how school expansion will be financially sustainable.

Step 4: Prepare Incorporation Proposal

- Assemble a petition for the Arizona State Boundary Commission.
- Include:
 - Population data and growth projections.
 - Financial sustainability analysis.
 - Infrastructure and municipal service plans.
 - Education and community development initiatives.
- Conduct public hearings and engage community support.

Step 5: Implement Incremental Projects While Preparing

- Trails and eco-development to build momentum.
- Land acquisition and downtown development to secure financial base.
- Community engagement to create visible progress and attract residents.

6. Summary

Dolan Springs **technically qualifies** for incorporation based on population but **does not currently have a strong financial base or infrastructure** to fully support it. The most viable pathway is:

1. **Incrementally build economic base** (housing, tourism, small businesses).
2. **Increase population**, particularly families and younger demographics.
3. **Demonstrate school viability** to retain children locally.
4. **Prepare comprehensive incorporation petition** with Arizona State Boundary Commission.

This approach allows **proof of concept** to both residents and state officials, creating credibility and long-term stability before formal incorporation.



S.W.O.T analysis:

Where we currently stand

Dolan Springs SWOT Analysis for Growth Opportunities

Prepared by: Sean Harron / Dolan Rising, Inc.

Strengths (Internal, Positive Factors)

1. **Natural Resources & Scenic Value**
 - Stunning canyons, springs, and wilderness areas suitable for eco-tourism.
 - Trails and outdoor recreational assets already nationally recognized.
2. **Existing Community Projects**
 - Dolan Trail System as a proven example of local success.
 - Established Dolan Rising, Inc. 501(c)(3) entity and website for community involvement.
3. **Low Land Costs**
 - Affordable parcels for housing, tourism, and downtown development.
4. **Proximity**
 - Close enough to Kingman and major roads for access yet remote enough to attract eco-tourists and remote workers.

Growth Opportunity: Leverage natural resources and established trail recognition to attract eco-tourism, remote workers, and younger residents.

Weaknesses (Internal, Negative Factors)

1. **Small, Underemployed Population**
 - ~1,700 residents, with high poverty rates and low entrepreneurial activity.
2. **Aging Infrastructure**
 - Limited housing options, roads, and utilities to support growth.
3. **School Limitations**
 - Mt. Tipton Elementary limited to 5th grade; higher grades require bussing to Kingman.
4. **Limited Local Business Activity**
 - Few revenue-generating businesses to create jobs or support new development.

Growth Opportunity / Pathway: Initiate incremental housing and eco-tourism projects to attract a younger demographic, increase school-age population, and create demand for local services and businesses.

Opportunities (External, Positive Factors)

1. **Population Growth**
 - Target remote workers, digital nomads, eco-adventurers, and young families for relocation.
2. **Eco-Housing & Alternative Construction**
 - Tiny homes, sustainable housing, and modular construction as affordable options.
3. **Tourism Development**
 - Develop challenging trails, rodeo grounds, and a downtown main street with retail and attractions.
4. **Funding Sources**
 - USDA Community Facilities Grants/Loans, state land auctions, private investment, and 501(c)(3) fundraising.
5. **Incorporation Potential**
 - Establish municipal governance to control zoning, tax base, and infrastructure planning.
6. **Educational Expansion**
 - Increase student population to reopen higher grades at Mt. Tipton, attracting families and improving long-term demographics.

Growth Opportunity / Pathway: Build one or two signature development projects first (trails and eco-housing) to demonstrate proof of concept, then expand into tourism, downtown, and infrastructure.

Threats (External, Negative Factors)

1. **Government Bureaucracy & Delays**
 - State land auctions, USDA funding approvals, and local school district decisions can be slow.
2. **Community Resistance**
 - Some residents may resist change or increased population.
3. **Market Risks**
 - Attracting younger remote workers and eco-tourists is contingent on marketing and perception of Dolan Springs as a desirable destination.
4. **Economic Constraints**
 - Limited local funds, reliance on grants, and potential shortfall in infrastructure development.
5. **Environmental Risks**
 - Potential water scarcity, fire hazards, or climate constraints affecting eco-tourism or housing projects.

Growth Opportunity / Pathway: Mitigate threats by phasing projects, securing early grants, involving residents in planning, and emphasizing sustainable development practices.

Actionable Growth Priorities (Derived from SWOT)

1. **Phase 1 – Trails & Eco-Housing**
 - Attract younger population, remote workers, and eco-tourists.
2. **Phase 2 – Business & Tourism Infrastructure**
 - Downtown main street, rodeo grounds, retail, and local services.
3. **Phase 3 – Education & School Expansion**
 - Demonstrate population growth to Kingman Unified for higher grade reopening.
4. **Phase 4 – Municipal Governance**
 - Pursue incorporation once population and infrastructure reach viability.
5. **Phase 5 – Funding & Capital Flow**
 - USDA, state land, private investment, 501(c)(3) fundraising to scale projects.
6. **Phase 6 – Community Engagement & Sustainability**
 - Regular town halls, marketing, and incremental development to gain resident buy-in and long-term success.



Business Plan:

Growth and Development

Dolan Springs Business Development Opportunities

1. Tourism & Recreation

As a destination town, Dolan Springs' primary draw will be natural beauty, adventure sports, and eco-tourism.

Investment Sectors:

- Outdoor adventure services
- Eco-tourism accommodations
- Recreation retail

Specific Business Types:

- **Trail-based experiences:** Guided hiking, trail running, and canyon exploration tours.
 - **Adventure sports:** Rock climbing, zip-lining, mountain biking rental & instruction.
 - **Eco-lodges / tiny home communities:** Short-term rentals, glamping, and modular cabins.
 - **RV parks and remote-life communities:** Full-service RV resorts with Wi-Fi, electric hookups, and adventure concierge services.
 - **Wildlife photography and guided tours:** Catered trips for photographers and nature enthusiasts.
 - **Event tourism:** Annual eco-festivals, trail marathons, and rodeo events.
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2. Alternative & Sustainable Housing

The younger, eco-conscious demographic is increasingly drawn to towns that offer **affordable, sustainable living** options.

Investment Sectors:

- Modular home manufacturing and construction
- Eco-construction and energy solutions
- Co-living and shared housing communities

Specific Business Types:

- **Tiny home construction & leasing:** Pre-fabricated, solar-powered, or container-based homes.
- **Co-living spaces / shared offices:** Affordable housing combined with remote work hubs.
- **Eco-renovation services:** Retrofitting existing structures with solar, greywater systems, and insulation.

- **Alternative energy solutions:** Local solar, wind, or microgrid energy companies.
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3. Retail & Local Services

As foot traffic and population grow, a range of small businesses and essential services become viable.

Investment Sectors:

- Specialty retail
- Hospitality
- Food and beverage

Specific Business Types:

- **Boutique and artisan shops:** Outdoor gear, handmade crafts, regional art, and souvenirs.
 - **Restaurants and cafes:** Farm-to-table, vegan/eco-focused menus, craft breweries, coffee shops.
 - **Local grocery and organic markets:** Emphasizing fresh, locally sourced products.
 - **Bike, ATV, and outdoor gear rentals:** Meeting demand for recreational access.
 - **Event planning and hospitality services:** Catering, event management, and outdoor event setups.
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4. Education & Experiential Learning

As Dolan Springs grows, education can evolve into a unique **draw for families and remote workers**, especially those interested in sustainable living.

Investment Sectors:

- Specialty education programs
- Environmental and agricultural learning

Specific Business Types:

- **Outdoor schools / eco-education centers:** Trail science programs, wildlife studies, geology workshops.
- **Vocational & trade schools:** Training in eco-construction, renewable energy, sustainable farming.
- **Homeschool co-ops / learning pods:** For families seeking alternative educational pathways.

- **Summer camps / experiential camps:** Adventure, eco-survival, and outdoor leadership programs.
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5. Agri-tourism & Sustainable Agriculture

Dolan Springs' rural setting opens possibilities for **agri-tourism** and local food systems.

Investment Sectors:

- Organic farming
- Specialty food production
- Agritourism

Specific Business Types:

- **Organic and hydroponic farms:** Sell to local markets and restaurants.
 - **Farm-to-table tourism experiences:** Harvesting workshops, food tastings, small-scale wineries.
 - **Honey, goat cheese, and artisan products:** Premium local goods for tourists.
 - **Sustainable ranching or eco-farms:** Integrate tours and farm stays.
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6. Health, Wellness & Lifestyle

The combination of remote workers, eco-tourists, and young families creates demand for **wellness-oriented businesses**.

Investment Sectors:

- Health & wellness tourism
- Fitness & outdoor lifestyle

Specific Business Types:

- **Yoga & wellness retreats:** Combining nature, meditation, and adventure.
 - **Outdoor gyms / climbing parks:** Functional fitness integrated with trails.
 - **Spas & recovery centers:** Wellness-focused day or overnight experiences.
 - **Guided mindfulness & nature therapy programs:** For tourists and residents seeking mental health benefits.
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7. Tech & Remote Work Support

To attract remote workers and digital nomads, Dolan Springs needs infrastructure that supports **technology-enabled lifestyles**.

Investment Sectors:

- Co-working / co-living tech hubs
- High-speed internet & connectivity solutions

Specific Business Types:

- **Coworking spaces / innovation hubs:** High-speed internet, meeting rooms, networking events.
 - **Digital nomad services:** Package rental + workspace + adventure subscription.
 - **Tech-enabled property management:** Short-term rental platforms, online booking management.
 - **IoT and smart housing solutions:** Solar-powered, smart home installations for eco-conscious residents.
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8. Arts, Culture & Entertainment

Creating a town identity requires cultural attractions and entertainment options.

Investment Sectors:

- Cultural tourism
- Event management

Specific Business Types:

- **Artisan workshops & galleries:** Pottery, painting, leatherwork, woodcraft.
 - **Music & arts festivals:** Annual events drawing regional and national audiences.
 - **Film & photography shoots:** Scenic locations for commercial or indie projects.
 - **Heritage tourism / Western-style experiences:** Rodeos, old-town recreation, historical tours.
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Key Takeaways

1. **Tourism is the primary growth engine** — trails, rodeo, eco-lodging, events.
2. **Housing & population growth** feed all other sectors — co-living, tiny homes, and modular construction.
3. **Local economy grows with complementary businesses** — retail, food, outdoor gear, wellness.
4. **Education and culture reinforce long-term viability** — schools, camps, artisan programs.
5. **Tech and infrastructure are enabling sectors** — they make remote living feasible and attractive.



Investor Analysis:

All the data by sector

Dolan Springs Development Investment Roadmap

Phase 1 – Foundation & Early Wins (0–2 Years)

Objective: Attract younger residents, generate early tourism revenue, and validate market potential.

Key Actions:

1. **Trails & Recreation**
 - Develop scenic, challenging trails.
 - Tie in eco-tourism marketing to attract remote workers, adventure tourists.
2. **Eco-Lodges & Tiny Homes**
 - Build first small eco-lodges (5–10 units).
 - Launch tiny home rentals to test housing demand.
3. **Retail & Services**
 - Open small gear shop, refillery, Air BNB Mgt., café, and artisan shops.
 - Encourage local food/coffee options for tourists and residents.
4. **Marketing & Community Engagement**
 - Target younger digital nomads, eco-adventurers.
 - Highlight alternative housing, outdoor lifestyle, sustainability.

Expected Outcome: Early tourism revenue, proof of concept for eco-housing, first wave of younger residents.

Phase 2 – Population Growth & Infrastructure (2–5 Years)

Objective: Stabilize population growth, develop permanent housing options, expand basic services.

Key Actions:

1. **Housing Expansion**
 - Build co-living spaces and remote worker hubs.
 - Continue eco-centric construction (solar, tiny homes, modular).
2. **Education & Skills Development**
 - Launch outdoor/eco camps, vocational training, environmental education.
 - Begin lobbying Kingman Unified School District for expanding grades.
3. **Health & Wellness**
 - Introduce wellness retreats, outdoor fitness programs.
4. **Agri-tourism**
 - Launch small-scale organic farms, specialty foods.
 - Connect with eco-tourism experiences and local retailer outlets.

Expected Outcome: Young families and professionals begin moving in, school-aged population starts to increase, and revenue from both residents and tourists grows.

Phase 3 – Economic Diversification & Cultural Identity (5–10 Years)

Objective: Create sustainable economic ecosystem and brand Dolan Springs as a destination town.

Key Actions:

1. **Tech & Remote Work**
 - Build co-working hub, support smart/green housing installations.
 - Develop internet infrastructure and offices for long-term residents.
2. **Arts & Culture**
 - Launch artisan galleries, music festivals, cultural events.
 - Market the town as a creative and eco-conscious hub.
3. **Adventure & High-Risk Tourism**
 - Zipline, climbing, guided outdoor adventure programs.
 - Expand large-scale wellness retreats and festival events.
4. **Long-Term Investment**
 - Assess viability for downtown development, rodeo grounds, and mixed-use commercial spaces.
 - Continue lobbying for town incorporation based on population, tax base, and infrastructure growth.

Expected Outcome: Self-sustaining economy, diversified revenue streams, recognized destination for eco-tourism, remote work, and outdoor adventure. Population and property tax base support expanded schools and municipal services.

Flow Logic

Phase 1 → Phase 2 → Phase 3 shows **one solution feeding the next**:

- Trails & eco-lodges attract tourists → justify co-living housing → grow young resident population.
- Small retail & artisan shops → expand to cultural economy → fund festivals and events.
- Early education & vocational programs → support families → expand school and community infrastructure.
- Population growth → enable town incorporation discussions → allow broader development and municipal autonomy.

Dolan Springs Business Growth Plan — Practical Table

Sector	Business Type / Example	Revenue Stream / How They Make Money	Timeline / Notes	Feasibility / Reality Check
Tourism & Recreation	Guided trail tours, canyon adventures	Tickets, tours, rentals	0-12 months (trail access and permits needed)	High demand; needs marketing and safety planning
	RV / van-life park & eco-lodge	Nightly rental fees, seasonal packages	6-18 months (land lease, infrastructure)	Moderate startup cost; high potential if marketed to nomads
	Adventure sports (zipline, climbing)	Entry fees, equipment rentals	12-24 months (construction and insurance)	Medium; regulatory hurdles exist
Housing & Alternative Living	Tiny home & modular communities	Sale/lease, shared living fees	12-24 months	High potential, especially for young remote workers
	Co-living / remote worker hubs	Monthly membership fees	12-24 months	Dependent on internet access & amenities
	Eco-renovation & energy upgrades	Construction contracts, installation fees	6-18 months	Steady local demand; may qualify for green incentives
Retail & Services	Outdoor gear rental & sales	Equipment rental, merchandise sales	6-12 months	Low barrier to entry; needs storage and staffing
	Restaurants / cafes	Daily sales	12-24 months	Dependent on foot traffic; niche concepts (farm-to-table, eco) win
	Artisan shops / souvenirs	Product sales	12-24 months	Works best when tied to tourism
Education / Experiential Learning	Outdoor/eco camps	Tuition fees, program registration	6-12 months (seasonal)	Seasonal; builds long-term community reputation
	Vocational training in eco-construction	Class fees, certification	12-24 months	Long-term benefit for workforce

Sector	Business Type / Example	Revenue Stream / How They Make Money	Timeline / Notes	Feasibility / Reality Check
Agri-tourism & Sustainable Agriculture	Small organic farm with farm-to-table	Product sales, workshops, tours	12-24 months	Seasonal cash flow; good community marketing tool
	Specialty foods (honey, cheese)	Direct sales, farmers markets	6-12 months	Low overhead; ties to tourism
Health & Wellness	Yoga/wellness retreats	Package fees	6-12 months (seasonal)	Moderate; needs marketing to remote workers & tourists
	Outdoor fitness / adventure therapy	Subscription / session fees	6-12 months	Medium; can start small and scale
Tech & Remote Work	Co-working & digital nomad hubs	Memberships, rental	6-18 months	Requires reliable high-speed internet; key to attracting younger population
	Smart housing solutions / solar installation	Contract revenue, installation fees	12-24 months	Medium; depends on construction & skilled labor availability
Arts & Culture	Artisan workshops & galleries	Class fees, product sales	12-24 months	Long-term cultural benefit; moderate revenue potential
	Music / arts festivals	Ticket sales, sponsorships	12-36 months (planning intensive)	High impact but seasonal; depends on local and regional promotion

Logic Path / Stepwise Growth

1. **Tourism Infrastructure First:** Trails, eco-lodges, RV parks. These are immediate draws that increase population flow and attract remote workers.
2. **Housing Expansion:** Tiny homes, modular communities, co-living — enable young professionals to move in.
3. **Retail & Local Services:** Gear shops, cafes, artisan stores — fill in the ecosystem once tourists and new residents arrive.
4. **Education & Skills:** Outdoor camps, vocational training — strengthens long-term viability for families and workforce.

5. **Health, Wellness, & Lifestyle:** Yoga retreats, fitness programs — enhance town's appeal as a destination for eco-tourists.
 6. **Tech & Remote Work:** Co-working hubs and smart housing — support remote workers to stay long-term.
 7. **Arts & Culture:** Festivals, galleries, artisan programs — round out town identity and long-term branding.
 8. **Agri-tourism & Sustainable Agriculture:** Small farms, specialty products — tie back to tourism, lifestyle, and local supply chains.
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This is **grounded**, prioritizes low-hanging fruit first, and ensures **one solution feeds the next**, creating a natural pipeline from visitors → new residents → businesses → long-term sustainability.

Dolan Springs Investment Feasibility & Risk Table

Sector	Startup Cost Range	Revenue Potential	Time to ROI	Risk Level	Notes / Mitigation
Tourism & Recreation	\$50k–\$250k (trails, permits, basic eco-lodge)	\$20k–\$100k/year per small eco-lodge or tour business	2–4 years	Medium	Risk is seasonal demand; mitigate with year-round trails, marketing to digital nomads
	Adventure sports (zipline, climbing)	\$100k–\$500k	\$50k–\$150k/year	High	Insurance and regulatory hurdles; partner with local operators
Housing & Alternative Living	Tiny home / modular community: \$200k–\$500k	\$50k–\$150k/year per cluster of 10 homes	3–5 years	Medium	Needs reliable infrastructure; phase construction to match demand
	Co-living / remote worker hubs	\$50k–\$150k	\$20k–\$80k/year	Medium	Ensure high-speed internet and basic amenities
	Eco-renovation & energy upgrades	\$10k–\$50k per property	\$5k–\$20k/year per property	Low	Grants and incentives can offset costs; workforce training needed
Retail & Services	Gear shop / cafe: \$20k–\$75k	\$20k–\$60k/year	1–3 years	Low–Medium	Small footprint lowers risk; tied to tourism flow
	Artisan shops	\$5k–\$20k	\$5k–\$25k/year	Low	Start small; scale with tourist seasons
Education / Experiential Learning	Outdoor/eco camps: \$10k–\$50k	\$5k–\$25k per season	1–2 years	Medium	Seasonal; mitigated by combining summer camps with weekend retreats
	Vocational training	\$10k–\$30k	\$5k–\$20k/year	Low	Partner with schools, state programs
Agri-tourism & Sustainable Agriculture	Small organic farm: \$20k–\$100k	\$10k–\$50k/year	2–4 years	Medium	Risk of crop failure; diversify with workshops/tourism tie-ins
	Specialty foods	\$5k–\$20k	\$5k–\$30k/year	Low	Low overhead; sell directly to tourists & local markets

Sector	Startup Cost Range	Revenue Potential	Time to ROI	Risk Level	Notes / Mitigation
Health & Wellness	Yoga/wellness retreats	\$10k–\$50k	\$5k–\$30k/year	Medium	Seasonal; bundle with eco-tourism packages
	Outdoor fitness / adventure therapy	\$5k–\$25k	\$3k–\$15k/year	Low	Small scale at start; expand with demand
Tech & Remote Work	Co-working hub	\$20k–\$100k	\$10k–\$50k/year	Medium	Needs consistent membership; internet and amenities are key
	Smart housing / solar install	\$10k–\$50k per home	\$5k–\$20k/year	Low–Medium	Green incentives reduce cost; skilled labor required
Arts & Culture	Artisan workshops & galleries	\$5k–\$25k	\$5k–\$20k/year	Low	Start small; scale with tourism and population growth
	Music / arts festivals	\$20k–\$100k	\$10k–\$50k/year	Medium–High	Requires sponsors and marketing; high reward if successful

Key Takeaways

1. **Low-risk early wins:** Eco-lodges, tiny homes, gear shops, outdoor trails, artisan shops. These have smaller upfront costs and can generate immediate buzz.
2. **Medium-term investments:** Co-living, vocational training, small organic farms, wellness retreats — these feed off the first wave of new residents and tourists.
3. **High-reward but higher risk:** Adventure sports, festivals, large-scale smart housing — should come after the town has established credibility and a steady population flow.
4. **Cross-sector synergy:** Trails + eco-lodges + co-living → ensures that tourism converts into new residents. New residents support retail, schools, and wellness initiatives.
5. **Funding opportunities:** Grants, green incentives, USDA rural development loans, and community crowdfunding can offset risks and reduce upfront capital needs.



Dolan Springs Trail Development Plan:

Improving Natural Resources

Dolan Springs Trail Development Proposal

Submitted by Dolan Rising, Inc.

Sean Harron, Chairman

928-715-2224

sean@mohaveoffgrid.com

DOLAN RISING - TRAILS DEVELOPMENT PROPOSAL

Submitted by Dolan Rising, Inc.

Sean Harron, Chairman

(928) 715-2224 · sean@mohaveoffgrid.com

Opening Statement: Community Need & Economic Opportunity

Dolan Springs and the surrounding region possess immense untapped potential for outdoor recreation, tourism, and eco-industry-based development. Yet over the years, this potential has been bypassed in favor of neighboring hubs with better-developed infrastructure and promotional support. Local businesses have suffered consistent revenue losses, not because of a lack of natural resources, but due to the deliberate efforts by tour operators to route visitors elsewhere—into areas where they maintain control over infrastructure, resources, and the tourist economy.

In response to this, **Dolan Rising, Inc.**, a non-profit 501(c)(3) pending organization, has been formed to champion the revitalization of our community through a structured and sustainable plan for economic recovery. Our primary strategy begins with **developing and enhancing the local trail systems** in partnership with **Mohave County** and the **BLM Kingman Field Office**, offering low-cost, high-impact opportunities for immediate growth.

Statement of Objective: Summary

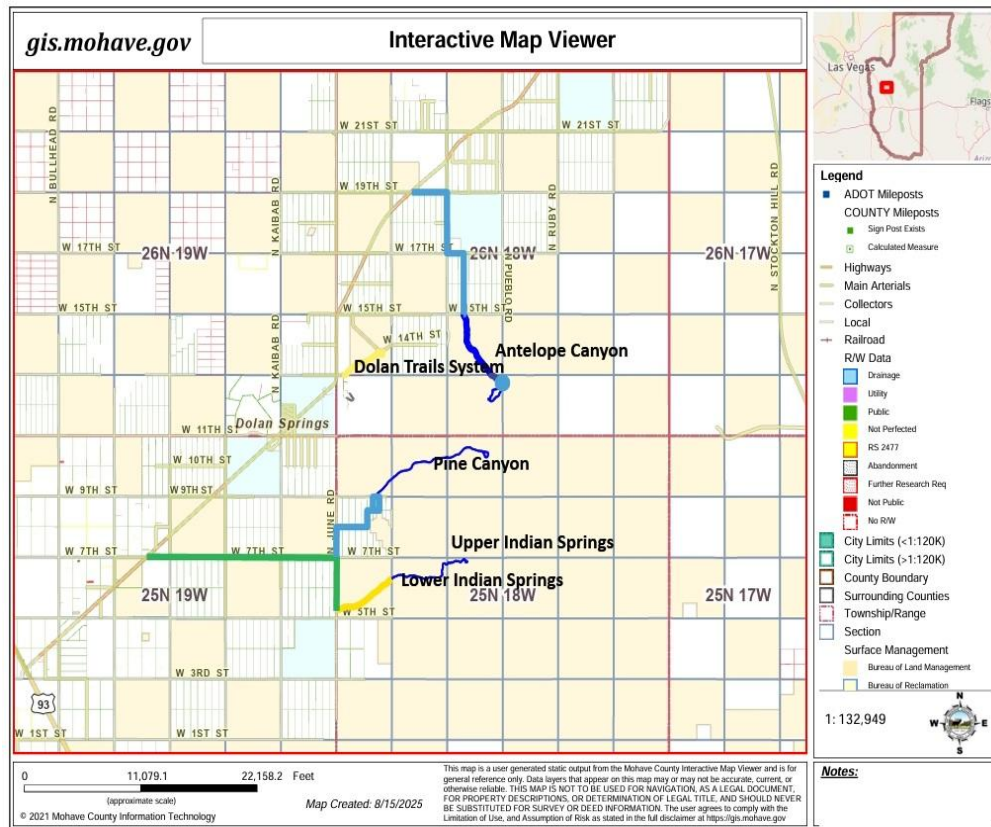
Dolan Rising, Inc. exists to catalyze the sustainable redevelopment of Dolan Springs and surrounding areas by leveraging natural resources as the cornerstone of economic regeneration.

This effort aims to:

- Develop outdoor infrastructure that attracts eco-tourism and outdoor recreation enthusiasts.
- Promote off-grid and sustainable development in line with local values and ecological standards.
- Encourage investment in small business, local agriculture, and sustainable technologies.
- Lay the groundwork for future projects including a revitalized town corridor and new rodeo grounds.

We recognize that trails are not just paths through the desert — they are pathways to **revenue, recognition, wellness, and long-term resilience.**

Summary of Trail Projects



1. Antelope (Springs) Canyon

Hiking trail into the Pinnacle rock formations and cave area.

2. Pine Canyon

Equestrian and hiking trail into the Pine Canyon and rock wall formation. The valley is the primary home of the Cerbat Wild Horse herd.

3. Lower and Upper Indian Springs

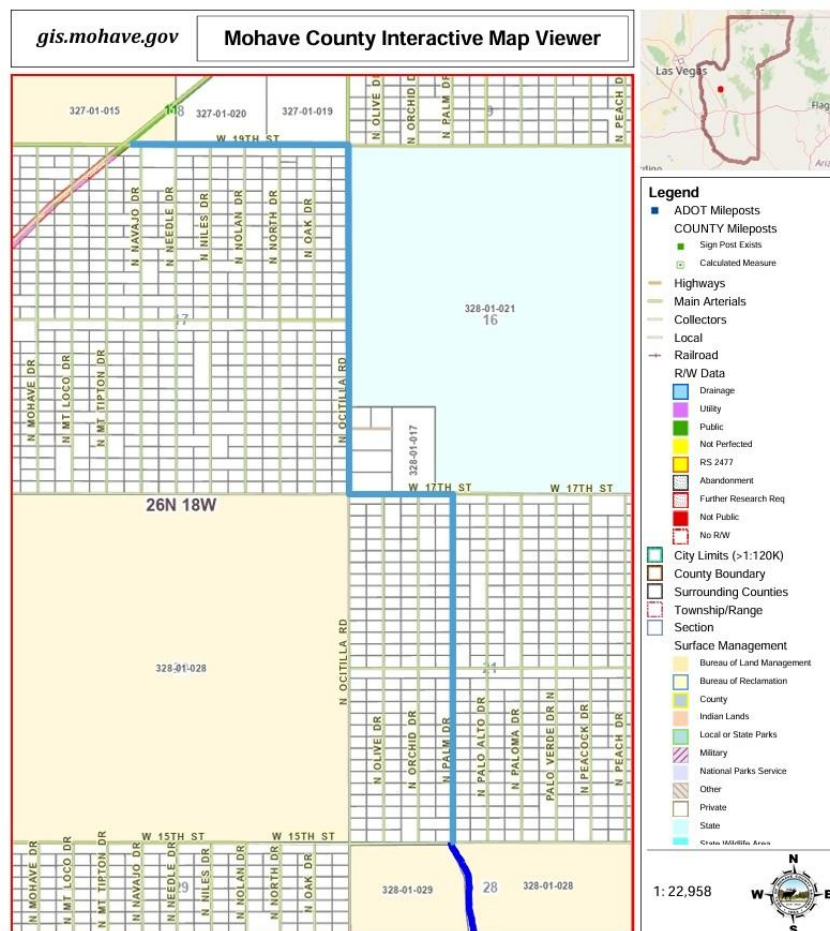
Equestrian and hiking trails into the range behind the Pinnacles to 2 natural spring formations.

1. Antelope Canyon Trail System

Also known as Antelope Springs Canyon, this trail system begins at Pierce Ferry Road. Access currently follows:

- **West 19th Street:** Approx. 0.64 miles
- **Ocotillo Road:** Right turn, 1 mile
- **West 17th Street:** Left turn, 0.3 miles
- **North Palm Drive:** Right turn, 1 mile
- **West 15th Street:** Trailhead is directly ahead

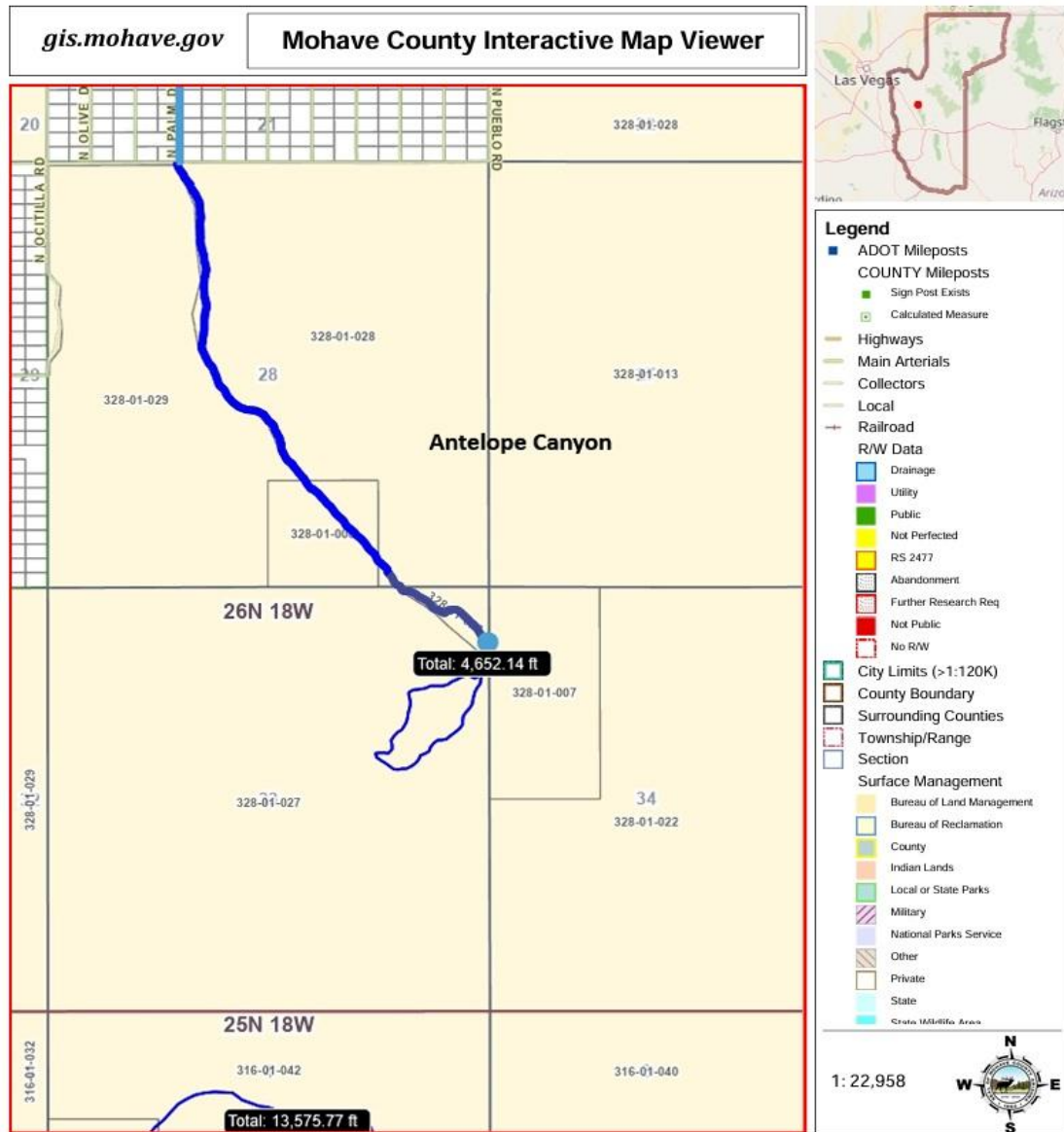
Total roadway access distance: 2.95 miles.



Proposed Trails:

- **Cave Trail:** 0.3 miles out-and-back
- **Loop Trail:** Approx. 0.88 miles around Pinnacle Canyon and spring area

Note: **Antelope Canyon is designated for hiking only.** No equestrian access is proposed or permitted due to terrain and trail sensitivity.



Proposed Improvements:

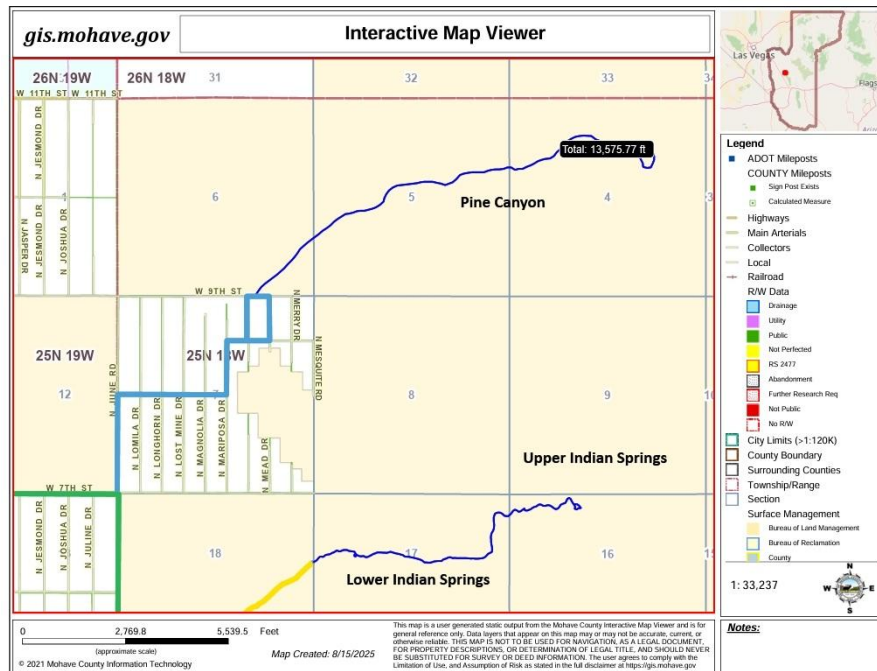
- Grade and blade palm Dr. to maximum R.O.W All roads should be bladed at a minimum once per year.
- From the BLM boundary, widen and blade the existing 1.5-mile road to the trailhead to a minimum width of 24 feet.
- Construct a 60 foot by 150-foot gravel parking and staging area at the existing kiosk and trailhead site, designed for a minimum of 15 vehicles.

2. Pine Canyon Trail System

Access is offered from **7th Street**, newly improved by private development, starting at Pierce Ferry Rd. on the following route:

- **W. 7th Street:** Approximately 3.4 mi
- **N. June Rd.:** Left Turn 0.49 mi
- **W. 8th Street:** Turn right 0.55 mi
- **N. Mariposa:** Turn left 0.27 mi
- **W. 8th Place:** Turn left 0.22 mi
- **N. Mead Dr.:** Turn left 0.23 mi
- **W. 9th Street:** Turn left 575 ft to Kiosk:
- **Suggested loop:** Maywood to 8th Place: 0.22 mi (for better horse trailer traffic circulation)

Trail Distance from Kiosk to end point of trail: 2.57 miles each way



Open to both hiking and equestrian use. No formal parking currently exists; route redesign and signage improvements are recommended.

Proposed Improvements:

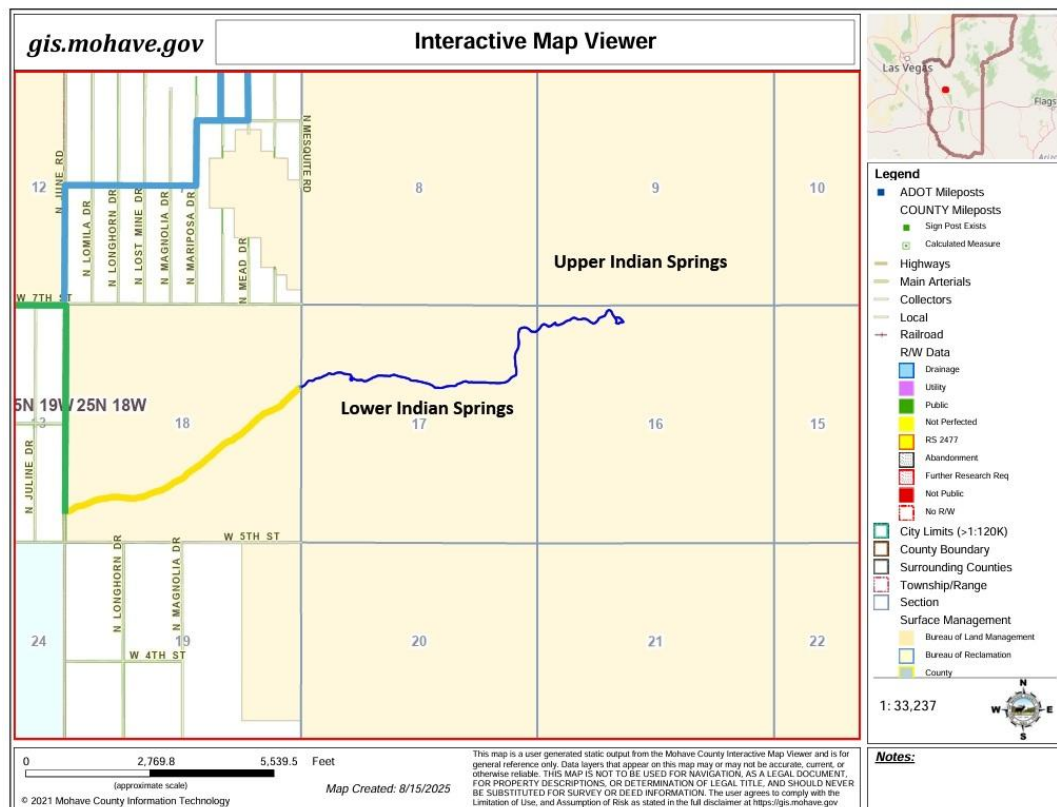
- Grade and blade all segments to establish access.
- Install directional signage.
- Review kiosk site for enhancements.

3. Indian Springs Trail System

Access is offered from **7th Street**, newly improved by private development, starting at Pierce Ferry Rd. on the following route:

- **Pierce Ferry Rd. via 7th street:** 3.4 miles to June Road
- **June to the gate:** Turn right 0.88 miles to BLM gate
- **From gate to kiosk:** Enter gate and hike, ride or drive 1.15 miles to parking and trailhead.
- **Trails from kiosk:**
 - 0.28 miles to Lower Springs each way
 - Additional 1.53 miles each way to Upper Springs

Open to both hiking and equestrian use. Parking and signage improvements needed.



Proposed Improvements:

- Road access to the kiosk site to be bladed.
- Trail stabilization and marking.
- Review kiosk site for enhancements.
- Interpretive signs at spring areas.

Phase 2: Trail Stewardship Groups

Phase 2 focuses on **community organization and participation**. Dolan Rising, Inc. proposes forming formal trail stewardship groups:

- **Hiking Groups:** Responsible for hiking-only trail systems like Antelope Canyon
- **Equestrian Groups:** Assigned to Pine Canyon and Indian Springs trails

These groups will be empowered to assist in:

- Light trail maintenance
 - Educational outreach
 - Volunteer efforts during development
-

Phase 3: Long-Term Care and Shaping

Once trails are formally established and made publicly accessible, **dedicated trail crews and stewardship teams** will be organized for each trail system to:

- Maintain and improve trail routes
 - Help shape natural corridors and scenic lookouts
 - Manage erosion and trail widening
 - Encourage safe, respectful, and sustainable use of public lands
-

30 / 60 / 90 Day Implementation Schedule

Timeframe	Goal
30 Days	Verify trail routes, assess rights-of-way, confirm public access easements, coordinate with Parks and Rec & BLM.
60 Days	Create budget estimates, seek funding sources, and begin environmental and land use evaluations.
90 Days	Finalize implementation plan, designate participant roles, and begin grading, signage, and parking improvements.

Request for Immediate Action

The economic challenges facing Dolan Springs are worsening by the day. The lack of development and promotional infrastructure is causing compounding damage to the local economy. Our proposal represents the **lowest-cost, highest-return avenue** for creating an actionable recovery template.

By engaging in this effort now, **Mohave County, BLM, and community stakeholders** will:

- Increase visitor counts
 - Revitalize the local real estate market
 - Create new revenue streams for small businesses
 - Encourage private investment and sustainable growth
-

Agency & Departmental Participation

We respectfully request formal participation and support from the following:

- **Mohave County Board of Supervisors – District 4 (Don Martin)**
 - **Mohave County Public Works**
 - **Mohave County Parks & Recreation**
 - **Mohave County Economic Development**
 - **BLM – Kingman Field Office**
-

Legal Consideration: Title 43 U.S. Code § 869

While this proposal does **not** seek the acquisition of land, we recognize that our request aligns with the purpose of **Title 43 U.S. Code § 869**, which governs the disposal of public lands for recreational or public purposes. Although land transfer is not proposed, the **spirit and intent of this doctrine** supports collaboration with local governments and nonprofit organizations like Dolan Rising to achieve **public benefit** through enhanced recreational infrastructure.

Conclusion

Dolan Springs stands at a crossroads. This proposal outlines a clear, actionable path forward that honors the natural beauty of our region and the value of the abundant natural resources available while fostering economic regeneration and sustainable growth.

With the support of the County, BLM, and local organizations, we can build not only trails — but a future.

Dolan Springs Trail Development Proposal

Statement of Objective: Dolan Rising, Inc.

Dolan Rising, Inc. exists as a community-rooted nonprofit (501(c)(3) pending) formed for the explicit purpose of advancing the development, recognition, and sustainable use of Dolan Springs' natural, cultural, and economic assets. This initiative, building from the ground-breaking, exhaustive work previously completed and implemented by the nationally recognized Dolan Trails System group in Dolan Springs, this initiative, focused on improving and formalizing local trail systems, serves as the foundational phase of a broader mission to uplift the region through eco-tourism, off-grid innovation, and rural revitalization.

The organization's objective through this proposal is threefold:

1. To coordinate immediate improvements and formal access to Antelope Canyon, Pine Canyon, and Lower and Upper Indian Springs trail systems, in collaboration with Mohave County and the Bureau of Land Management.
2. To foster community participation and stewardship by organizing hiking and equestrian groups who will shape, maintain, and promote the trails into long-term, self-sustaining amenities.
3. To establish a replicable model of rural economic development through natural resource activation, drawing attention to Dolan Springs as a viable hub for tourism, responsible recreation, and investment in sustainable infrastructure.

Dolan Rising, Inc. is committed to creating a legacy of land stewardship, economic opportunity, and cultural pride — with trails as the first step toward a stronger, more resilient Dolan Springs.

We thank you for your time and consideration,

 *Sean Harron, Chairman*

08/17/25

Sean Harron – Chairman

Dolan Rising, Inc.



Dolan Rising, Inc:

Organizational Theory

Dolan Rising, Inc. 501(c)(3) Organizational Strategy

Mission Statement

The Dolan Rising, Inc., is dedicated to transforming Dolan Springs into a vibrant, sustainable hub of ecotourism and opportunity. We foster cohesive business growth, modern infrastructure, and accessible trails, prioritizing the expansion of roadway Right of Way widths, electrical grid development to underserved areas, and new water facilities (wells, pipe distribution systems, pumping stations). We celebrate Western culture, promote eco-friendly building, and cultivate agritourism and retail vitality. Through innovative signage, community collaboration, and a shared vision, we empower residents and visitors to create a thriving, resilient future for our desert oasis.

1. Executive Board of Directors

Purpose: Provide strategic leadership, ensure legal and financial compliance, and approve initiatives to leverage Dolan Springs' assets, prioritizing infrastructure improvements for sustainable ecotourism and growth.

Composition: 5–7 volunteer members (President, Vice President, Secretary, Treasurer, 1–3 at-large), selected for expertise in nonprofit governance, finance, law, infrastructure planning, or community leadership.

Powers and Duties:

- **Financial Oversight:** Approve budgets from future funding sources (donations, grants, fundraisers), allocating funds for infrastructure projects (e.g., ROW expansions, grid upgrades, water facilities), operations, and reserves. Authorize significant expenditures.
- **Legal Compliance:** Oversee 501(c)(3) compliance, filing IRS Form 1023, Arizona Articles of Incorporation, and annual IRS Form 990-N. Ensure adherence to regulations, including infrastructure permits.
- **Project Approval:** Evaluate and approve Steering Committee proposals, prioritizing infrastructure (e.g., Pierce Ferry Road ROWs, electrical grids, wells) alongside trails and ecotourism.
- **Strategic Planning:** Set goals for infrastructure (e.g., grid expansion to growth areas, water systems), trails, Western culture, and eco-building to support sustainable development.
- **Fundraising Oversight:** Approve fundraising strategies (donations, grants, events), to be developed later, to fund infrastructure and community initiatives.
- **Governance:** Appoint Steering Committee leadership, resolve disputes, and ensure board diversity, including infrastructure expertise.

Strategic Role in Asset Development:

- Approve infrastructure projects (e.g., ROW expansions with Mohave County, grid upgrades with utilities) to support growth areas.
- Endorse trail projects (Mount Tipton, Dolan Trails, Antelope Canyon) and signage for Gateway corridor businesses to boost ecotourism.
- Support eco-building, agritourism, and health/healing initiatives, leveraging low-cost real estate and clean air/low EMF benefits.

Alignment with Mission: The Board drives transformation by prioritizing infrastructure solutions—roadway ROWs, electrical grids, and water facilities—while fostering trails, business growth, and ecotourism for a sustainable Dolan Springs.

2. Steering Committee

Purpose: Coordinate projects, manage budgets, oversee committees, and implement logistics to transform Dolan Springs, emphasizing infrastructure improvements alongside natural and cultural assets.

Composition: 7–9 volunteer members (Chair, Vice Chair, experts in project management, infrastructure development, ecotourism, or finance), appointed by the Board.

Powers and Duties:

- **Project Coordination:** Develop and propose projects, prioritizing infrastructure (e.g., ROW expansions, grid upgrades to underserved areas, wells and pipe systems) alongside trails, signage, and eco-building.
- **Budget Management:** Allocate budgets from future funding sources (donations, grants, fundraisers) across infrastructure, operations, and reserves. Approve expenses below Board-set thresholds.
- **Committee Oversight:** Manage the Advisory Committee, integrating their recommendations (e.g., community needs for water access, grid reliability) into project plans.
- **Logistics Implementation:** Coordinate permits, vendors, and volunteers for infrastructure projects (e.g., ROWs with Mohave County, grid with utilities) and community initiatives.
- **Fundraising Execution:** Lead fundraising (donations, grants, events), to be developed later, to support infrastructure and ecotourism.
- **Community Engagement:** Organize workshops and town halls to promote infrastructure, Western culture, and agritourism.

Strategic Role in Asset Development:

- **Mount Tipton Wilderness Area and Dolan Trails:** Coordinate with BLM and Dolan Springs Trail System for trail signage and maps, ensuring access supports infrastructure growth.

- **Antelope Canyon and Mohave County Parks:** Propose trail enhancements and park signage, aligning with ROW and utility upgrades.
- **Joshua Tree Forest and Gateway Corridor:** Develop signage for Pierce Ferry Road businesses, tied to ROW expansions, to attract tourists.
- **Lake Mead and Colorado River Access:** Promote Meadview and South Cove through brochures, ensuring road and utility access.
- **Western Culture and Agricultural Businesses:** Organize festivals (e.g., rodeos, farm markets) to boost agritourism, supported by infrastructure improvements.
- **Eco-Operators and Off-Grid Building:** Partner with eco-operators for trail guiding and off-grid workshops, leveraging new water and electrical systems.
- **Health and Healing, Low-Cost Real Estate:** Market clean air/low EMF and affordable lots, supported by infrastructure for sustainable development.

Operational Framework:

- Meet monthly to track infrastructure projects, budgets, and Advisory Committee input.
- Use digital tools (Google Workspace, Trello) for project management.
- Provide quarterly reports to the Board and community.

Alignment with Mission: The Steering Committee drives infrastructure projects—ROWs, grids, water facilities—while leveraging trails, eco-building, and retail vitality to create a thriving Dolan Springs.

3. Advisory Committee

Purpose: Represent community segments, provide recommendations, and foster engagement to ensure infrastructure and ecotourism projects reflect Dolan Springs’ needs.

Composition: 9–11 volunteer members, including representatives from hospitality, food service, eco-tourism operators, retail owners, agritourism, and a Dolan Springs Community Council liaison, selected by the Steering Committee.

Powers and Duties:

- **Community Representation:** Gather input from segments (e.g., hospitality on roadway access, residents on water needs) and propose infrastructure-focused projects.
- **Project Feedback:** Review plans (e.g., ROW expansions, grid upgrades, water systems) to ensure community benefits, like improved access or reliable utilities.
- **Grassroots Engagement:** Host quarterly town halls to collect feedback on infrastructure and ecotourism.
- **Liaison Role:** Community Council representative aligns nonprofit initiatives with local infrastructure priorities.
- **Promotion:** Amplify projects via local networks and social media.

Strategic Role in Asset Development:

- **Subcommittees and Assigned Assets:**
 - **Infrastructure (Roadway ROWs, Electrical Grid, Water Facilities):** Recommend ROW expansions (e.g., Pierce Ferry Road), grid upgrades to growth areas, and water systems (wells, pipes, pumping stations). Coordinate with Mohave County and utilities.
 - **Trails and Parks (Mount Tipton, Dolan Trails, Antelope Canyon, Mohave County Parks):** Suggest signage and accessibility improvements, ensuring infrastructure supports ecotourism.
 - **Natural Assets (Joshua Tree Forest, Lake Mead, Colorado River Access):** Propose brochures for Meadview and South Cove, tied to road and utility upgrades.
 - **Business and Culture (Gateway Corridor, Western Culture, Agricultural Businesses):** Recommend signage for businesses and events (e.g., rodeos, farm markets), supported by ROW improvements.
 - **Sustainability and Health (Eco-Operators, Off-Grid Building, Health and Healing, Low-Cost Real Estate):** Suggest eco-building workshops and campaigns for clean air/low EMF lots, enabled by water and electrical infrastructure.
- **Formation Process:**
 - Identify representatives by August 2025 via community outreach (e.g., town halls, local networks).
 - Form subcommittees by September 2025 (Infrastructure, Trails/Parks, Natural Assets, Business/Culture, Sustainability/Health), each led by a segment expert.
 - Train members in October 2025 on providing actionable feedback and engaging residents.

Operational Framework:

- Meet bimonthly to develop recommendations and review plans.
- Form segment-specific subcommittees to focus infrastructure and community input.
- Conduct community surveys for streamlined feedback.

Alignment with Mission: The Advisory Committee ensures community-driven infrastructure projects (ROWs, grids, water systems) and ecotourism initiatives, fostering business growth and sustainability.

4. Operational and Financial Framework

- **Budget:** To be determined from future funding sources (donations, grants, fundraisers), managed by Steering Committee, approved by Board.
- **Compliance:** File IRS Form 1023 (\$275) and Arizona Articles of Incorporation (\$40) by September 2025. Submit annual IRS Form 990-N by May 15. Board ensures compliance.
- **Volunteer Management:** Recruit 20–30 volunteers via community networks, trained by Steering Committee in project management and fundraising.

- **Technology:** Use free tools (Google Workspace, Trello) for budgeting, project tracking, and collaboration.

5. Implementation Timeline (July 2025–January 2027)

- **July–September 2025:**
 - File 501(c)(3) paperwork. Form Board (5 members), appoint Steering Committee (7 members), select Advisory Committee (9 members).
 - Establish subcommittees (Infrastructure, Trails/Parks, Natural Assets, Business/Culture, Sustainability/Health).
 - Develop bylaws and initial proposals (e.g., ROW study, trail signage).
- **October–December 2025:**
 - Board approves ROW study and trail signage (Mount Tipton, Dolan Trails).
 - Steering Committee coordinates with Mohave County, BLM for logistics.
 - Advisory Committee gathers input via town hall, proposes grid upgrade plans.
- **January–June 2026:**
 - Board approves water facility planning (e.g., wells) and Western culture event.
 - Steering Committee manages implementation, coordinates with eco-operators.
 - Advisory Committee promotes via town halls, recommends Lake Mead brochures.
- **July–January 2027:**
 - Complete ROW expansion and trail signage, host ecotourism event (e.g., Joshua Tree hike).
 - Steering Committee allocates funds for grid upgrades and retail signage.
 - Advisory Committee engages community on water systems and health/healing campaigns.

Asset-Specific Strategies:

- **Infrastructure (Roadway ROWs, Electrical Grid, Water Facilities):** Conduct ROW study by December 2025, begin grid upgrades by June 2026, plan wells/pumping stations by January 2027, coordinating with Mohave County and utilities.
- **Mount Tipton, Dolan Trails, Antelope Canyon, Mohave County Parks:** Develop signage and maps by June 2026, ensuring infrastructure supports access.
- **Joshua Tree Forest, Lake Mead, Colorado River Access:** Launch brochures by December 2025, host guided tours by July 2026, supported by road/grid improvements.
- **Gateway Corridor, Western Culture, Agricultural Businesses:** Install business signage by January 2026, host rodeo/farm market by July 2026, tied to ROW expansions.
- **Eco-Operators, Off-Grid Building, Health and Healing, Low-Cost Real Estate:** Conduct eco-building workshops by June 2026, market low-cost lots with clean air/low EMF by January 2027, enabled by water/grid infrastructure.

Dolan Rising, Inc.

Strategy for 501(c)(3) Formation, USDA Grant, ASLD Land Purchase, Downtown Masterplan, and Community Shareholder Model

Mission Statement: Dolan Rising, Inc., a 501(c)(3) nonprofit, is dedicated to transforming Dolan Springs into a vibrant, sustainable hub of ecotourism and opportunity. We prioritize ecotourism, Western culture, sustainable building, retail tourist activity, and agritourism, supported by modern infrastructure, including expanded roadway Right of Way widths, electrical grid development, and new water facilities (wells, pipe distribution systems, pumping stations). Through innovative signage, community collaboration, and a shared vision, we empower residents and visitors to create a thriving, resilient future for our desert oasis.

Purpose: To outline a strategy for forming Dolan Rising, Inc. as a 501(c)(3) nonprofit to secure a USDA Main Street America grant, purchase a 640-acre section (APN# 316-06-005) from the Arizona State Land Department (ASLD), masterplan a downtown district, sell commercial parcels for profit, and establish a for-profit subsidiary to distribute dividends to full-time Dolan Springs residents as shareholders from revenue sources (e.g., rodeo ground, land leases, community businesses, infrastructure fees). The strategy ensures compliance with IRS 501(c)(3) regulations, leverages stakeholder support (e.g., Susan Nelson, Don Martin), and aligns with ecotourism, Western culture, and community development goals.

1. Organizational Structure: Dual-Entity Model

A 501(c)(3) nonprofit cannot distribute profits as dividends to individuals, as IRS rules prohibit private benefit. To achieve your vision of making full-time residents (approximately 1,500 based on Dolan Springs' population) shareholders receiving dividends, a **dual-entity structure** is proposed: **Dolan Rising, Inc.** (501(c)(3) nonprofit) to handle grants, land purchase, and community facilities, and **Dolan Rising Enterprises, LLC** (for-profit subsidiary) to manage commercial parcel sales and revenue-generating assets, distributing profits to resident shareholders.

1.1. Dolan Rising, Inc. (501(c)(3) Nonprofit)

- **Purpose:** Manage USDA grant, ASLD land purchase, masterplanning, and nonprofit activities (e.g., rodeo ground operations, community programs).
- **Formation:**
 - **Step 1: Incorporate in Arizona** (July–August 2025):
 - File Articles of Incorporation with Arizona Corporation Commission (ACC, azcc.gov, \$40 fee). Ensure IRS-compliant language for 501(c)(3) status, specifying charitable purposes (community development, ecotourism).

- Obtain Federal Employer Identification Number (FEIN) via IRS Form SS-4 (free, online at irs.gov).
- **Step 2: Apply for 501(c)(3) Status** (August–September 2025):
 - File IRS Form 1023-EZ (\$275, for organizations with projected revenue under \$50,000 initially) or Form 1023 (\$600, if anticipating higher revenue), due by September 30, 2025. Include mission statement, bylaws, and budget.
 - Draft bylaws with stakeholder input (e.g., Larry Doisher, urban planning student, 928-727-4536), ensuring compliance with IRS and Arizona nonprofit laws (no private benefit, board governance).
 - Secure IRS Letter of Determination (4–6 months for approval).
- **Step 3: State Compliance:**
 - Register for charitable solicitations with Arizona Secretary of State (sos.state.az.us, \$10–\$25 fee) to enable fundraising.
 - Confirm state tax exemption with Arizona Department of Revenue (azdor.gov, automatic with IRS approval).
- **Structure:**
 - **Board of Directors:** 3–5 members, expanding by January 2026, overseeing grants, land purchase, and masterplan.
 - **Steering Committee:** 5–7 volunteers managing projects (e.g., rodeo ground, signage).
 - **Advisory Committee:** 7–9 community members providing input on ecotourism and Western culture initiatives.
- **Funding:** Eligible for USDA grants, donations (tax-deductible), and fundraisers, critical for land purchase and nonprofit operations.

1.2. Dolan Rising Enterprises, LLC (For-Profit Subsidiary)

- **Purpose:** Manage commercial parcel sales, operate revenue-generating assets (e.g., rodeo ground ticketing, land leases, business loans, water fees, parking), and distribute profits as dividends to resident shareholders.
- **Formation** (October–December 2025):
 - File Articles of Organization with ACC (\$50 fee, azcc.gov).
 - Obtain separate FEIN via IRS Form SS-4.
 - Structure as a single-member LLC, wholly owned by Dolan Rising, Inc., to maintain nonprofit control while allowing profit distribution.
 - Draft operating agreement specifying resident shareholder model (1 share per full-time resident, ~1,500 shares), with dividends tied to profits from commercial activities.
- **Structure:**
 - **Management:** Operated by a manager appointed by the nonprofit board, ensuring alignment with nonprofit mission.
 - **Shareholder Model:** Issue non-voting shares to full-time residents (verified via voter rolls or utility bills), distributing profits annually based on net revenue, compliant with Arizona LLC laws (A.R.S. § 29-601 et seq.).

- **Funding:** Revenue from parcel sales, rodeo ground tickets, leases, and infrastructure fees, with initial capital from nonprofit transfers (e.g., USDA grant funds for development).
- **Legal Considerations:** Consult a nonprofit attorney (e.g., via Arizona Nonprofit Resource Center) to ensure IRS compliance, as the LLC's profits must support the nonprofit's mission without undue private benefit.

2. USDA Main Street America Grant Application

The USDA does not directly administer a “Main Street America Grant,” but the **Community Facilities Direct Loan and Grant Program** is the closest fit, supporting community facilities and economic development in rural areas like Dolan Springs (population <2,000, eligible under 20,000 threshold). The program funds land purchases and development for public facilities like downtown corridors and rodeo grounds.

Eligibility

- **Applicant:** Dolan Rising, Inc., as a 501(c)(3), qualifies. For-profit entities like the LLC are ineligible.
- **Project:** Purchase of APN# 316-06-005 (640 acres) for a downtown corridor (retail shops) and rodeo ground, serving public purposes (ecotourism, Western culture, economic development).
- **Area:** Dolan Springs' low median household income (~\$1,500/household) and rural status enhance grant eligibility.

Application Process (October–December 2025)

- **Contact:** USDA Rural Development Arizona, to confirm eligibility by October 15, 2025.
- **Documents:**
 - Application via RD Apply (rd.usda.gov), including:
 - Project description: 640-acre purchase (\$320,000–\$1,280,000, based on ASLD appraisals at \$500–\$2,000/acre), downtown corridor (\$400,000 for retail shops), rodeo ground (\$119,500 for arena equipment, \$100,000 for spectator facilities). Total: ~\$1,500,000.
 - Financials: Nonprofit budget, showing inability to finance without USDA support, and 20% grant match (\$60,000) via donations/fundraisers.
 - Support letters: From stakeholders (e.g. Don Martin, Mohave County Supervisor; Tami Ursenbach, ursent@mohave.gov).
 - Environmental review: NEPA-compliant assessment for land use, coordinated with ASLD requirements (e.g., Joshua Tree forest impact).
 - ASLD application: Letter of intent for APN# 316-06-005 purchase.
 - 501(c)(3) documentation: IRS Letter of Determination, Articles of Incorporation, bylaws.
- **Timeline:**
 - Submit by January 17, 2026, for FY2026 funding (ends September 30, 2026).
 - Expect 4–6 months for approval (by June 2026).

Funding Strategy

- **Loan/Grant Split:** Request \$1,200,000 loan (40-year term, low interest based on low income) and \$300,000 grant (75% grant eligibility for population <5,000).
- **Match:** Secure \$60,000 via fundraisers (e.g., ecotourism hike, Western festival), leveraging stakeholders and community volunteers.
- **Repayment:** Use LLC revenue (e.g., parcel sales, rodeo tickets) to repay loan, ensuring nonprofit compliance.

3. ASLD Land Purchase (APN# 316-06-005)

The ASLD manages state trust land, including APN# 316-06-005 (640 acres), requiring a public auction for sale. The nonprofit's public purpose strengthens the bid, potentially deterring competitors.

Process (October 2025–June 2026)

- **Step 1: Application** (October 2025):
 - Submit Commercial Land Sale Application to ASLD (602-542-2113, land.az.gov), detailing:
 - Nonprofit status and mission (ecotourism, Western culture).
 - Project: Downtown corridor and rodeo ground for community benefit.
 - Estimated value: \$320,000–\$1,280,000 (\$500–\$2,000/acre, per ASLD trends in Mohave County).
 - Coordinate site analysis, ensuring suitability for downtown and rodeo ground.
- **Step 2: Environmental/Cultural Review** (November–December 2025):
 - Conduct NEPA-compliant environmental assessment (shared with USDA application), addressing impacts on local ecology (e.g., Joshua Tree forest).
 - Complete cultural resource survey to identify historic sites, required by ASLD.
- **Step 3: Appraisal** (January 2026):
 - ASLD commissions appraisal to set minimum bid. Request copy for USDA application.
- **Step 4: Public Auction** (March–June 2026):
 - ASLD advertises auction for 10 weeks (e.g., Kingman Daily Miner). Promote community support via town halls (e.g., September 30, 2025) to deter competitors.
 - Bid using USDA funds, with a 10% deposit and balance due within 30 days. Secure title via fee simple patent.
- **Competitive Advantage:** The 501(c)(3)'s public purpose (economic development, tourism) and USDA backing make Dolan Rising, Inc. a strong bidder, likely unmatched by for-profit entities lacking community focus.

4. Masterplanning the Downtown District

The 640-acre section (APN# 316-06-005) will be masterplanned to create a downtown district, with 23 acres for the rodeo ground (per prior design) and the remainder for commercial parcels, infrastructure, and community spaces.

Masterplan Components (July 2026–January 2027)

- **Downtown Corridor (~200 acres):**
 - Retail zone along Pierce Ferry Road: 50–100 parcels (0.5–2 acres each) for eco-friendly shops, diners, and tourist services, supporting retail tourist activity.
 - Design standards: Sustainable building (e.g., solar panels, low-EMF materials), aligning with low-cost real estate appeal.
 - Infrastructure: Paved roads, utilities (water wells, electrical grid), and signage linking to ecotourism sites (Mount Tipton, Lake Mead).
- **Rodeo Ground (23 acres):**
 - Per prior design: 150 ft x 250 ft arena, holding pens, spectator facilities (500–1,000 seats), parking, and animal staging, hosting PRCA/IPRA-sanctioned events.
 - Budget: \$119,500 (equipment), \$100,000 (spectator facilities), \$50,000 (site preparation).
- **Community Spaces (~50 acres):**
 - Farm market plaza for agritourism, hosting local vendors (e.g., agricultural businesses).
 - Ecotourism info center with maps for Dolan Trails, Joshua Tree forest, and Colorado River access.
 - Green spaces with shade structures for community events.
- **Infrastructure (~50 acres):**
 - Expanded roadway ROW (e.g., Pierce Ferry Road), electrical grid connections, and water facilities (wells, pipes, pumping stations), funded by USDA and LLC revenue.
- **Remaining Land (~317 acres):**
 - Reserve for future expansion, residential lots, or additional community facilities (e.g., health/healing center).

Planning Process

- **Hire Planner:** Engage a professional firm (e.g., Logan Simpson, Arizona-based) for \$10,000–\$20,000 to draft the masterplan, ensuring compliance with Mohave County zoning.
- **Stakeholder Input:** Host town hall (July 2026) to gather resident feedback, involving Susan Nelson (951-992-8290) and Tami Ursenbach (928-757-0960).
- **Permits:** Secure Mohave County permits for commercial development and infrastructure, coordinated with Don Martin (Supervisor).
- **Timeline:** Draft plan by September 2026, finalize by January 2027, with construction starting July 2027.

5. Commercial Parcel Sales and Profit Generation

The LLC will sell commercial parcels to businesses and developers, generating profits for reinvestment and shareholder dividends.

Sales Strategy

- **Parcel Division:** Subdivide ~200 acres into 50–100 parcels (0.5–2 acres), priced at \$10,000–\$50,000 each, based on Mohave County commercial land values (e.g., \$20,000/acre average).
- **Target Buyers:** Local businesses (e.g., Gateway corridor vendors), regional developers and eco-tourism operators.
- **Marketing:** Promote via #DolanSpringsRises campaign, emphasizing proximity to Mount Tipton, Lake Mead, and sustainable building incentives (e.g., solar-ready lots).
- **Estimated Revenue:** 50 parcels at \$30,000 average = \$1,500,000; 100 parcels = \$3,000,000, minus development costs (~\$400,000 for roads, utilities).
- **Legal Structure:** LLC handles sales, transferring net profits to nonprofit for reinvestment or distributing as dividends, ensuring IRS compliance (no private inurement to nonprofit insiders).

Reinvestment

- **Nonprofit (Dolan Rising, Inc.):** Use profits for rodeo ground operations, infrastructure (e.g., water facilities), and community programs (e.g., ecotourism workshops).
- **LLC (Dolan Rising Enterprises):** Reinvest in additional commercial projects (e.g., business loans, land leases) to sustain revenue.

6. Shareholder Dividend Model

The LLC will distribute profits as dividends to ~1,500 full-time resident shareholders, ensuring equitable community benefit.

Implementation

- **Share Issuance (January 2026):**
 - Issue 1 non-voting share per full-time resident (~1,500), verified via voter rolls or utility bills, free of charge to promote inclusivity.
 - Define in LLC operating agreement: Dividends based on net profits from parcel sales, rodeo tickets, leases, business loans, water fees, and parking.
- **Revenue Sources:**
 - **Parcel Sales:** \$1,500,000–\$3,000,000 (50–100 parcels).
 - **Rodeo Ground:** Tickets (\$10–\$20, 500–1,000 attendees, 5 events/year) = \$25,000–\$100,000 annually.
 - **Land Leases:** Lease 50 acres at \$500/acre/year = \$25,000 annually.

- **Business Loans:** Offer microloans to local businesses (e.g., \$10,000 at 5% interest) = \$5,000–\$10,000 annually.
- **Water Fees:** Charge for water facility use (e.g., \$100/household/year, 500 households) = \$50,000 annually.
- **Parking:** \$5/vehicle at events, 500 vehicles, 5 events/year = \$12,500 annually.
- **Total Annual Revenue:** \$117,500–\$197,500 (excluding parcel sales, a one-time influx).
- **Dividend Calculation:**
 - Year 1 (2027): Parcel sales (\$1,500,000) minus costs (\$400,000) = \$1,100,000 profit. Distribute 50% (\$550,000) as dividends = ~\$366/resident.
 - Ongoing: Annual revenue (\$150,000 average) minus costs (\$50,000) = \$100,000 profit. Distribute 50% (\$50,000) = ~\$33/resident/year.
- **Distribution:** Annually via check or direct deposit, managed by LLC, with transparency via community reports.

Legal Considerations

- **IRS Compliance:** The nonprofit cannot distribute dividends, but the LLC can, as a separate entity. Ensure profits support the nonprofit's mission (e.g., reinvestment in infrastructure) to avoid IRS scrutiny.
- **Arizona Law:** Comply with A.R.S. § 29-601 for LLC distributions, ensuring equitable shareholder treatment.
- **Verification:** Use Mohave County records to confirm residency, avoiding disputes.

7. Implementation Timeline (July 2025–January 2027)

- **July–September 2025:**
 - File Articles of Incorporation (\$40) and IRS Form 1023-EZ (\$275) for 501(c)(3).
 - Form LLC (\$50), draft operating agreement with shareholder model.
 - Contact USDA, for grant eligibility.
- **October–December 2025:**
 - Submit ASLD application for APN# 316-06-005, conduct environmental review.
 - Host September 30, 2025, town hall to gather support letters (e.g., from Susan Nelson, Don Martin).
 - Submit USDA application via RD Apply by January 17, 2026.
- **January–June 2026:**
 - Bid at ASLD auction, secure land with USDA funds (\$320,000–\$1,280,000).
 - Issue shares to ~1,500 residents, finalize LLC structure.
- **July–January 2027:**
 - Draft masterplan.
 - Begin parcel sales via LLC (\$1,500,000–\$3,000,000), construct rodeo ground (\$269,500).
 - Distribute first dividends (~\$366/resident) by January 2027.

8. Recommendations

- **Legal Support:** Hire a nonprofit attorney (e.g., via Foundation Group, 501c3.org) to ensure 501(c)(3) and LLC compliance, avoiding private benefit issues.
- **Stakeholder Engagement:** Leverage stakeholders for parcel sales and support letters, strengthening USDA/ASLD applications.
- **Fundraising:** Host ecotourism fundraiser (e.g., Mount Tipton hike) to secure \$60,000 grant match, coordinated via Community Corral (#DolanSpringsRises).
- **Transparency:** Publish annual reports detailing LLC profits and dividends, building trust with residents and stakeholders.
- **Masterplan:** Prioritize sustainable design (e.g., solar-powered shops, water-efficient systems) to align with ecotourism and sustainable building priorities.

9. Risk Mitigation

- **IRS Scrutiny:** Ensure LLC profits support nonprofit mission (e.g., infrastructure funding) to avoid 501(c)(3) revocation. Consult Foundation Group for compliance.
- **ASLD Competition:** Promote public purpose via town halls and media (e.g., Kingman Daily Miner) to deter rival bidders, leveraging Don Martin's influence.
- **Resident Buy-In:** Address potential skepticism by hosting quarterly town halls, starting September 30, 2025, to explain shareholder benefits.
- **Financial Viability:** Diversify revenue (e.g., rodeo tickets, leases, loans) to ensure ongoing dividends, even after parcel sales.