



Clayton Local Development Corporation
913 Strawberry Lane, Clayton NY 13624
Phone 315-686-3212 Fax 315-686-2503
www.claytonldc.org

Meeting Minutes of April 4, 2024

Vice Chair Bobby Cantwell called the April meeting of the Clayton Local Development Corporation to order at 4:01 p.m. Also in attendance were Christine Powers, Secretary, Chris Bogenschutz, Assistant Secretary, Town Supervisor Tim Doney, Mike Hazlewood, Doug Rogers, Norma Zimmer, Village Mayor Nancy Hyde, and Tim LaLonde. Chair Jamie Ganter, Mike Bashaw, and Treasurer John Cooper were excused. Jack Stopper was absent. Kristi Dippel, Executive Director was also in attendance. Also attending was guest, Mr. Blackburn of the general public.

Upon review of the previous minutes, one change was recommended by Tim LaLonde. The change was to clarify that the investigation regarding construction permits was made by Jim Asterhill during the housing study instead of Tim LaLonde. On a motion by Norma Zimmer, second by Chris Bogenschutz, the Board unanimously approved the minutes of the meeting of March 7, 2024, with the recommended change. No further discussion ensued.

Vice Chair Bobby Cantwell discussed the Housing Study and the receipt of the final report. Some previous areas of concern were addressed by Asterhill for clarifications but overall, the board is disappointed with the depth of the study. The board discussed the best method for making the report public and it was decided that an introduction to the report would assist the public in understanding the content and its' limitations. Perhaps the Housing Study ad hoc committee could produce some additional information by doing some local research ourselves. More details will follow.

Guest, Mr. Blackburn, suggested using the report in a larger community meeting on housing issues.

In Treasurer John Cooper's absence, ED Kristi Dippel presented the Treasurer's Report. One bill to the CIA for ED hours for \$3,041.67 was noted leaving a balance of \$11,875.03 in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Nancy Hyde, second by Tim LaLonde, the Board unanimously approved the Treasurer's report and the payment of the bill, copy of which is attached to these minutes.

Under the Executive Director, Kristi Dippel's report, the following were discussed:

All ABO reports were submitted prior to the deadline of March 31, 2024.

Stakeholder's Meeting

Kristi heard from potential speaker Jim McKenna, of the Regional Office of Sustainable Tourism, and he will not be available to speak to community stakeholders. However, MJ Lawrence, COO



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of ROOST, has offered to be a resource and she recommends considering a Short-Term Rental Law similar to one in Lake Placid. Software was implemented to track rental registries and determine who is registered as required. Kristi will continue conversations with Ms. Lawrence with the focus of balancing a tourism economy with quality of life for local residents. Board members discussed the availability of short-term rental information in our market, monitoring complaints associated with short-term rentals, and that municipalities are not attempting to eliminate this type of rental but to control it instead. Control may be more appealing to guests for their safety and enjoyment.

CBIT – Center for Businesses in Transition – They are interested in presenting to property owners in September in hopes of creating interest and starting conversations. The CLDC will consider this and investigate local venues to hold the meeting. May 20 & 21 CBIT representatives will be in the area and would like to offer local business owners an opportunity to connect and gather more specifics regarding the transition process for their own benefit. CLDC members Tim LaLonde, Doug Rogers, Jamie Ganter, and Kristi Dippel will meet to further discuss. More information to follow.

Cape Vincent Local Development Corporation – Executive Director Mary Farrell requested a regional meeting with local town and village representatives to discuss how all communities can benefit from a regional approach. The meeting is scheduled for April 11, 2024, at the Cape Vincent Recreational Park at 2:00. All board members are invited to attend.

Town of Henderson – Kristi stated that the Town of Henderson contacted her regarding the possibility of Kristi writing the grant application for their LWRP. The Board reviewed possible fee structures for this type of service and how it could be implemented. General discussion around this topic ensued with no firm commitment.

Committee Reports

Audit Committee – Chair Christine Powers stated a committee meeting was held prior to this Board meeting between the committee members, Tim LaLonde, Doug Rogers, Executive Director Kristi Dippel and Mary Snyder of DiMarco, Abiusi & Pasarella. There are no concerns with the financial report from the auditor’s perspective and one minor revision was requested to spell out the Town and Village annual stipends under accounts receivable. In addition, it is recommended to the full Board that we increase the expense level for capitalizing under “Repairs and Maintenance” from \$500 to \$1,000. On a motion by Tim LaLonde, second by Mike Hazlewood, it was unanimously approved by the Board. The financial report will be distributed to all Board members.



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Under Municipal Updates:

Planning Board - Doug Rogers updated the Board on the following agenda items:

- TI Museum project Public Hearing.
- Storage facility at Rt.12 by River Roc Storage, Mark Morgia.
- Verizon communication antennas at the Hotel.

Town of Clayton – Supervisor, Tim Doney updated the Board on the following:

- The Depauville water/sewer grant required survey is underway.
- The Riverwalk is expected to be completed by July 1.

Village of Clayton – Mayor Nancy Hyde updated the Board on the following topics:

- Eclipse – planning is extensive with the hotel and many small motels fully reserved. While it is difficult to determine, we are expecting many visitors for this event. Bobby Cantwell stated the County has issued an emergency declaration so that all services will be readily available.
- The Rotary Park building roof will be replaced by June and the structure will be re-sided.

TICS District – no report in Mr. Bashaw’s absence.

Guest, Mr. Blackburn, made the following comments:

- The need to accelerate the housing concern process. Senior housing is necessary so residents can reside in Clayton longer. Perhaps a committee should be formed and invite other area successful long-term care facilities to share their views.
- Vacant-land owners could be approached to see if they are willing to work with the municipalities on a housing plan.
- NYS could be solicited for housing assistance for small communities.

The next Regular Board Meeting will be held on May 2, 2024. The next meeting will take place at the CIA Board room. On a motion by Tim LaLonde, second by Chris Bogenschutz, the meeting adjourned at 5:09 p.m.

Respectfully submitted,

Christine A. Powers
Secretary