



Clayton Local Development Corporation Board:

Jamie Ganter, Chairman
Bobby Cantwell, Vice Chairman
Christine Powers, Secretary
Chris Bogenschutz, Asst Sec
John Cooper, Treasurer

Mike Bashaw
Tim Doney
Mike Hazlewood
Doug Rogers

Jack Stopper
Norma Zimmer
Nancy Hyde
Timothy LaLonde

Exec Dir: Kristi Dippel

CLDC Board Meeting

August 1, 2024 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of June 6, 2024, Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

Town of Henderson
Stakeholders event

Committee Updates

Municipal Updates

Planning Board
Town projects
Village projects
School District update

Old Business

New Business

Need for Executive Session



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

Minutes of Meeting on June 6, 2024

Chair Jamie Ganter called the Regular Meeting of the Clayton Local Development Corporation to order at 3:57 p.m. Also in attendance were Vice President Bobby Cantwell, Assistant Secretary Chris Bogenschutz, Mike Hazlewood, Nancy Hyde, Timothy LaLonde, Doug Rogers, Jack Stopper and Norma Zimmer. Secretary Christine Powers, Treasurer John Cooper, Mike Bashaw and Tim Doney were excused. Executive Director Kristi Dippel and Mr. Blackburn of the general public were also in attendance.

On motion by Bobby Cantwell, second by Jack Stopper, the Board unanimously approved the May 2, 2024 meeting minutes.

For the Chairman's report, Chair Jamie Ganter discussed the Housing Study and presented the introduction/cover sheet to the final report which will assist the public in understanding the content and its' limitations. Next, Chairman Ganter reviewed the summary of Board Performance Reviews. There were several "3's" and Jamie asked what measures could be taken to improve the scores on those items. Jamie also noted that the Board will be reviewing the progress of the CLDC's 2024 goals at the August 1, 2024 meeting. Lastly, on motion by Jack Stopper, second by Nancy Hyde, the Board unanimously approved canceling the July 4, 2024 meeting due to the federal holiday.

There was no Treasurer's report.

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

Town of Henderson LWRP Grant Writing Contract

Kristi presented a draft of the Town of Henderson LWRP grant writing contract. It was suggested that a one-third deposit be included upon signing of the contract. Additionally, it was suggested that a clause be added to the contract stating that the Town of Henderson must review and approve the LWRP grant for accuracy.

CBIT

Kristi reported that when CBIT visited Clayton in May several local business owners reached out to them about their services. CBIT will be the keynote speaker at the Stakeholders meeting in September.



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Village of Clayton LWPR

Kristi reported that the Village received a grant to update their LWRP. The updating process is estimated to take approximately 3-5 years.

NYS Main Street Tech Grant

Kristi Reported that the Michael Ringer building has received a grant for the structural assessment of the building.

Committee Reports

Committee Chair Nancy Hyde reported that the Governance Committee had met prior to the Board meeting. The Governance Committee charter was reviewed and recommended no changes at this time. The Committee is also reviewing the New York State policy on Zoom meeting attendance. Lastly, the Committee is suggesting an annual review of the by-laws in October.

Municipal Updates

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

- The proposed town houses at French Bay are still being reviewed. Their current application was deemed incomplete.
- The Board is reviewing Hilda's storefront application to add a deck to the building.
- The Board is reviewing the Antique Boat Museum's plans for a new building on the corner of Riverside Drive and Mary Street.
- The Board is also discussing the topic of housing horses on the North side of Route 12.

Town of Clayton – Kristi Dippel on behalf of Supervisor Doney, updated the Board on the following:

- Concrete for the new sidewalks is currently being poured along the new retaining wall project in front of the Harbor Hotel.

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

- Concrete was poured at the Frink Park dock.
- The Rotary Park building roof will be replaced in July and the structure will be re-sided.
- The ramp and new additional wave attenuator will be installed in July.

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



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Guest, Mr. Blackburn, made the following comments:

- **Continuing Care Retirement Communities (CCRC) are minimal in New York State compared to other states. He would love to see a CCRC located in the Town of Clayton.**

The next Regular Meeting will be held August 1, 2024. On motion by Norma Zimmer, second by Nancy Hyde, the Chair declared the meeting adjourned at 5:05 p.m.

**Respectfully submitted,
Chris Bogenschutz, Assistant Secretary**

DRAFT

CLDC Abstract August 2024

General Checking Account

Date	Check #	Amount	Balance
			\$ 2,673.36
6/17/2024	Village Stipend 2 of 2 payments from 2023-2024 FY	\$ 10,000.00	\$ 12,673.36
7/1/2024	Village Stipend 1 and 2 of 2 payments for 2024-2025 FY	\$ 20,000.00	\$ 32,673.36
8/1/2024	Clayton Improvement Association May ED hours	1337 3041.67	\$ 29,631.69
8/1/2024	Clayton Improvement Association June & July ED hours	1338 \$ 6,083.34	\$ 23,548.35
8/1/2024	Riverside Media, LLC annual website hosting and domain name	1339 \$ 205.00	\$ 23,343.35
			<u>\$ 23,343.35</u>

Reserve Account

Date	Check #	Amount	Balance
			\$ 1,772.67
		no account activity	\$ 1,772.67
			<u>\$ 1,772.67</u>

expected receivables in 2024

Town of Henderson (\$7500)

Clayton Improvement Association, Ltd.

PO Box 99
913 Strawberry Lane
Clayton, NY 13624

Invoice

Date	Invoice #
6/1/2024	977

Bill To
Clayton Local Development Corp. 405 Riverside Drive Clayton, NY 13624

P.O. No.	Terms	Project
	Due on Receipt	

Quantity	Description	Rate	Amount
	May ED hours CBIT meeting LWRP seminars Town of Henderson LWRP agreement & discussions Housing Study - finalize	3,041.67	3,041.67
Total			\$3,041.67

Clayton Improvement Association, Ltd.

PO Box 99
913 Strawberry Lane
Clayton, NY 13624

Invoice

Date	Invoice #
7/31/2024	1014

Bill To
Clayton Local Development Corp. 405 Riverside Drive Clayton, NY 13624

P.O. No.	Terms	Project
	Due on Receipt	

Quantity	Description	Rate	Amount
	June & July ED hours LWRP application for Town of Henderson NYS DOS LWRP contract V/T of Clayton Stakeholders meeting - planning CBIT communications	6,083.34	6,083.34
		Total	\$6,083.34

Riverside Media, LLC

PO Box 562

Clayton, NY 13624

Phone: 315.686.4955

Invoice

Date	Invoice #
6/1/2024	7581

Bill To
Clayton Local Development Corporation Kristi Dippel 913 Strawberry Lane Clayton, NY 13624



P.O. No.	Terms	Due Date
	Net 30	7/1/2024

Description	Qty	Amount
Annual Website Hosting Starting On Invoice Date	12	180.00
Purchase/Renewal of Domain Name For 1 Year: claytonldc.org	1	25.00
New York State Sales Tax		0.00
	Total	\$205.00