



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

September 5, 2024 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of August 1, 2024, Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

Stakeholders event
LWRP
NYMS TA

Committee Updates

Municipal Updates

Planning Board
Town projects
Village projects
School District update

Doug Rogers
Tim Doney
Nancy Hyde
Michael Bashaw

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

Meeting Minutes of August 1, 2024

Chair Jamie Ganter called the August meeting of the Clayton Local Development Corporation to order at 4:00 p.m. Also in attendance were Vice Chair Bobby Cantwell, Secretary Christine Powers, Treasurer John Cooper, Doug Rogers, Jack Stopper, Norma Zimmer, Village Mayor Nancy Hyde, and Tim LaLonde. Town Supervisor Tim Doney was excused, and Asst. Secretary Chris Bogenschutz, Mike Bashaw, and Mike Hazlewood were absent. Kristi Dippel, Executive Director was also in attendance. Also attending were guests, former board member Dennis Weller and Ross Holbrook, summer resident.

On a motion by Tim LaLonde, second by Nancy Hyde, the Board unanimously approved the minutes of the meeting of June 6, 2024, with no further discussion. There was no July meeting.

Chair Jamie Ganter discussed the following topics:

- Board evaluations – the statutory obligations requirement of board members will be reviewed.
- Short-term Rental research committee – It was agreed that the CLDC should form a committee to include various town/village representatives to begin a robust review of short-term rentals. Justin Taylor, former Town Supervisor, offered to assist. Mayor Nancy Hyde offered to be on the committee, and she stated that she has been in contact with Justin. Emily Politi of the Lake Placid Institute Board has offered to assist along with the Executive Director of the Jefferson County Local Development Corp., Marshal Weir. Kristi Dippel stated that NYS has grant funds available and she will investigate the opportunities. Doug Rogers stated that if we don't produce our own local law prior to NYS implementing a state law, we will be forced to follow the State rules.
- Board Goals – the strategic plan has been reviewed and the organization is on track to meet the desired outcomes from the plan.

Treasurer John Cooper presented the Treasurer's Report. The 2nd stipend payment for 2023-2024 from the Village to the CLDC in the amount of \$10,000.00 was received and the 1st stipend payment for 2024-2025 from the Village to the CLDC in the amount of \$20,000 was received. Two checks (#1337 & #1338) to the Clayton Improvement Association for ED hours for May, June and July and one check (#1339) to Riverside Media, LLC for the annual website hosting for \$205.00 were noted leaving a balance of \$23,343.35 in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. The Town of Henderson grant administration work for their LWRP is pending for \$7,500. The grant writing has been completed and the funds are expected soon.



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On a motion by Christine Powers, second by Nancy Hyde, the Board unanimously approved the Treasurer's report and the payment of the bills, copies of which are attached to these minutes.

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

Cape Vincent Local Development Corporation

Some CLDC board members attended the April 11, 2024, regional meeting with the Cape Vincent LDC. Executive Mary Farrell, some Cape LDC board members, and a representative from Assemblyman Scott Gray's office met to discuss the overall regional effort to advance all communities in the surrounding river areas. It was a productive meeting, and it was decided that we will reconvene in the fall for further discussions.

Town of Henderson

Kristi stated that she met with the Town of Henderson representatives and received a tour of the community. The grant application was completed and submitted on August 1, 2024.

Stakeholders Event

Kristi stated the meeting will be held on September 10, 2024, at the Clayton Opera House from 1:00 – 2:30. Light refreshments will be provided, and it is open to the public. A "Save the Date" is being finalized and all local business owners will be invited. CBIT, Center for Businesses in Transition, will provide a presentation to offer guidance on how to plan for transition and retirement from business. Local municipal representatives will be contacted to inform them of the program.

Under Municipal Updates:

Planning Board - Doug Rogers updated the Board on the following agenda items and stated the next Planning Board meeting is scheduled for August 1, 2024.

- Theresa/Union Street townhouses are tabled pending additional information.
- The Antique Boat Museum will present plans to construct a new facility on the corner of Mary St. and Riverside Dr, which is currently vacant land.
- A public hearing will be held on August 6, 2024, regarding a possible horse farm on Rt. 12

Town of Clayton – In Supervisor Tim Doney's absence, Kristi Dippel presented the following:

- The Depauville Sewer project continues.
- The Riverwalk is completed and came in under budget.

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



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- Village docks are beautiful. A strong positive response has been received from residents and tourists. Great project.
- The water intake project will be underway in the fall of 2024.
- US Army Private Joseph Lonsway, Clayton's only known Civil War Medal of Honor recipient, will be recognized on August 2, 2024.
- Washington Island bridge grant was approved, and work will begin after the tourist season.

Mr. Weller inquired about the removal of the dock "ramps" during winter. Mayor Hyde confirmed they will be removed.

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

New Business

John Cooper thanked Vice Chair, Bobby Cantwell, for his dedication and work on the recent Charity Poker Run. Comments were made that Alexandria Bay and Clayton businesses stated it was the best weekend for business.

A general discussion ensued about the possibility of banners being hung downtown to recognize local heroes. It was suggested that contacting the Legion may be the first step.

Former Board Member, Dennis Weller, thanked for Board for the many accomplishments made during his tenure and for the friendships he has made.

The next Regular Board Meeting will be held on September 5, 2024. On a motion by Mayor Hyde, second by Bobby Cantwell, the meeting adjourned at 4:42 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract September 2024

General Checking Account

Date	Check #	Amount	Balance
			\$ 23,343.35
8/20/2024	Town of Henderson 1 of 2 invoices for grant writing services	\$ 2,500.00	\$ 25,843.35
8/1/2024	Clayton Improvement Association August ED hours	1340 \$ (3,041.67)	\$ 22,801.68
			<u>\$ 22,801.68</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)