



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

February 6, 2025 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of January 9, 2025 Minutes

Chairman's Report

2025 Goals
Board Evaluations
Strategic Plan Review

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

LWRP update
Website
2024 Audit/NYS reports

Kristi Dippel

Committee Updates

Housing Committee

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

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

Meeting Minutes of January 9, 2025

Chair Jamie Ganter called the January meeting of the Clayton Local Development Corporation to order at 4:00 p.m. Also in attendance were Secretary Christine Powers, Town Supervisor Tim Doney, Mike Hazlewood (arriving at 4:07pm), Doug Rogers, Jack Stopper, Norma Zimmer, Mayor Nancy Hyde, and Tim LaLonde. Excused from the meeting were Bobby Cantwell, Chris Bogenschutz, John Cooper, and Mike Bashaw. Executive Director, Kristi Dippel was also excused.

On a motion by Nancy Hyde, second by Jack Stopper, the Board unanimously approved the minutes of the Regular meeting of December 5, 2024, with no further discussion. On a motion by Tim LaLonde, second by Nancy Hyde, the Board unanimously approved the minutes of the Annual meeting on December 5, 2024, with no further discussion.

Chair Jamie Ganter discussed potential hacking attempts to the CLDC website and stated that it has been recommended that the organization purchase anti-virus software. Further review will take place.

Chair Ganter also discussed the annual Self-evaluation of the Executive Director, Kristi Dippel. This will be presented at the February board meeting for review.

Chair Ganter also notified the Board that Kristi had a conversation with Laurie of the NY Rural Housing Coalition regarding the Essential Housing Committee research and opportunities. The committee will continue to seek input/advice from local developers and contractors.

Furthermore, Chair Ganter discussed the 2025 organization's annual goals. The current goals were reviewed with various revisions/additions and the final report will be presented at the February meeting.

Mayor Hyde mentioned that a meeting with Cory Fram, of the Thousand Islands Tourism Council, was held to discuss the possibility of creating a "branding" for the region to make us more identifiable to the public in attracting tourists. This is in the very early stages of development, if possible. Jack Stopper commented that the communities should band together for greater visibility.

An aforementioned "bus route" by the County was brought up and it has been approved and is in development by Jefferson County, in conjunction with the Volunteer Transportation Center.

Chair Ganter updated the Board on the pending receipt of \$900 from Asterhill with a disappointing report that it has not been received after the delivery of a legal letter to Mr. Asterhill.



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Mayor Hyde and Kristi Dippel have been meeting on the LWRP and will be getting information to the committee for approval.

In the absence of Treasurer John Cooper, Chair Ganter presented the Treasurer's Report. One check in the amount of \$3,041.67, #1347, to the Clayton Improvement Association for ED hours for December was presented leaving a balance of \$15,225.98 in the General Account. With only interest activity in the Reserve Account, the balance is now at \$1,775.38. On a motion by Chris Powers, second by Nancy Hyde, the Board unanimously approved the Treasurer's report and the payment of the bill, a copy of which is attached to these minutes.

Committee Updates: No reports

Under Municipal Updates:

Planning Board – Doug Rogers shared the following:

- **The Planning Board has received additional interest for another Horse Farm, in the Zenda Farms area.**
- **There will be changes to the Planning Board members after Ron Duford left for the Village Board.**

Town of Clayton – Supervisor Tim Doney stated the following:

- **Grant funding is available for the Depauville Sewer project, and the Town has been approved for approximately \$1.5M. The project will soon go out to bid.**
- **There are also additional REDI funds available from the County, which will be used for the marina project for brush cutting – waiting for permits to begin.**

Doug Rogers inquired about the Short-Term Rental law recently adopted by NYS – the law covers “registration” requirements, and the balance of any law will fall to the local municipalities.

Village of Clayton – Mayor Nancy Hyde stated the Village is quiet at this time of year but stated that the budget is underway, and the TI Arts Center project continues to move forward with continuous meetings occurring with contractor, Black Horse.

Norma Zimmer inquired about the level of vacant storefronts in the Village – all agreed this is a concern.

There was a discussion regarding a call from the realtor for the TI Inn inquiring about the ability to modify the structure – research is underway.

TICS District – No report.



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The next Regular Board Meeting will be held on February 6, 2025. On a motion by Norma Zimmer, second by Nancy Hyde, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

DRAFT

CLDC GOALS FOR 2025

1. Work with the Village of Clayton, the Town of Clayton, local businesses and organizations to submit viable applications to appropriate NYS, federal and regional funding opportunities and programs that will benefit the community.
2. Continuing to work with local agencies and municipalities to expand and connect the local trail and walkway system, to include the Sissy Danforth Trail and Clayton Riverwalk.
3. Explore additional revenue generating activities to ensure the future sustainability of the CLDC.
4. Continue to work toward generating measurable action items in the updated Strategic Plan, including regionalization.
5. Work with the Town and Village of Clayton, as well as the Joint Planning board towards revising and updating the 2013 Joint Local Waterfront Revitalization Plan.
6. Continue to explore solutions to local housing issues, including moving forward with the Essential Housing Committee to explore potential opportunities to bring affordable housing to the community.
7. Work with potential developers for possible development projects in the community

Summary Results of Confidential Evaluation of Board Performance

Criteria	Agree #	Somewhat Agree #	Somewhat Disagree #	Disagree #
Board members have a shared understanding of the mission and purpose of the Authority.	11			
The policies, practices and decisions of the Board are always consistent with this mission.	10	1		
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	11			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	11			
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.	10	1		
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence or self-interest.	10	1		
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	10	1		
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	11			
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	10	1		
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	11			
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	11			
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.	11			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	10	1		
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	11			
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.	9	2		
Board members demonstrate leadership and vision and work respectfully with each other.	11			

Name of Authority: Clayton Local Development Corporation

Date Completed: 1/30/2025

CLDC Abstract February 2025

General Checking Account

Date		Check #	Amount	Balance
				\$ 15,225.98
2/6/2025	Clayton Improvement Association	1348	\$ (3,041.67)	
	January ED hours			\$ 12,184.31
				<u>\$ 12,184.31</u>

Reserve Account

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