



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

November 7, 2024 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of October 3, 2024, Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

Committee Updates

Audit Committee

Essential Housing Committee

Chris Powers

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 October 3, 2024

Vice Chair Bobby Cantwell called the October meeting of the Clayton Local Development Corporation to order at 3:58 p.m. Also in attendance were Secretary Christine Powers, Asst. Secretary Chris Bogenschutz, Town Supervisor Tim Doney, Doug Rogers, Jack Stopper, Norma Zimmer, Village Mayor Nancy Hyde, and Tim LaLonde. Chair Jamie Ganter and Treasurer John Cooper were excused, and Mike Bashaw and Mike Hazlewood were absent. Kristi Dippel, Executive Director, was also in attendance.

On a motion by Norma Zimmer, second by Chris Bogenschutz, the Board unanimously approved the minutes of the meeting of September 5, 2024, with no further discussion.

Vice Chair Bobby Cantwell stated there was no official Chairman's report.

Executive Director, Kristi Dippel, discussed the newly formed Village/Town "Housing Committee" which will research ideas and plans for creating housing for essential workers in our community. More information will follow as the committee formation evolves to include members of the village, town and CLDC. A discussion ensued regarding possible grant opportunities, and it was noted that most grants are tied to 80% of the Area Median Income level making it affordable housing. Lake Placid, as an example, uses 200% of the AMI for this type of housing.

Kristi recapped the CBIT Stakeholders meeting held on September 10, 2024, saying that although attendance was not at the level expected, those in attendance gained some great knowledge from the presentation.

Executive Kristi Dippel presented the Treasurer's Report in Treasurer, John Cooper's absence. A receivable in the amount of \$2,500 from the Town of Henderson was provided being the 2nd invoice of 2 for grant writing services. One check in the amount of \$3,041.67, #1341, to the Clayton Improvement Association for ED hours for September was processed leaving a balance of \$24,578.01 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 Jack Stopper, 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:

The Thousand Islands Inn continues to generate calls of interest to the CLDC.



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Local Waterfront Revitalization Plan (LWRP)

The Waterfront Advisory Committee is taking shape and additional volunteers are being sought after for this project. Legislator Bobby Cantwell offered to be on the committee. It is expected to be about a 2–3-year commitment. Organizers are attempting to solicit interest from a variety of community “advisors” including fishing guides, marina owners, divers, etc.

Annual CLDC Budget

Kristi presented the proposed 2025 Annual Budget with no concerns from Board members. On a motion by Tim LaLonde, second by Norma Zimmer, the Board unanimously approved the budget as presented. A brief discussion ensued about other surrounding community LWRP grant writing opportunities and Kristi will remain open to the possibility.

Under Municipal Updates:

Planning Board - Doug Rogers updated the Board on the following agenda items for the next Planning Board meeting.

- The Antique Boat Museum will present additional information on constructing a new facility on the corner of Mary St. and Riverside Dr, which is currently vacant land.
- Bayside Marina is proposing a storage shed for Kayak rentals.
- Rt. 12 Horse Farm – planning board members toured the property and were impressed.

Town of Clayton – Supervisor Tim Doney discussed the following:

- Town Municipal Marina upgrade to the pump out station was awarded to DC Building Systems, as the low bidder.
- Municipal Arena blacktopping will be repaired, and a water line is under consideration for replacement.
- Charging stations for EV’s have been approved with a grant in the amount of \$95,000, not yet received.

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

- Local concerns with some Transitional Living Services residents.
- The municipal building roof installation is completed.
- Climate Smart Open House to be held in the Municipal building on October 26.
- The Rotary building renovations are completed.
- Bartlett Pt. water plant tenant is past due on rent – possible eviction notice to be given.

CLDC Abstract November 2024

General Checking Account

Date		Check #	Amount	Balance
				\$ 24,578.01
11/7/2024	Clayton Improvement Association October ED hours	1343	\$ (3,041.67)	\$ 21,536.34
11/7/2024	Clayton Improvement Association reimbursement for refreshments for CBIT event	1344	\$ (45.02)	\$ 21,491.32
11/7/2024	TI Sun for CBIT event	1345	\$ (182.00)	
				<u>\$ 21,309.32</u>

Reserve Account

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

Clayton LDC Board Members 2024

<u>Ex-officio members</u>					
	Original Date	Community Position	Required Training Completed		
Doug Rogers	3/1/2016	Planning Board Chair	2/8/2017, 10/28/2020, 6/14/2023		
Tim Doney	1/1/2024	Town of Clayton Supervisor			
Nancy Hyde	12/1/2023	Village of Clayton Mayor			
Chris Bogenschutz - Ast Sec	8/5/2004	Clayton Chamber of Commerce	4/19/2017, 7/22/2020		
Bobby Cantwell - Vice Chair	1/1/2018	Jefferson County Legislature	2/6/2019, 4/19/2023		
Mike Bashaw	1/1/2016	TISD Superintendent	1/25/2017, 2/19/2020		
<u>Citizen members</u>					
	Original Date	Date of Appointment			
Jamie Ganter - Chairman	1/1/2017	1/1/2020, 1/1/2023			
Christine Powers - Secretary	1/1/2016	1/1/2019, 1/1/2022	11/9/2016, 1/23/2019, 12/9/2022		
Mike Hazelwood	2/1/2022		scheduled		
John Cooper - Treasurer	1/1/2016	1/1/2019, 1/1/2022	2/10/2017, 7/22/2020, 9/27/2023		
Jack Stopper	1/1/2018	1/1/2021	12/9/2020		
Norma Zimmer	1/1/2024		10/26/2016, 12/4/2019, 12/14/2022		
Tim LaLonde	1/1/2023				

Members highlighted in yellow need training in 2023/2024
 Training is required within 12 months of appointment and every 3 years after
 Training dates and enrollment can be found here:
<https://www.abo.ny.gov/training/onlinetraining.html>

Clayton LDC 2024

Standing Committees & Positions

Governance Committee

Nancy Hyde - Chair
Jamie Ganter
Jack Stopper
Bobby Cantwell
Chris Bogenschutz
Doug Rogers

Nominating Committee

Chris Bogenschutz - Chair
Chris Powers
John Cooper

Ethics Officer: Doug Rogers

CLDC Audit Committee

Christine Powers – Chair
Mike Bashaw
Doug Rogers
Jamie Ganter
Tim LaLonde

Loan & Grant Review Committee

Chris Powers - Chair
Doug Rogers
Jamie Ganter
Jack Stopper

Advisory Committees

Strategic Planning Committee

Doug Rogers - Chair
Dennis Weller (CLDC Advisor)
Jamie Ganter
Christine Powers
Jack Stopper
Tim LaLonde

DRI Committee

Jamie Ganter - Chair
Bobby Cantwell
Dennis Weller (Advisor)
John Cooper
Jack Stopper
Chris Powers