



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

Meeting Minutes of December 5, 2024

Vice Chair Bobby Cantwell called the December meeting of the Clayton Local Development Corporation to order at 4:04 p.m. Also in attendance were Chair Jamie Ganter via Zoom, Secretary Christine Powers, Asst. Secretary Chris Bogenschutz, Treasurer John Cooper, Town Supervisor Tim Doney, Mike Hazlewood, Doug Rogers, Jack Stopper, Norma Zimmer, Mayor Nancy Hyde, and Tim LaLonde who joined the meeting at 4:02. Mike Bashaw was excused. Executive Director, Kristi Dippel and Mr. Blackburn, from the general public, were also in attendance.

On a motion by Tim LaLonde, second by Nancy Hyde, the Board unanimously approved the minutes of the meeting of November 7, 2024, with no further discussion.

There was no Chair report this month.

Treasurer John Cooper presented the Treasurer's Report. One check in the amount of \$3,041.67, #1346, to the Clayton Improvement Association for ED hours for November was presented leaving a balance of \$18,267.65 in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Norma Zimmer, second by Chris Powers, the Board unanimously approved the Treasurer's report and the payment of the bill, a copy of which is attached to these minutes.

Executive Director, Kristi Dippel, noted that the LDC is fortunate to have the checking account balance of \$18,267.65 acknowledging the contributions from the Village and Town. Kristi is working on the LWRP and a NYSDOT grant involves a "Waterfront Advisory Committee", which is being formed.

Kristi also reminded some Board members of the required annual training.

There continues to be interest in the TI Inn with Kristi receiving calls from the realtor and some interested parties. She stated that she remains neutral in providing information and merely answers questions as they are asked. The CLDC will support a new venture at the location upon receipt of a viable business plan and community support.

Committee Updates:

Governance – Chair Nancy Hyde relayed that the committee reviewed the changing of the word "Chairman" to Chair, to reflect neutrality. The committee will also be investigating the requirements for voting members when under a Zoom attendance. The next meeting will be held in June 2025.



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Essential Housing –Nancy Hyde provided an overview of recent meetings involving general contractors project viewpoints and a representative from M & T Bank who provided an overview of FHA financing. A question was posed to him regarding deed restrictions, and he did not feel that would be an issue. Committee member Justin Taylor visited some small subdivisions in the Keene, NY area for comparison ideas. The next meeting is scheduled for December 17, 2024, where it is expected the committee will be reviewing possible tracts of land available for use.

Under Municipal Updates:

Planning Board – Doug Rogers stated there is no meeting tonight as there are no applications to review. He shared the following:

- The Antique Boat Museum is making good progress.
- Thousand Islands Art Center project is underway. Mayor Hyde stated there have been some street safety concerns that have been presented to the contractor. She also stated that there will be a meeting to discuss how the next summer season will be affected by the construction.

Town of Clayton – Supervisor Tim Doney stated the Town is quiet this time of year.

Village of Clayton – Mayor Nancy Hyde stated the Village is also quiet this time of year, but updated the Board on new Trustees, Rob Riddoch, Mike Kinne, and Ron Duford.

TICS District – No report.

A general discussion ensued regarding the status of the French Creek Property on Union St and also the subdivision on Rt. 12 in the Village. No new updates on either.

The next Regular Board Meeting will be held on January 2, 2025. On a motion by Nancy Hyde, second by Chris Bogenschutz, the meeting adjourned at 4:31 p.m.

Respectfully submitted,

Christine A. Powers
Secretary