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**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

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## **CLDC Board Meeting**

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

### **Agenda**

#### **Approval of February 6, 2025 Minutes**

**Chairman's Report**  
2025 Goals

Jamie Ganter

**Treasurer's Report**

John Cooper

**Director's Report**

LWRP update  
2024 Audit/NYS reports

Kristi Dippel

**Committee Updates**

Essential 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  
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www.claytonldc.org

### **Minutes of Meeting on February 6, 2025**

Chair Jamie Ganter called the Regular Meeting of the Clayton Local Development Corporation to order at 4:01 p.m. Also in attendance were Vice President Bobby Cantwell, Treasurer John Cooper, Assistant Secretary Chris Bogenschutz, Mike Hazlewood, Timothy LaLonde (Zoom), Doug Rogers, Jack Stopper and Norma Zimmer. Secretary Christine Powers, Nancy Hyde, Mike Bashaw and Tim Doney were excused. Executive Director Kristi Dippel was also in attendance.

On motion by Doug Rogers, second by Norma Zimmer, the Board unanimously approved the January 9, 2025, meeting minutes.

For the Chairman's report, Chair Jamie Ganter reviewed the 2025 CLDC goals. The Board decided to add an eighth item: Host a business networking event. Chris Bogenschutz will check with the Chamber of Commerce to see if the CLDC can partner with another business to hold a Business with a Twist. Next, Chair Ganter reviewed the compiled data for the Board Evaluations. There were a couple of "Somewhat Agrees". Ganter asked the board to provide any insight on ways to improve. For the next agenda item, Chair Ganter reviewed the Strategic Plan with the Board.

At 4:25, on motion by Doug Rogers, second by Bobby Cantwell, the Board unanimously approved going into executive session for a personnel matter. On motion by John Cooper, seconded by Mike Hazlewood, the board unanimously approved adjournment of the executive session at 4:36pm.

Treasurer Cooper presented one bill for approval in the amount of \$3,041.67 which, when paid, will leave a balance of \$12,184.31 in the General Checking Account. The balance in reserve account remained at \$1,772.67. On motion by Bobby Cantwell, second by Jack Stopper, the Board unanimously approved the Treasurer's Report, and the payment of the bill, copies of which are attached to these minutes.

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

#### **LWRP Update**

Kristi stated that a Waterfront Advisory Committee has been formed, and their first meeting will be held next week. It is anticipated that it will take several years to update the LWRP.

#### **Website**

Kristi reported that she and Chris Bogenschutz had noticed an increased number of brute force hacking attempts on the website. Chris Bogenschutz has recommended that increased security



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measures be implemented to mitigate any risk. The associated costs would be approximately \$150. On motion by Jamie Ganter, seconded by Jack Stopper, the board approved implementing these measures, with Chris Bogenschutz abstaining from the vote.

### 2024 Audit/NYS Reports

Kristi reported that she is working with the auditors to complete the 2024 audit and PAAA reports that need to be posted on the CLDC website by March 31, 2025. Kristi also noted that the NYS Consolidated Funding Applications are coming up.

### Committee Reports

Chair Ganter reported that the Housing Committee has been meeting regularly. The committee is currently working to establish a questionnaire for community members that may be interested in an Essential Housing program. Bobby Cantwell noted that there may be an opportunity with Jefferson County to apply for a grant to help with the development of Essential Housing.

### Municipal Updates

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

- The Board is discussing the topic of horses on the Zenda Farms Preserve.
- The Board is also working on a Town Noise Ordinance because of some disturbances in Heritage Heights. The draft has been given to the Town lawyer for review.

Town of Clayton – no report in Supervisor Doney’s absence.

Village of Clayton - no report in Mayor Hyde’s absence.

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

### Old Business

Bobby Cantwell stated that NY State is in the process of passing legislation on short term rentals. Jefferson County has decided to let New York State Association of Counties (NSAC) to take the lead on implementing the measures once the bill has been passed.

The next Regular Meeting will be held March 6, 2025. On motion by Norma Zimmer, second by Jack Stopper, the Chair declared the meeting adjourned at 5:13 p.m.

Respectfully submitted,  
Chris Bogenschutz, Assistant Secretary

# CLDC Abstract March 2025

## General Checking Account

Date		Check #	Amount	Balance
				\$ 12,184.13
3/6/2025	Kristi Dippel bonus	1350	\$ (1,500.00)	\$ 10,684.13
3/6/2025	Clayton Improvement Association February ED hours	1351	\$ (3,041.67)	\$ 7,642.46
3/6/2025	Riverside Media Website security	1352	\$ (150.00)	\$ 7,492.46
3/6/2025	ABA Insurance Services Directors & Officers Insurance	1353	\$ (897.00)	\$ 6,595.46
				<b>\$ 6,595.46</b>

## Reserve Account

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

## CLDC GOALS FOR 2025

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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
8. Network with local businesses at events such as Business with a Twist.