



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

April 3, 2025 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of March 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
913 Strawberry Lane, Clayton NY 13624
Phone 315-686-3212 Fax 315-686-2503
www.claytonldc.org

Meeting Minutes of March 6, 2025

Chair Jamie Ganter called the March meeting of the Clayton Local Development Corporation to order at 4:01 p.m. Also in attendance were Vice Chair Bobby Cantwell, Secretary Christine Powers, Mike Hazlewood, Doug Rogers, Norma Zimmer, Mayor Nancy Hyde, and Tim LaLonde via Zoom. The following members were excused: Chris Bogenschutz and Town Supervisor, Tim Doney. Absent were Mike Bashaw, John Cooper, and Jack Stoper. Executive Director, Kristi Dippel was also in attendance.

On a motion by Norma Zimmer, second by Bobby Cantwell, the Board unanimously approved the minutes of the meeting of February 6, 2025, with one spelling correction and no further discussion.

Chair Jamie Ganter reported that the 2025 Goals have been finalized with the addition of the organization becoming a partner with another business for a “Business with a Twist” Chamber event. This will most likely occur later in the year. Also included as a goal will be the Housing focus to assist the Village/Town wherever possible. Tim LaLonde suggested added the terms “Village and Town” to goal #6 to make it more inclusive.

Chair Ganter summarized the annual Performance Evaluation for ED, Kristi Dippel. They will implement a meeting twice per year for general discussions.

Chair Ganter also discussed creating a letter to be sent to surrounding communities to enhance our “regionalization” efforts for the Thousand Islands Region. This letter will be mailed within the next few weeks.

Executive Krist Dippel presented the Treasurer’s report in John Coopers’ absence. Four checks were written - one check in the amount of \$1,500.00 (1350) as an annual bonus to the Executive Director. Another in the amount of \$3,041.67 (#1351) to the Clayton Improvement Association for ED hours for February, one to Riverside Media in the amount of \$150.00 (#1352) for website security, and one to ABA Insurance Services in the amount of \$897.00 (#1353) for the Directors and Officers Insurance. After these checks, the balance of \$6,595.46 remains 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 Mike Hazlewood, the Board unanimously approved the Treasurer’s report and the payment of the bills, copies of which is attached to these minutes. Kristi noted that the stipend from the Town of Clayton is anticipated soon.

Executive Director Kristi stated that there will be technological upgrades in the office which will enhance remote audio communications as well as other internet improvements from Westelcom. Tim LaLonde stated that the Opera House is currently working with Westelcom on upgrades, and he will share pertinent information with Kristi. Kristi continues working on the LWRP and the



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“Waterfront Assessment Committee” which has been formed. An RFP has been created giving one month to respond and it is expected that recommendations will be provided to the Village by May.

Kristi notified the Board that the LWRP grant for Henderson Harbor that she assisted with was denied. She will work with them on resolving issues that may have contributed to the result and noted that no LWRP grants were awarded in the Thousand Islands Region. She will assist with resubmitting the grant application. Other communities are outsourcing for the LWRP because they do not have an internal grant writer as the CLDC does.

Other grant opportunities were discussed including those related to the Pro Housing designation, Main Street/Façade, and NY Forward. Several buildings in the downtown district are in need of painting.

Kristi distributed and discussed the annual report for 2024.

Committee Updates:

Essential Housing – research continues.

Under Municipal Updates:

Planning Board – Doug Rogers discussed the following changes to permit applications:

- **Property at 32 James St. to be renovated for rental housing.**
- **French Creek Property – Mr. Wahl is requested approval for “park models” to be added to his RV section. The type of housing will be under review.**

Bobby Cantwell inquired about the pending Noise Ordinance in Heritage Heights. The proposal has been enhanced for legislation to become law for the Town of Clayton.

Town of Clayton – Kristi provided an update as requested by Supervisor Tim Doney.

- **The RFP for the Depauville sewer project is due mid-March.**
- **The Town is prepared for the upcoming Irish Festival to be held at Cerow Rec. Park. Heaters have been added, and the Irish Festival Pageant will be held at the Opera House.**

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

- **The Irish Festival Parade planning is going well. It will follow the traditional Christmas Parade route.**
- **The Antique Boat Museum is making good progress.**



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- **The Thousand Islands Art Center project is underway. Mayor Hyde stated there have been some concerns regarding the project during the busy summer months and a meeting is scheduled between Village officials and the contractor.**
- **There will be a joint Village/Town meeting next Monday night and Occupancy Tax will be on the agenda.**

TICS District – No report.

New Business

Kristi distributed a copy of the NYS Authorities Budget Office New Policy Guidance for members to review.

She also updated the Board on the progress of the LaFargeville Clayton Improvement Association building renovations. It has been a massive undertaking, and the project should be completed by June 30, 2025. It is a great transformation.

The next Regular Board Meeting will be held on April 3, 2025. On a motion by Nancy Hyde, second by Chris Powers, the meeting adjourned at 4:53 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract April 2025

General Checking Account

| Date | | Check # | Amount | Balance |
|-----------|---|---------|---------------|----------------------------|
| | | | | \$ 6,595.46 |
| 3/21/2025 | Town of Clayton annual stipend | | \$ 15,000.00 | \$ 21,595.46 |
| 4/3/2025 | Clayton Improvement Association March Director hours | 1354 | \$ (3,041.67) | \$ 18,553.79 |
| | | | | <u>\$ 18,553.79</u> |

Reserve Account

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