

## Clayton Local Development Corporation Annual Report 2012

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### **CLDC Mission Statement:**

*The mission of the CLDC is to relieve and reduce unemployment; to promote and provide for additional and maximum employment; to better and maintain job opportunities; to carry on research for the purpose of aiding the communities of the Town and Village of Clayton by attracting business opportunities to said communities or encouraging the development of new, or retention of existing, business opportunities in the communities; lessening the burdens of government; and to act in the public interest, including promoting reuse of brownfield sites within the Town and Village of Clayton.*

# CLDC Board Members 2012

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## **Officers**

### **Chairman**

Larry Aubertine, Vice-Chairman of Clayton Joint Planning Board, Ex-Officio Member

### **Vice-Chairman**

Roland Baril, Chairman of the Clayton Joint Planning Board, Ex-Officio Member

### **Treasurer**

Justin Taylor, Supervisor of the Town of Clayton, Ex-Officio Member

### **Secretary**

Dr. Jon Slattery, retired Superintendent of Schools for Thousand Islands Central School District, Community Member

### **Assistant Secretary**

Christopher Bogenschutz, President of the Clayton Chamber of Commerce, Ex-Officio Member

## **Ex-Officio Members**

Norma Zimmer, Village of Clayton Mayor

Michael Docteur, Jefferson County Legislature, District #1

Joseph Menard, Superintendent of Schools, Thousand Islands School District

## **Community Members**

John Kehoe, retired Air Force Colonel

Cary Brick, Chairman Clayton Heritage Alliance; Retired Chief of Staff, US House of Representatives (NY 23)

Kathy LaClair, Town of Clayton Clerk

Walt Christensen, local business owner

Rebecca Hopfinger, Executive Director of the Thousand Islands Art Center

Lori Durand, local business owner

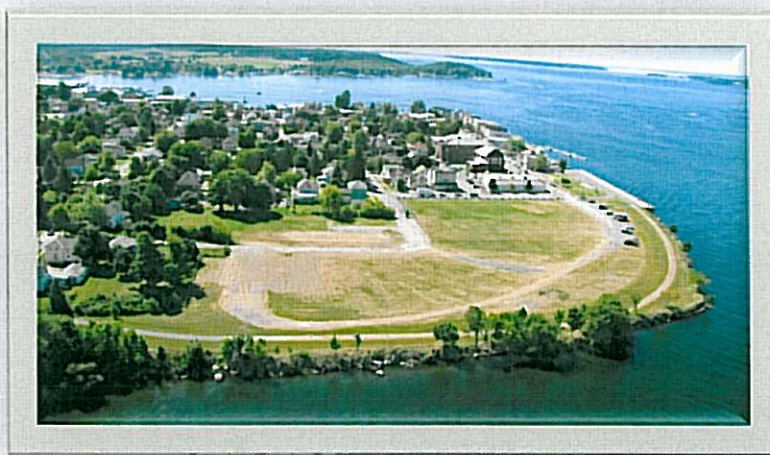
Michael Geiss, retired from NYS Parks

## Frink Property

Redevelopment of the Frink property was a priority for the CLDC throughout 2012. The CLDC and co-owner, Town of Clayton, worked to finalize a deal with The Krog Corporation to purchase the property. The Krog Corporation, in partnership with Hart Hotels expect to close on the property in early 2013. It is anticipated that the Hotel will break ground in April 2013 and open for business in late Spring 2014.

The CLDC has worked with all of the project stakeholders to optimize funding on the project. The project has received funding awards from several NY State and Federal funding programs. The Krog Corporation has received \$2.25 million

from NYS Empire State Development towards the construction of the hotel. The Village of Clayton has received \$750,000 towards development of the hotel. The CLDC has received \$250,000 towards development of the site infrastructure that will be required for the hotel.



## Boating Infrastructure Grant Program

In April 2010, the CLDC, in partnership with the Town and Village of Clayton, received \$1.7 million in funding from the U.S. Fish & Wildlife. The US Fish & Wildlife funds the Boating Infrastructure Grant Program through excise taxes on boating & fishing equipment and boating fuel. The BIG Program mandates that the funding be put back into the boating community by constructing facilities that benefit transient boaters. Transient boaters are defined as visitors staying in Clayton for 1 to 10 days with boats more than 26' in length.



In 2012 the local partners made the decision to work with a new marine consultant and hired Applied Technology Management to continue the project. ATM completed conceptual design work as well as a topographic survey. ATM

is working closely with the CLDC, Town of Clayton and The Krog Corporation to ensure continuity of design for the dock project, hotel and Riverwalk.



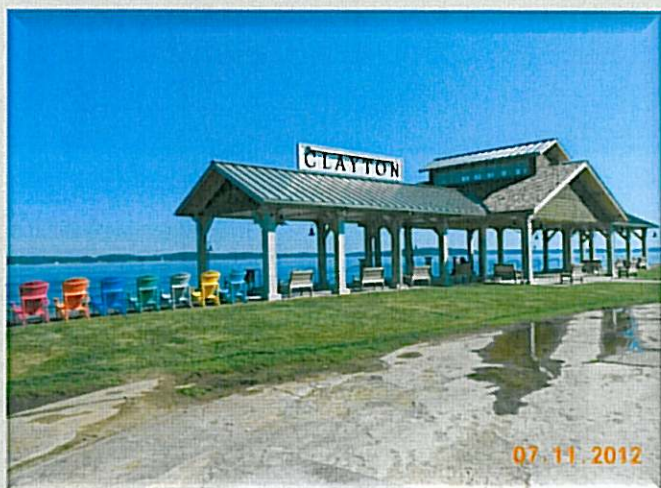
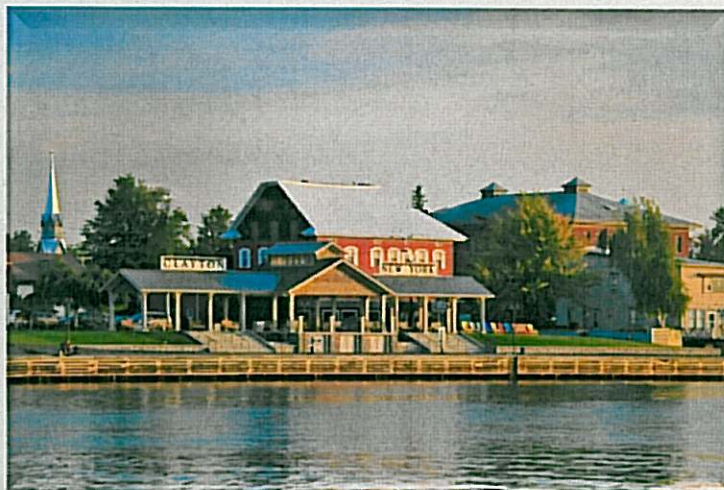
Part of this project will include installing amenities and overlooks to the existing Riverwalk. The Riverwalk will also be connected to a public access pier. The project is expected to go out to bid in summer 2013 and facility to be fully operational in 2014.

## New York Main Street Program

The CLDC completed the New York Main Street Program, funded through NYS Homes & Community Renewal. The grant program was designed to revitalize properties and improve streetscapes in local business districts. The CLDC's NYMS included around 20 projects, with many for façade work, weatherization and ADA access. The program was extremely successful and CLDC plans to pursue another NYMS program in the future.

### Frink Park and Riverwalk Extension Project

The CLDC in partnership with the Village of Clayton worked with Aubertine & Currier construct a train station replica in Frink Park as well as extend the



Riverwalk through the Park. The project was completed in late Spring, allowing residents & visitors to use the park for the Summer of 2012. The renovated park was a favorite place for many throughout the year. The remaining portion between Frink Park and the Veteran's Monument is scheduled for 2013.

### Walkability Audit

In May 2012 the CLDC hosted a Walkability Audit, inviting community members to evaluation the walking experience in Clayton. This evaluation addressed many elements of walkability, including: safety, aesthetics, curbing, crosswalks, traffic, and landscaping. Based on the audit, the CLDC developed issues & recommendations to the Village of Clayton. Since the audit, the CLDC has continued to work with the Village on the walkability recommendations. The Village has successfully addressed many of the recommendations and will continue to do so in the future.

## Goals for 2013

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### **PRIMARY GOALS**

1. Facilitate the development of the Clayton Harbor Hotel on the Frink Property to include all permits, zoning requirements, LWRP requirements, waiver requests, LDA with construction underway in April 2013; steady progress towards a June 2014 opening
2. Facilitate the development and future operations of the Clayton Transient Docking Facility to include all design, engineering, permits, zoning requirements, LWRP requirements, operation guidelines with construction underway in April 2013; steady progress towards a June 2014 opening
3. Complete the extension of the Clayton Riverwalk to the Veterans Monument by June 1, 2013
4. Work to achieve the goals identified in the Walkability Audit
5. Begin the planning process for the next phase of the Clayton Riverwalk by identifying funding opportunities, contacting land owners, easements, preparing RFP for planning firms, and preliminary engineering.

### **SECONDARY GOALS**

6. Develop a program to fill vacant office space in Clayton
7. Work towards having all businesses in the downtown area universally accessible by the start of the 2014 season using NYMS funds, other grants
8. Improve the flow of project information with the community
9. Develop a community parking strategy to include a possible shuttle service
10. Utilization of local agriculture in our local economy
11. Work towards establishing a US Custom's station in Clayton.