



Clayton Local Development Corporation Annual Report 2015

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 2015

Officers

Michael Geiss, Chairman

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

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

Norma Zimmer, Village of Clayton Mayor

Michael Docteur, Jefferson County Legislature, District #1

Frank House, 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

Dennis Weller, local business owner

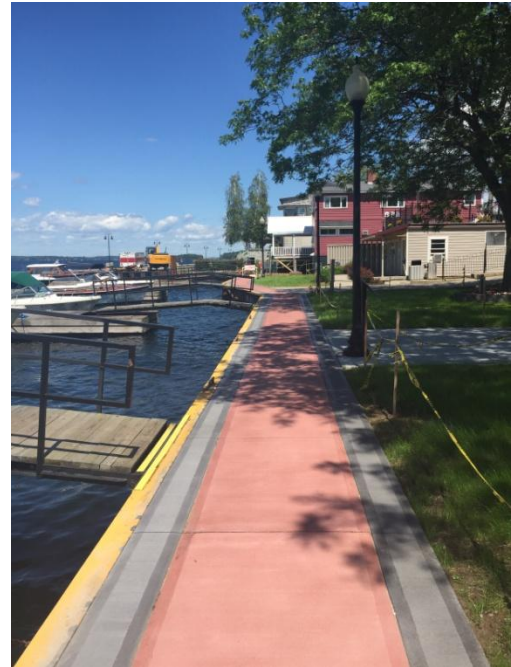
Rebecca Hopfinger, Director of Advancement, Antique Boat Museum

Lori Durand, local business owner

2015 Highlights & Project Updates

Riverwalk Extension Project (Phase 2B)

The Clayton LDC worked with the Village of Clayton towards the completion of the second phase of the Clayton Riverwalk. This phase extends from Frink Park to the Veteran's monument. The project experienced multiple delays, but was finally completed in 2015, including the portion around the former Golden Anchor site.



Riverwalk 3

During 2015 the Clayton LDC has continued to partner with the Village of Clayton to administer the New York State Department of Transportation, Transportation Enhancement Program funding. The funding is to construct the third phase of the Clayton Riverwalk. This phase of the Riverwalk will be from the Veteran's Monument to Key Bank area. The CLDC has worked with the Village of Clayton and NYS DOT to hire consultants, Fisher Associates. Site investigations and preliminary layouts were completed in 2015, along with initial discussions with property owners. This \$1.7 million phase of the Riverwalk will create a continuous waterfront walkway along Clayton's shopping district. The project is on schedule to begin construction in 2017.

NYS Main Street Program

As part of the \$225,000 New York Main Street Downtown Anchor grant, Clayton LDC worked with the owners of the TI Inn and their architects to solicit bids for the rehabilitation of the building. Neither of the bid solicitations were successful. All bids received have been far above what the expected costs. During this time, the property owners have been engaged in legal action with the Village of Clayton due to code violations. It is suspected that contractors are over-estimating the job, due to the reputation of the property owners. There is a concern that this project may not move forward or be completed by the December 2016 deadline.

USDA RD Rural Business Enterprise Grant

The Clayton LDC administered the USDA RD RBEG program to assist the Wood Boat Brewery with purchasing canning and production equipment. The Wood Boat Brewery began canning and selling beer in the fall of 2015.

Restore NY III – Former Golden Anchor property

Back in 2009 the Clayton LDC partnered with the Village of Clayton to receive \$1.2 million to revitalize vacant properties in downtown Clayton. These properties were the RJ Marine building and the former Golden Anchor Property. The RJ Marine portion of the project was completed in 2012. In 2015 the Golden Anchor Property owner rebuilt the site. The multi-use building includes space for a restaurant, retail stores and residential units. The property owner also built the Clayton Riverwalk around the outside of the new building. The building was completed in December of 2015 and is expected to be rented by summer of 2016.



Goals for 2016

1. Collaborate with the Village of Clayton, NYDOT and National Grid to work toward undergrounding utilities along Riverside Drive.
2. Advance the next phase of the Clayton Riverwalk (Phase 3), which will include hiring consultants, procuring easements, holding a public hearing and completing design work.
3. Work with the Village, the NYS Dept. of Economic Development and the owners of the T.I. Inn to resolve legal disputes and move this Main Street Downtown Anchor project to the construction phase.
4. Participate with the committee and the Jefferson County Dept. of Planning to update the Town/Village Comprehensive Plan.
5. Work with the current owners of the Ridgeline Tent property on Graves Street to find a buyer to create good jobs in a clean industry.
6. Work with TILT, OPRHP, DOT, the Village and private owners to advance the ultimate transformation of the Sissy Danforth Trail into a multiple use Rail-Trail between Clayton and Lafargeville.
7. Reapply for a NYS Consolidated Funding Grant to rehabilitate and upgrade the infrastructure of many small lodging businesses located throughout the Town of Clayton.
8. Look for opportunities to better the community over the short term, particularly ways to reduce some of the logistical problems that will be faced during the Riverfront Drive reconstruction period.
9. Assign the Governance Committee the task of updating the CLDC Bylaws and assure the Board of Directors that the Corporation is operating in compliance with the State Public Authorities law.
10. Appoint a temporary committee to investigate the feasibility of Clayton seeking membership on the Great Lakes Cruising Coalition, the objective being to attract more cruise ship business for the region.
11. Explore additional revenue generating activities.