

## **Authority Mission Statement and Performance Measurements 2016**

**Name of Public Authority:** Clayton Local Development Corporation

**Public Authority's 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 the reuse of brownfield sites within the Town and Village of Clayton.*

**Date Adopted:** November 26, 2002, revised in October 2009

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### **CLDC GOALS FOR 2016**

**1. Collaborate with the Village of Clayton, NYSDOT and National Grid to work toward undergrounding utilities along Riverside Drive.** The CLDC submitted a grant application through the Regional Economic Development Council and received \$1.5 million in funding toward the overall cost of the project. In late 2016 the Village Board of Trustees authorized bonding of up to \$ 5 million to complete the project. However, a group of Village residents circulated a petition demanding a referendum be conducted, putting the question of allowing the Board to authorize this bonding up to a popular vote. They secured enough signatures on their petition drive to force the issue, and on Feb. 3 of 2017 the vote was held. By a substantial margin, the Village residents approved the measure, allowing the Board to bond for the previously approved amount of \$ 5 million. The CLDC Board of Directors placed an editorial in the local newspaper, strongly endorsing the Village's right to bond for the project. The next major issue is how much, if anything, National Grid and the other utility companies must contribute toward the total cost of the project. National Grid has recently been paid to update their original cost estimate. The Dept. of Transportation is currently revising their designs, which will include undergrounding the utility lines under the reconstructed Riverside Drive. The project is on schedule to begin construction in Spring, 2018.

**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.**

Work is progressing very nicely on this project which is being funded at the 75% level, by a NYS DOT Transportation Alternative Program (TAP) grant procured by the CLDC. Fisher Associates was selected as the design consultant and the preliminary design report was prepared for

public review at a Jan. 6, 2016 meeting. Throughout the winter a property acquisition specialist was working directly with property owners to secure the necessary easements. In June the Final Design Report was approved and negotiations with property owners continued. By September all necessary easements were obtained and one property was acquired in fee by the Village. Construction was advertised for bid with bids due on October 13. On November 28 the Village awarded the contract to M.A. Bongiovanni Construction for \$1,271,784 which was within budget. DEC awarded a waiver to the Village, allowing underwater construction within spawning season. Construction is set to begin in April of 2017.

**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.** The CLDC had secured a \$ 250,000 Main Street grant to rehabilitate this historic inn, one of the iconic structures in the Village Historic District. While legal disputes were never resolved, this project was bid twice, both times resulting in low bids that were at least twice the consultant engineer's pre-bid estimate. The building owners did not have the financial resources to move this project to the construction phase. In a major disappointment, the CLDC returned the grant money to the State in December of 2016 and the future of this building remains in doubt.

**4. Participate with the committee and the Jefferson County Dept. of Planning to update the Town/Village Comprehensive Plan.** Three members of the CLDC Board of Directors (Chairman, Michael Geiss, Chairman of the Planning Board, Douglas Rogers, who chaired the Comprehensive Plan Committee, and Norma Zimmer, Mayor of the Village) participated on the Comprehensive Plan Committee along with CLDC Executive Director, Kristi Dippel. The support provided by Michael Bourcy and Andrew Nevin of the Jefferson County Dept. of Planning was invaluable. The Draft Plan was presented at a public meeting on October 24, 2016. After considering comments made at that meeting, the Plan was presented at public hearing hosted at a joint meeting of the Town and Village Boards on Jan. 18, 2017 and subsequently adopted by both Boards at their next regularly scheduled meetings. The Final Plan has received high praise from all who have reviewed it.

**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.** We were fortunate to attract a local engineering firm, Fourth Coast, Inc. – St. Lawrence Engineering, DPC, to purchase this vacant building and relocate their business from Blind Bay to Graves St. While this relocation didn't create any new jobs immediately, it gives the firm the room to expand their business. One aspect of this firm's

business that is growing is the engineering and installation of solar panels on businesses and residences.

**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.** The Chair of the CLDC worked closely with TILT in preparing a Consolidated Funding Application to the North Country Regional Economic Development Council to hire an engineering consultant to prepare both a boundary survey and a topographic survey of the abandoned railroad right-of-way and submit an estimate of what it would cost to develop the trail as a hardened bikeway between the two communities. Ultimately, this trail would directly connect with the existing Clayton Riverwalk. We were very pleased that the application was funded by the Office of Parks, Recreation and Historic Preservation under the Environmental Quality Bond Act in the amount of \$ 41,500 which will be matched by TILT. The engineering work should be completed by late 2017 and TILT will then pursue a Transportation Alternative Project (TAP) from the Dept. of Transportation to actually develop the trail into a bikeway.

**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.** Because of the difficulties experienced with the Main Street Anchor grant it was decided best to not pursue any additional grants from the Dept. of Economic Development until the other project was resolved. This will remain a priority for 2017.

**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 Riverside Drive reconstruction period.** Because of the many questions regarding the funding and feasibility of undergrounding the utilities along Riverside Drive (the voters in the Village of Clayton have approved the bonding of up to \$ 5 million to fund the project, but many questions remain regarding how much the utility companies involved will contribute to the overall costs), and the additional engineering work that will be required, the Dept. of Transportation has postponed this project to spring of 2018. The CLDC will continue to work with the Village, NYS DOT, National Grid and the other utility companies to limit the disruption the project will create during the 2018 tourist season. This will remain a goal for 2017 and 2018.

**9. Assign the Governance Committee the task of updating the CLDC Bylaws and assure the Board of Directions that the Corporation is operating in compliance with the State Public Authorities law.** The Governance Committee met and recommended to the Board of Directors that the number of at large members of the Board be reduced from 9 to 7, resulting in a reduction in the size of the Board from 15 total members to 13. Also, because of vacation schedules, the committee recommended eliminating the August meeting of the Board, reducing the number of yearly meetings to eleven. The Board of Directors approved these amendments to the Bylaws at its September 1, 2016 meeting. The CLDC continues to operate in compliance with the State Public Authorities Law, including conducting its annual audit, submitting all required reports in a timely manner, and ensuring that all Board members receive the required triennial training via webinar from the Public Authority Budget Office.

**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.** Preliminary inquiries, prior to setting up a committee, established that the cost of membership was more than the CLDC could bear. The CLDC decided to work through other organizations such as the 1000 Islands International Council and the Clayton Chamber of Commerce to determine interest in cruise lines stopping in Clayton as they plied the St. Lawrence River and Lake Ontario routes.

**11. Explore additional revenue generating activities.** Since most funding agencies no longer allow administrative fees to be attached to managing grants, it has been difficult to identify sources of income. The Town of Clayton agreed to budget an additional \$7,500 to the CLDC for 2016, but would not commit to making this a regular budget item. To address this very important topic the CLDC decided an additional goal was necessary:

**12. Establish a Strategic Planning Committee.** The CLDC appointed 5 members from its Board of Directors and its Executive Director to this temporary advisory committee as provided for in its Bylaws. The committee has held its organizational meeting and resolved to meet monthly in 2017. Its primary task will be to formulate a strategy that will allow the CLDC to continue its mission and give it the tools and resources necessary to do that. Identifying a reliable revenue stream will obviously be of extreme importance.