

Clayton Local Development Corporation

Annual Report 2009

Our Mission Statement:

The mission of the Clayton Local Development Corporation (CLDC) is to improve the quality of life in the Village and Town of Clayton, New York, by stimulating economic development activities, encouraging business investments, retaining and increasing employment opportunities, attracting new businesses, encouraging the expansion and growth of existing businesses, and increasing the tax base. The CLDC is committed to working openly and cooperatively with public and private entities and funding sources and pledges to keep the community both informed and involved.

Our History:

Since its incorporation in 2003, the CLDC has worked to improve the community of Clayton. The CLDC's initial focus was to guide the assessment and cleanup of the Frink industrial property. As the remediation of the site has come to completion, the CLDC has expanded its focus to include the development of the property and the surrounding downtown area. Each year the CLDC receives funding from the Town of Clayton and the Village of Clayton.

Board Members 2009

Officers

Chairman

Larry Aubertine, Vice-Chairman of the 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 Central 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 Arts Center

Lori Durand, local business owner

Michael Geiss, retired, NYS Parks, TI School District Board Member



I am excited to be part of an organization that has such a remarkable list of accomplishments in the short time it has been in existence. These accomplishments include the CLDC's partnership with the Town of Clayton and the NYS DEC to remediate the 8.4 acre Frink property; the completion of 843 feet of Riverwalk that will eventually encompass the entire waterfront of the Village of Clayton; obtaining the Restore NY grant to stimulate much needed work on the local waterfront.

The path of chairman has been made smooth due to the excellent list of officers and Board members, all of whom can be counted on for their contributions and experience. The significant amount of time that each has volunteered is part of what has made our success possible. As Clayton moves forward, we must continue to maintain the balance between growth and forward progress with the celebrated history and culture of the community.

Larry Aubertine
Chairman
CLDC

Goals for 2010:

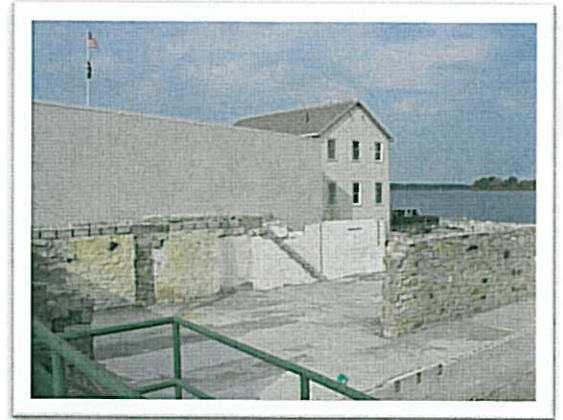
- Selection of a developer for the Frink property
- Full compliance with the Public Authorities Accountability Act of 2009
- Completion of first phase Riverwalk & amenities & overlooks
- Completion & adoption of the Joint Town & Village Local Waterfront Revitalization Plan
- Creation of an Economic Development Plan

Restore NY

The CLDC in partnership with the Village of Clayton has been awarded the **Restore NY III grant**. This grant was aimed at vacant and underused properties in a downtown area. The CLDC & Village application secured \$1.2 million to help rebuild



the former Golden Anchor restaurant site and the rehabilitate the R.J. Marine building, both on Riverside Drive.



The RJ Marine project will create new office and marine based light industrial spaces. The project is expected to be completed by the end of 2010. The Golden Anchor waterfront site will be rebuilt to provide mixed use space and residential space. The project is scheduled to begin late 2010, with completion in spring 2012.

Photos: Golden Anchor site and RJ Marine site

Public Authorities Accountability Act

The CLDC worked throughout 2009 to begin the process of complying with the Public Authorities Accountability Act (PAAA). In recent years, it was decided that all Local Development Corporations needed to be in compliance with this Act. The main goal of the PAAA is to promote accountability and transparency in the organization. Steps the CLDC has taken toward the compliance process include: establishing a Code of Ethics for Board Members, creating an Audit Committee, and creating a new website where the CLDC By-Laws, and all meeting minutes and agendas are posted. The CLDC will continue to work on complying with all aspects of the PAAA in the upcoming year.

2009 Highlights

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Riverwalk -Frink Property Phase

Through a partnership with the Town of Clayton and NY Department of State, the CLDC managed the construction and opening of the Clayton Riverwalk segment on the Frink Property. A NY Department of State grant of \$300,000 allowed for the construction of the Riverwalk. Once construction was completed, a community clean-up day was held, attracting

many local volunteers. The grand opening and ribbon cutting was held in mid- August, attended by community members and state and local officials. The Riverwalk has quickly become a year round favorite of many in Clayton.



The CLDC will partner with the Town of Clayton to assist in managing two additional grants along the Riverwalk Frink Segment. The Town has been awarded a NY DOS grant for \$388,000 to fund shoreline stabilization and amenities to the Riverwalk. The Town has also been awarded a NY Parks grant for \$213,000 to construct overlooks along the shoreline.



Photos: Riverwalk Construction;
Completed Riverwalk
Community Cleanup Day;
Ribbon Cutting Ceremony

The CLDC partnered with the Village of Clayton and was awarded a New York Department of State grant to extend the Riverwalk along Riverside Drive to the Veteran's Memorial monument. The funding is also for improvements to the nearby Frink Park. This next phase of the Riverwalk is expected to begin in 2011.

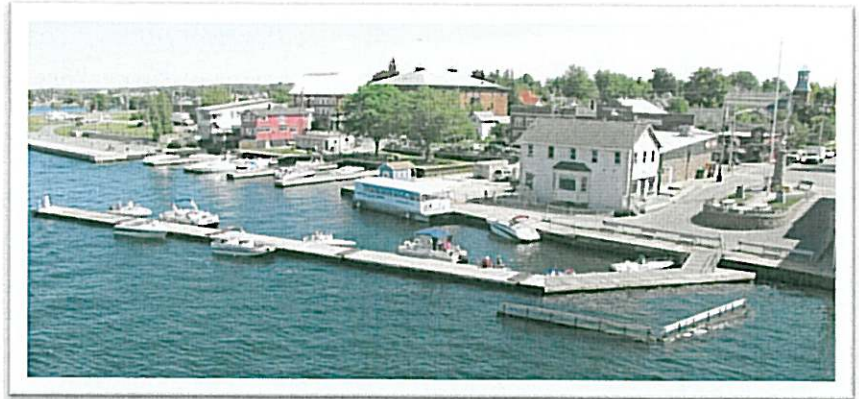


Photo: View from St. Lawrence where Riverwalk is planned.

The CLDC continued working with the Town in managing the final steps towards the NY DEC certification of remediation of the Frink Property. While the final contamination was removed in 2008, the lengthy process of final testing and receiving certification extended through 2009, paving the way for final certification in February 2010.

With the Frink property remediation complete, the CLDC and Town of Clayton have been moving forward toward finding a developer for the property. In October 2009, the CLDC released a Request for Qualifications to potential developers for Frink Property. The RFQ was advertised

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Photo: aerial view of Frink Property



Fiscal Year Ending December 31st 2009 and 0008

	<u>2009</u>	<u>2008</u>
<u>Support & Revenue</u>	2009 info to follow with completion of audit	
Grant Revenue		<u>\$ 238,474</u>
 Total Support & Revenue		 <u>\$238,474</u>
 <u>Expenses</u>		
Program Service:		
Local Development		\$114,968
Supporting Service:		
Management & General		<u>\$ 27,899</u>
 Total Expenses		 <u>\$142,867</u>
 Changes in net assets		 \$ 95,607
 Net assets at beginning Of year		 <u>\$176,740</u>
 Net assets at end of year		 <u>\$272,347</u>