



405 RIVERSIDE DRIVE, CLAYTON, NEW YORK 13624 315 686-3512

Minutes of Meeting of October 1, 2009

Chairman Larry Aubertine called to order the Regular Meeting of the Clayton Local Development Corporation at 4:04 p.m. at the Town of Clayton Board Room on Riverside Drive in Clayton. Also in attendance were Vice Chairman Bud Baril, Assistant Secretary Chris Bogenschutz, Treasurer Justin Taylor, and Secretary John Slattery, along with Board Members Cary Brick, Michael Docteur, Mike Geiss, John Kehoe, Joseph Menard, and Norma Zimmer. Administrative Officer Kristi Dippel was present as well, along with advisor Paul Heckman and Dennis Weller.

On motion by Justin Taylor, second by Norma Zimmer, the Board unanimously approved the minutes of the meeting of September 3, 2009.

Treasurer Taylor reported that there were bills to pay in the amount of \$12,467.60. The list is attached. On motion by Chris Bogenschutz, second by Bud Baril, the Board unanimously approved payment of the bills. There was a balance of \$468.70 in the Town's Frink Capital Account with \$154,000 in a Key Bank Money Market account. The CLDC Checking Account balance was \$2,969.06 after payment of the bills.

Administrative Officer Kristi Dippel distributed a written Administrative Report, a copy of which is attached to these minutes. She reported on the status of grants and the "to do" list for complying with the Public Authorities Accountability Act. She again noted that an independent audit had not been completed for 2008. On motion by Cary Brick, second by John Slattery, the Board unanimously acknowledged that an independent audit had not been completed for 2008 and affirmed the intent to have the 2008 audit completed at the same time the 2009 audit was conducted. Kristi also distributed Dr. Slattery's draft of a Code of Ethics which complies with the Public Authorities Accountability Act of 2005 and includes the standards established in Section 74 of the Public Officers Law. On motion by Cary Brick, second by Norma Zimmer, the Board unanimously approved a Code of Ethics for the Clayton Local Development Corporation.

For the Redevelopment Committee, Paul Heckman announced that Pomeroy Associates had completed its appraisal of the Frink Property and that he was pleased with the report. He distributed a draft RFQ for review by the CLDC Board and asked members to give him any recommendations for changes. On motion by Justin Taylor, second by Bud Baril, the Board unanimously supported the Committee's RFQ and authorized its distribution to developers on October 16. There was discussion as to how to reach a national pool of potential developers and there was consensus that dollars spent now advertising the project would be a wise investment. On motion by Bud Baril, second by Michael Docteur, the Board unanimously approved budgeting up to \$10,000 for advertising and authorized the Chairman and the Treasurer to spend up to \$15,000 if they deem it necessary. Paul also announced that he had just received a first draft of the RFP which is scheduled to go out to selected developers in mid December. He is working with our consultants on a draft of design guidelines which are intended to be used to retain some control over the developers after the property is sold. Paul will give an update on the status of EDR's contract at the next meeting. Mike Geiss asked about the status of the ownership of the property beneath the easement and along the frontage on the river. A final determination has yet to be made.

For the Shoreline Development Committee, Justin Taylor stated that several members met with Moffett and Nichols, a marine engineering firm, at the invitation of Fourth Coast Consulting. The Committee

recommends that Moffett and Nichols serve as its marine engineer. On motion by Bud Baril, second by Michael Docteur, the Board unanimously approved the retaining of Moffett and Nichols as our marine engineer of record to be used on an as-needed basis.

Bud Baril reported that the Clayton LWRP would be on the Joint Planning Board's agenda this evening. There was consensus that this process needs to move along.

For the Technology Committee, Justin Taylor reported that the Westelcom's submittal is under review.

Under New Business, Justin Taylor reported on his attendance at a Retreat held for the Trustees of the Antique Boat Museum. He was encouraged that the Museum may be interested in working with us and supporting our efforts. Kristi Dippel concurred and referenced the Museum's long term interest in seeing the Riverwalk extended to its campus. Justin announced that the DEC's final decision on the Cleanup Status of the Frink property should be released some time in November. Mike Geiss referred to page 10 of the RFQ which suggests that the roadway on the Frink property would be along the riverfront, contrary to the Board's latest thinking to put the road behind the buildings. Paul responded that the committee tried to make the language flexible.

Chairman Aubertine announced that the next meeting of the CLDC Board will be held November 5, 2009, in the Town of Clayton Board Room at 4:00 p.m.

The meeting adjourned at 5:45 p.m. on motion by John Kehoe, second by Mike Geiss.

Respectfully submitted,

John E. Slattery, Ed.D., Secretary