



Clayton Local Development Corporation Board:

Jamie Ganter, Chairman
Bobby Cantwell, Vice Chairman
Christine Powers, Secretary
Chris Bogenschutz, Asst Sec
John Cooper, Treasurer

Mike Bashaw
Lance Peterson
Mike Hazlewood
Doug Rogers

Jack Stopper
Dennis Weller
Norma Zimmer
Timothy LaLonde

Exec Dir: Kristi Dippel

Town Representative: Kathy LaClair

CLDC Board Meeting

September 7, 2023 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of July 6, 2023 Regular Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

Housing Study

Fall stakeholders meeting

Committee Updates

Strategic Committee

Doug Rogers

Municipal Updates

Planning Board

Town projects

Village projects

Old Business

New Business

Need for Executive Session



Clayton Local Development Corporation
913 Strawberry Lane, Clayton NY 13624
Phone 315-686-3212 Fax 315-686-2503
www.claytonldc.org

Meeting Minutes of July 6, 2023

Chair Jamie Ganter called the July meeting of the Clayton Local Development Corporation to order at 4:00 p.m. Also in attendance were Secretary Christine Powers, John Cooper, Mike Hazlewood, Tim LaLonde via Zoom, Doug Rogers, Jack Stopper, Dennis Weller, and Norma Zimmer. Christopher Bogenschutz was excused, and the following members were absent: Mike Bashaw, Bobby Cantwell, Lance Peterson, and Kathy LaClair. Executive Director, Kristi Dippel was also in attendance.

On a motion by Dennis Weller, second by Jack Stopper, the Board unanimously approved the minutes of the Meeting of June 1, 2023, with no further discussion.

Chair Jamie Ganter opened the meeting with an introduction of guests, Mr. Blackburn and Ms. Anderson, who attended to learn more about the Housing Study. Jamie provided an overview of our progress stating that we expect to see information coming back from the housing study company within 4-6 weeks. The CLDC supplied input and questions and we now await details.

Mr. Blackburn inquired about Hospital and Healthcare Providers stating that they should be involved, and the consulting firm should include them in the study. Ms. Anderson inquired about what the plan will include and was a survey performed? Jamie informed her that we expect the study to include demographics and that a survey will be completed by the housing study firm. Ms. Anderson stated that she has experience and offered her knowledge during the process. Jamie thanked Ms. Anderson and Mr. Blackburn. Norma Zimmer stated that the Town of Clayton provided financial support in the amount of \$1,000 for the study.

For the Chairman's report, Jamie Ganter stated that the joint Town and Village meeting was cancelled so he will present our Goals and Strategic Plan at the next meeting in September.

Treasurer John Cooper presented the Treasurer's report for July 2023. Two bills were presented in the amounts of \$195.00 (Riverside Media) and \$3,031.67 (CIA). In addition, there are receivables of \$3,000 (Northern NY Community Foundation), \$1,000 (Tn of Clayton), and \$14,500 (Village of Clayton) leaving a balance of \$24,432.06 in the General Checking account. There was no activity in the Reserve Account other than interest credit. The abstract also indicates a pending receivable of \$5,000 from the Town for the REDI funds administration. It was noted that any excess funds received towards the housing study will be retained until the entire process concludes.

On a motion by Doug Rogers, second by Dennis Weller, the Board unanimously approved the Treasurer's report and the payment of the bills, copies of which are attached to these minutes.



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Under the Executive Director, Kristi Dippel's report, the following were discussed:

Housing Study – Doug Rogers inquired about stakeholders and whether we have contacted any yet and will a “trend analysis” be included. Kristi stated that we have not yet contacted stakeholders, but we will be soon, and the trend analysis will be included. Dennis Weller asked if the study would include Airbnb's to which Kristi stated we have asked the study consultants to include that information. Tim LaLonde asked if Airbnb's have to follow any regulations pertaining to their business and it was stated they do not, but they do follow local laws.

Center for Businesses in Transition - Kristi informed the Board that she continues discussions with Adirondack North Country CBIT, and we may become a formal liaison in 2024. They have applied for a grant which could mean we would partner with them if it were awarded. The organization matches business sellers with buyers and coach sellers and buyer on becoming owners. If we become involved, it is expected to take approximately 9 months for training at 2 hrs./month. Dennis Weller stated that years ago his company established a “mentoring” program and that it was difficult to launch. Jamie Ganter stated that if they get the grant, we must commit. Tim LaLonde asked if they provide the experts and yes, they also offer that we can be very involved in marketing, experts, and/or events. This opportunity may provide revenue for the CLDC anywhere from \$4,000 - \$6,000. We should consider including CBIT in our stakeholders meeting in the fall. More to come on this topic.

Doug Rogers, Strategic Planning Chair, discussed the completed Strategic Action Plan and stated that it includes a SWAT analysis, a Gantt chart, and our stakeholders' event planning. Dennis Weller inquired about when and where our stakeholders' event will be held, and Kristi stated we do not have a specific date yet but will be working on that soon. The Board decided we should plan to hold this event every 2-3 years.

Under Municipal Updates:

Planning Board - Doug Rogers updated the Board on the following projects:

- Cottage Colony at French Creek Marina – finalize the site plan decision.
- More information on the land subdivision near Tubolino/Miller Rd.
- Large Solar farm moratorium proposal
- Depauville Hotel rebuild plan review
- Marble Key (former H & R building) addition site plan review

Town of Clayton – no report presented.



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Village of Clayton – Mayor Zimmer updated the Board on the following projects:

- Update to the Wastewater Treatment Plant – nearly completed.
- Mary Street dock – huge hit and very busy.
- Pump station nearly completed.
- Wave Attenuator – will be larger than the previous one and is being constructed by DC Building Systems, Inc. Sections will begin arriving in early August and will be quickly completed.
- Historic project reimbursement coming soon, and the State will turn the road over to the Village.
- DOT sidewalk ADA compliance work had to be redone because it was not compliant. Work continues.
- Bartlett Point raw water line will be replaced.
- Traffic study is pending, and they will be looking at “one-way” options.
- Assemblyman Scott Gray will be in Clayton on August 12th, along with other local and international dignitaries, to discuss other projects.
- Washington Island bridge funding is not anticipated as it serves only the local residents, so it doesn’t fit many of the grant requirements.
- DANC is no longer accepting mattresses, so it makes it difficult for local residents/businesses to dispose of them. A group will be visiting the landfill for a possible resolution.

On a motion by Chris Powers, second by Dennis Weller, the August meeting is cancelled. The next Regular Meeting will be held on September 7, 2023. On a motion by Jack Stopper, second by Mike Hazlewood, the meeting adjourned at 4:52 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract September 2023

General Checking Account

Date	Check #	Amount	Balance
			\$ 24,422.06
9/7/2023	Clayton Improvement Association	\$ (6,083.34)	
	July & August ED hours and overhead		\$ 18,338.72
			\$ 18,338.72

Reserve Account

Date	Check #	Amount	Balance
			\$ 1,771.78
	interest	\$ 0.89	
			\$ 1,772.67
			\$ 1,772.67

Upcoming accounts receivable:

\$5000 from the Town for REDI admin