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**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

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**CLDC Board Meeting**

November 2, 2023 - 4:00 pm @ 913 Strawberry Lane

**Agenda**

**Approval of October 5, 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**

Nominating Committee

Chris Bogenschutz

**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 October 5, 2023

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

On a motion by Chris Bogenschutz, second by John Cooper, the Board unanimously approved the minutes of the meeting of September 7, 2023, with no further discussion.

For the Chairman's report, Jamie Ganter stated the September joint Town and Village meeting was cancelled. Norma Zimmer, Village, and Kathy LaClair, Town, stated it is rescheduled for October 25th at 5:00 pm. Jamie will present our Goals and Strategic Plan at that meeting. No other specific business from the chairman.

Treasurer John Cooper presented the October Treasurer's Report. Two bills were presented in the amounts of \$3,041.67 (ED payment to CIA) and \$2,137.50 (to the Asterhill Research Company) leaving a balance of \$13,159.55 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.

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

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

### Housing Study

Asterhill Research Company sent a draft of the housing study, which Kristi will share with board members. Cory Fram of the TI Tourism Council contacted Kristi after he spoke with board member Tim LaLonde and learned about our study. Mr. Fram stated that the North Country Regional Economic Development Council is exploring the same topic and suggested we coordinate the process. This council is finding ways to make small towns more competitive for infrastructure needs. Kristi will continue conversations on this. She also stated that Mr Fram shared a "Destination Management Plan" and "Leisure Travel Study" from the Lake Placid area which could provide some additional insight for Clayton. This is from the Regional Office of Sustainable Tourism and may be a source of information for our community.



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**Kristi also stated that we are expecting that the Housing Study will incorporate short-term rental data base information which may include Clayton, Cape Vincent and Alexandria Bay.**

### **Stakeholder's Meeting**

**Kristi will be scheduling a committee meeting to set details on the stakeholders meeting. Committee members are Jamie Ganter, Doug Rogers, and Tim LaLonde. Discussion ensued regarding potential speakers and Jim McKenna, of the Regional Office of Sustainable Tourism, was mentioned.**

**Doug Rogers, Strategic Planning Chair, stated there is nothing new to report but we'll be focusing on the Stakeholder's meeting.**

**Chair Ganter inquired about the LWRP and the timing on that process. Kristi stated that applications were due in July and awards are expected in December. Updating the LWRP is a very involved process requiring an outside consultant.**

### **Committee Reports**

**Dennis Weller, chair of the Governance Committee, stated that the committee will be meeting in December prior to the normal Board meeting that same day.**

**Chris Bogenschutz, chair of the Nominating Committee, reviewed the upcoming seats that will be vacated and will need to be filled. Dennis Weller will be stepping down and we will be searching for a replacement. Mr. Weller has offered to remain in an advisory capacity with no voting rights. The Board agreed and accepted his offer. Jack Stopper's seat will be reviewed for necessary reappointment.**

### **Under Municipal Updates:**

**Planning Board - Doug Rogers provided information on the follow that is before the Planning Board.**

- **Verizon application to install cellular antennas at the Harbor Hotel to improve reception.**
- **James St. apartment request – to add 4 apartments to existing structure.**
- **Old State Rd. – add storage buildings to existing storage complex.**
- **St. Lawrence Spirits – moving to the vacant former flower shop building. Sign permit.**

**Doug also stated that a planning board member is resigning and they are seeking a replacement.**

**Town of Clayton – no report presented.**



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

- **Rotary Park restroom roof going to bid for next spring work.**
- **Wave Attenuator – contingency funds are available for an additional section to better protect the shoreline.**
- **Tennis court at the park has been resurfaced and lined.**
- **Preparations for the upcoming Punkin Chunkin are well underway. 20 more vendors**
- **Street paving to be completed prior to winter**

**Chris Bogenschutz commented on the recent car show and how exceptional it was with approximately 140 cars.**

**The next Regular Board Meeting will be held on November 2, 2023. On a motion by Dennis Weller, second by Chris Bogenschutz, the meeting adjourned at 4:35 p.m.**

**Respectfully submitted,**

*Christine A. Powers*  
**Secretary**