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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**

October 5, 2023 - 4:00 pm @ 913 Strawberry Lane

**Agenda**

**Approval of September 7, 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 September 7, 2023**

**Chair Jamie Ganter called the September meeting of the Clayton Local Development Corporation to order at 3:58 p.m. Also in attendance were Vice Chair Bobby Cantwell, Secretary Christine Powers, Assistant Secretary Chris Bogenschutz, Treasurer John Cooper via Zoom, Mike Bashaw, Tim LaLonde, Doug Rogers, Jack Stopper via Zoom, Dennis Weller, and Norma Zimmer. The following members were absent: Mike Hazelwood, and Lance Peterson. Kathy LaClair joined the meeting at 4:10pm. Executive Director, Kristi Dippel was also in attendance.**

**Chair Jamie Ganter opened the meeting with introductions of Jim Carroll, President of Asterhill regarding the Housing Study status, and guest, Mr. Blackburn, who was also in attendance for this purpose.**

**Mr. Carroll provided an overview of the survey process which included the following:**

- **phone interviews with community stakeholders**
- **email inquiries to 46 with limited response but we'll have good data to share**

**Mr. Carroll also stated he is following NYS legislation on short-term rentals and will continue to update the Board on the status changes.**

**Dennis Weller inquired about the relevancy of many of the questions that were used and Mr. Carroll stated that they are general in nature but are designed to stimulate further discussions. The Housing Study will provide us with direction and possible solutions for the Board to consider for future use. Jamie asked if the new County bus system will be included in the analysis and yes, it will. Tim asked if another factor of higher rents with entry level employees will be addressed. Yes, that will be included per Mr. Carroll. Chris Bogenschutz commented that the lack of transportation is a serious concern with many employees offering rides to other staff. Dennis also inquired about Asterhill's definition of "affordable housing". Mr. Carroll stated that 80-120% of median income is considered affordable housing criteria.**

**Other Board members made the following comments:**

- **other community studies availability**
- **census information is not applicable to our area**
- **developer information may be helpful**
- **same housing issues across the US**
- **we have great open areas with opportunities for housing**

**A draft of the housing study should be available by mid-September for our review. Chair Ganter thanked Mr. Carroll for attending our meeting with an update.**



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**On a motion by Dennis Weller, second by Chris Bogenschutz, the Board unanimously approved the minutes of the Meeting of July 6, 2023, with minor corrections to the account statement balance. No further discussion. There was no August meeting.**

**For the Chairman's report, Jamie Ganter inquired about the next joint Town and Village meeting date to plan for his attendance. Norma Zimmer, Village, and Kathy LaClair, Town, stated it is scheduled for September 27<sup>th</sup> at 5:00 pm. Jamie will present our Goals and Strategic Plan at that meeting.**

**Chair Ganter opened discussions on the next DRI (Downtown Revitalization Initiative) round which is due within the next two (2) weeks. After lengthy discussion, the Board unanimously agreed to pause for a year and reassess our vision and perhaps take a broader approach.**

**Executive Directory Kristi Dippel reviewed the September Treasurer's Report for Treasurer John Cooper. One bill was presented in the amount of \$6,083.34 covering two months of ED services to CIA leaving a balance of \$18,338.72 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 Chris Bogenschutz, second by Dennis Weller, the Board unanimously approved the Treasurer's report and the payment of the bill, copy of which is attached to these minutes.**

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

**Stakeholder's Meeting**

**Kristi would like to establish a small ad hoc committee to work on the meeting. Board members Jamie Ganter, Doug Rogers, and Tim LaLonde volunteered.**

**Kristi would like to investigate having a "speaker" at the meeting. This speaker should be someone that can add value and draw interest to attendees to improve the involvement at the meeting. Members will consider who we might be able to ask to volunteer their time.**

**2024 Budget**

**The budget was presented and approved on a motion by Chris Powers, second by Chris Bogenschutz. All in favor.**

**Tim LaLonde inquired about potential DRI expenses not included in the budget and it was stated that the Town and Village would be funding that effort.**

**Center for Business in Transition (CBT)**

**No update to report.**



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**Doug Rogers, Strategic Planning Chair, stated that the dates have been updated in the Strategic Action Plan. The amendment was approved on a motion by Dennis Weller, second by Tim LaLonde. All in favor.**

**Under Municipal Updates:**

**Planning Board - Doug Rogers stated there is only one new project to report on - the construction for the new Depauville Hotel. Groundbreaking is scheduled very soon.**

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

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

- **Wave Attenuator – installed and completed however a few minor adjustments are expected to be made. The new attenuator helps to protect the Rotary Park docks a great deal.**
- **DOT sidewalk work is delayed due to difficulty in obtaining concrete. Work will continue.**
- **Waste-Water Treatment Plant project is nearly complete.**
- **Municipal building will be requiring maintenance to be done in the near future.**

**The next Regular Board Meeting will be held on October 5, 2023. On a motion by Norma Zimmer, second by Doug Rogers, the meeting adjourned at 5:03 p.m.**

**Respectfully submitted,**

***Christine A. Powers***  
**Secretary**

# CLDC Abstract October 2023

## General Checking Account

Date	Check #	Amount	Balance
			\$ 18,338.72
10/5/2023 Clayton Improvement Association September ED hours and overhead		\$ (3,041.67)	\$ 15,297.05
10/5/2023 Asterhill Research Company progress payment for Housing Study		\$ (2,137.50)	\$ 13,159.55
			<b>\$ 13,159.55</b>

## Reserve Account

Date	Check #	Amount	Balance
			\$ 1,771.78
interest		\$ 0.89	\$ 1,772.67
			<b>\$ 1,772.67</b>

## Accounts receivable:

\$5000 from the Town for REDI admin