



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
Nancy Hyde
Timothy LaLonde

Exec Dir: Kristi Dippel

Town Representative: Kathy LaClair

CLDC Board Meeting

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

Agenda

Approval of November 2, 2023 Regular Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

NYMS Technical Assistance award
LWRP Update award
Housing Study
Stakeholders meeting

Committee Updates

Audit Committee
Governance Committee

Christine Powers
Dennis Weller

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 November 2, 2023

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

On a motion by Norma Zimmer, second by Chris Bogenschutz, the Board unanimously approved the minutes of the meeting of October 5, 2023, with no further discussion.

With Chairman Jamie Ganter absent, there was no Chairman's report.

Treasurer John Cooper presented the October Treasurer's Report. One deposit of \$5,000 from the Town of Clayton and one bill to the CIA for \$3,041.67. Vice-Chair Bobby Cantwell informed the board that an invoice had been received that day and requested it be included for payment. The invoice was from Asterhill Research for \$2,137.50 and final payment for the housing study. These transactions left a balance of \$12,980.38. An amended abstract will be sent to the board. There was no activity in the Reserve Account other than interest credit.

On a motion by Chris Bogenschutz, second by Norma Zimmer, the Board unanimously approved the Treasurer's report, the amended abstract and the payment of the bills, copies of which is attached to these minutes.

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

Housing Study

Kristi requested feedback on the Asterhill Research Company draft housing study, which was emailed to the board. Some board members were still in the process of reviewing, as it had been shared recently. Tim Lalonde did offer feedback to include creating an executive summary early in the presentation report and clarification on several slides. Kristi asked board members to share their feedback, so it could be shared with Asterhill to conclude the study.

Destination Management Plan

Kristi also sent board members the Lake Placid & North Elba Destination Management Plan. This plan was commissioned by the Regional Office of Sustainable Tourism and works to develop a plan to balance a tourism-based economy with the quality of life for local residents. Kristi urged board members to review the plan, as something comparable may be beneficial to the Thousand Islands Region. Kristi will be learning more about the plan in the future.



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Stakeholder's Meeting

An ad hoc committee met to discuss the stakeholders meeting that is planned in the upcoming months. Committee members are Jamie Ganter, Doug Rogers, and Tim LaLonde. Based on that committee meeting, an invitation has been sent to Jim McKenna, of the Regional Office of Sustainable Tourism as a speaker for that event. The timing and details of the event will be determined once a speaker is identified.

Kristi also mentioned that she had received an invitation from the Cape Vincent Local Development Corporation. She will be attending a meeting for that organization on December 14th.

Committee Reports

Chris Bogenschutz, chair of the Nominating Committee, reviewed the upcoming seats that will be vacated and will need to be filled. He put forth Norma Zimmer to fill the vacant seat and Jack Stopper to remain in his seat. Nominations will be called from the floor and this will be acted on at the December annual meeting.

Under Municipal Updates:

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

- **James St. apartment request – to add 4 apartments to existing structure.**
- **Tattered Old Flag**

Doug also stated that the planning board is seeking a replacement candidates.

Town of Clayton – it was noted that the Town is working to finalize the budget.

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

- **Wave Attenuator – The Village is working to spend the contingency funds on an additional section to better protect the shoreline.**



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The next Regular Board Meeting and the Annual meeting will be held on December 6, 2023. On a motion by Norma Zimmer second by Chris Powers, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

DRAFT

CLDC Abstract December 2023

General Checking Account

Date		Check #	Amount	Balance
				\$ 12,980.38
12/7/2023	Clayton Improvement Association November ED hours and overhead	1327	\$ (3,041.67)	\$ 9,938.71
				<u>\$ 9,938.71</u>

Reserve Account

Date		Check #	Amount	Balance
				\$ 1,772.67
	no account activity			\$ 1,772.67
				<u>\$ 1,772.67</u>