



Clayton Local Development Corporation Board:

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

Mike Bashaw
Tim Doney
Mike Hazlewood
Doug Rogers

Jack Stopper
Norma Zimmer
Nancy Hyde
Timothy LaLonde

Exec Dir: Kristi Dippel

CLDC Board Meeting

July 10, 2025 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of April 3, 2025 Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

LWRP update
Henderson

Kristi Dippel

Committee Updates

Audit Committee
Essential Housing Committee
Governance Committee

Municipal Updates

Planning Board
Town projects
Village projects
School District update

Doug Rogers
Tim Doney
Nancy Hyde
Michael Bashaw

Old Business

New Business

Need for Executive Session

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

Meeting Minutes of April 3, 2025

Chair Jamie Ganter called the April 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, Asst. Secretary Chris Bogenschutz, Mike Hazlewood, Norma Zimmer, Mayor Nancy Hyde, and Tim LaLonde. The following members were excused: Doug Rogers, Jack Stopper, and Town Supervisor, Tim Doney. Absent members were Mike Bashaw and John Cooper. Executive Director, Kristi Dippel was also in attendance.

On a motion by Tim LaLonde, second by Norma Zimmer, the Board unanimously approved the minutes of the meeting of March 6, 2025, with no further discussion.

Chair Jamie Ganter reported that the previously discussed “community letter” will be finalized but may not be necessary as calls from neighboring communities have already been received. ED Kristi Dippel stated that she has been in communication with the Town of Henderson regarding the resubmission of the LWRP grant application. As only minor revisions are anticipated, she will notify them of a \$2,000 fee. The full grant application was \$7,000.00. In addition to this grant application, they may seek assistance for a “planning grant” however they are currently working on their Comprehensive Plan so the timing may conflict. If they move forward with this application, the fee will return to \$7,000.00. It was discussed that mileage reimbursement should be added to the CLDC policy and the Governance Committee will be charged with that.

Chair Ganter revisited the possibility of the CLDC partnering with another local organization for a “Business with a Twist” event later this year. More research will be completed.

Chair Ganter also stated that the annual Goals for the CLDC will be reviewed quarterly to ensure we are staying focused on our mission and strategic goals.

Executive Krist Dippel presented the Treasurer’s report in John Coopers’ absence. One check was written in the amount of \$3,041.67 (1354) to the Clayton Improvement Association for ED hours for March. In addition, the CLDC received the annual stipend in the amount of \$15,000 from the Town of Clayton. After these transactions, the balance of \$18,553.79 remains in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Christine Powers, second by Chris Bogenschutz, the Board unanimously approved the Treasurer’s report and the payment of the bill, a copy of which is attached to these minutes.

Executive Director Kristi stated that Clayton LWRP work continues jointly, with the Town and Village. The “Waterfront Advisory Committee” is making progress with an RFP due by 4/4/25. She has received positive responses and expects to have a few bids to select from.



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ED Dippel stated that the annual audit has been completed and received from DiMarco, Abiusi & Pascarella. There were no issues with the audit and Kristi will distribute it to all Board Members one the Audit Committee completes a meeting with the auditing firm.

Kristi stated that she will not be in attendance at the May meeting as she will be on vacation in late April and then on a short disability. The Board discussed canceling the May meeting. On a motion by Chris Bogenschutz, second by Nancy Hyde, the Board unanimously approved canceling the May meeting. A notice will be posted on the CLDC website.

Kristi and Jamie Ganter reported that we have applied for a \$30,000 grant, through the North Jefferson Improvement Association (a/k/a CIA) for a "Housing Needs Assessment" which will focus on what the community is lacking versus what we already have. If we are successful in receiving the grant, an RFP will be sent.

Bobby Cantwell, as Legislator for the County, discussed an Infrastructure grant that may be available and would help our needs for housing developments. This will be a focus for later 2025 or early 2026. There is also a possibility of the County Revolving Loan Fund having "Pre-Development" funding available. More to come.

Committee Updates:

Essential Housing – research continues.

Under Municipal Updates:

Planning Board – In Doug Rogers' absence, Mayor Hyde stated that the Lions Field building will be on the agenda for the Planning Board meeting.

Town of Clayton – Kristi provided an update as requested by Supervisor Tim Doney.

- The RFP for the Depauville sewer project is due mid-March.
- The Town is prepared for the upcoming Irish Festival to be held at Cerow Rec. Park. Heaters have been added, and the Irish Festival Pageant will be held at the Opera House.

Village of Clayton – Mayor Nancy Hyde updated the Board on the following:

- The Pro Housing and Climate Smart certifications are submitted and pending.
- The divers dock at the waterfront has been rebuilt and will be ready for the 2025 season.
- The Irish Festival was a success, and the organization and vendors look forward to returning to Clayton in 2026.



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- **There will be a Public Hearing on the Village budget.**
- **There was a meeting with Tug Hill representatives regarding LWRP assistance.**
- **The French Creek Properties subdivision awaits final approvals and Mayor Hyde suggested they contact elected officials for assistance.**

TICS District – No report.

The next Regular Board Meeting will be held on June 5, 2025. On a motion by Chris Bogenschutz, second by Bobby Cantwell, the meeting adjourned at 4:48 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract July 2025

General Checking Account

Date		Check #	Amount	Balance
				\$ 18,553.79
6/5/2025	DiMarco, Abiusi & Pascarella	1355	\$ (6,315.00)	
	2024 audit and taxes			\$ 12,238.79
6/5/2025	Clayton Improvement Association	1356	\$ (6,083.34)	
	April & May Director hours			\$ 6,155.45
7/8/2025	Riverside Media	1357	\$ (205.00)	
	annual website hosting & domain name			\$ 5,950.45
7/8/2025	Clayton Improvement Association	1358	\$ (3,041.67)	
	June Director hours			\$ 2,908.78
				\$ 2,908.78

Reserve Account

Date		Check #	Amount	Balance
				\$ 1,772.67
	no activity			\$ 1,772.67
				\$ 1,772.67