



Clayton Local Development Corporation Board:

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

Lisa Ingerson
Tim Doney
Mike Hazlewood
Doug Rogers

Jack Stopper
Norma Zimmer
Nancy Hyde
Timothy LaLonde

Exec Dir: Kristi Dippel

CLDC Board Meeting

November 6, 2025 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of October 2, 2025 Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

LWRP update

NYS ABO updates

Committee Updates

Essential Housing Committee

Tim LaLonde

Municipal Updates

Planning Board

Town projects

Village projects

School District update

Doug Rogers

Tim Doney

Nancy Hyde

Lisa Ingerson

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 2, 2025

Chair Jamie Ganter called the October meeting of the Clayton Local Development Corporation to order at 4:01 p.m. Also in attendance were Vice Chair Bobby Cantwell, Secretary Christine Powers, Treasurer John Cooper via zoom, TICS Superintendent Lisa Ingerson, Town Supervisor Tim Doney, Mike Hazlewood, Doug Rogers, Norma Zimmer, Mayor Nancy Hyde, and Tim LaLonde. The following members were excused: Asst. Secretary Chris Bogenschutz and Jack Stopper. Executive Director, Kristi Dippel was also in attendance.

On a motion by Doug Rogers, second by Nancy Hyde, the Board unanimously approved the minutes of the meeting of September 4, 2025, with no further discussion.

Chair Ganter stated that information will be reported later in the meeting through various topics.

Executive Director Kristi Dippel presented the Treasurer's report on behalf of John Cooper. A check (#1361) to the North Jefferson Improvement Assoc. for \$6,083.34 for Director hours for August and September was presented. Deposits from the Town of Henderson for \$1,000 was received for grant writing by the CLDC ED and the annual stipend from the Village of Clayton for \$20,000.00 were received. After these transactions, the balance of \$15,733.77 remains in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Norma Zimmer, second by Bobby Cantwell, the Board unanimously approved the Treasurer's report and the payment of the bills, a copy of which is attached to these minutes.

Executive Director Kristi Dippel updated the Board on the following:

- Kristi attended a rural housing meeting in Lake George and obtained valuable information for our Essential Housing committee efforts.
- LWRP – The contract with MJ Engineering has been signed. They will be kicking off the process, and a November 12th meeting is planned for the Waterfront Assessment committee.
- The 2026 CLDC budget in the amount of \$45,400.00 was presented and unanimously approved on a motion by Chris Powers, second by Nancy Hyde.

Committee Updates:

Essential Housing Committee:

CLDC Board and Committee Member Tim LaLonde updated the Board on the recent activities. A few members of the committee continue to meet twice per month reviewing data collection. Phone calls to stakeholders have been taking place and the consultant, MJ Engineering, will be reviewing the stakeholder comments. The business survey has been distributed with 25 responses and a 40% "open rate". The survey will be sent again in an attempt to garner more input.



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There is a NYS pre-fab housing initiative titled, "Move in NY", which will provide funding in the form of no interest loans in the amount of \$250,000 each with a minimum of 10 units required. The applications are due in January, which may be too soon for our community to apply.

The list of local landlord names has been created and will be distributed to the Board in hopes that Board members are able to provide accurate addresses where they are lacking.

Under Municipal Updates:

Planning Board – Doug Rogers provided the following:

- The public hearing for the Northern Marine storage building is scheduled.
- The Grindstone Island bunk house will be on the agenda at tonight's meeting.

Town of Clayton – Town Supervisor Tim Doney provided the following:

- The Cerow Recreation Park Arena ice is installed and ready for use. There will be a semi-pro team this winter with 16 games plus practices. The concession will be open, and applicants have submitted interest in running the concession.
- The new Pickleball courts are completed and are getting a lot of use.
- A viewer has been installed along the Riverwalk near the Harbor Hotel for island/river viewing for tourists.
- The Town Municipal Marina has been approved by all necessary parties for the expansion of the dock system. Dredging should begin this fall. Grant funding will be requested for the installation of water and electric on the new docks and if unsuccessful this year, it will be in the budget for next year.
- Electric charging stations will be installed at the arena either this fall or early spring. New Century Electric is the winning bidder.

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

- The new Village water intake pipe at Bartlett Point is being installed in early October by DC Building Systems. It was designed by Barton & Loguidice.
- The Antique Boat Show and the Antique Car Show were great successes.
- The International Antique Classic Boat Society Show was very well attended and will occur in Clayton again in three (3) years.
- The Village will have an open Trustee seat soon and is searching for strong candidates.
- The Village continues to receive complaints regarding the reckless use of E-bikes and E-scooters. Superintendent Ingerson stated that a letter has been distributed to student families regarding these concerns.



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TICS District – Superintendent Lisa Ingerson updated the Board on the following:

- The Class of 1975 will be visiting the school grounds for a tour.
- Due to the continued construction, the auditorium has been unavailable, and the Opera House has graciously provided space during this time. Thank you.
- The pool is expected to be completed in November with the rest of the project completed by February.
- An architect has been hired to analyze the parking at Guardino Elementary.
- Enrollment remains stagnant at approximately 792 student in K-12.

New Business:

Bobby Cantwell inquired about the congestion on James St. near the crossing guard area. Vehicles park on the side of the road and block the view making it potentially unsafe. Mayor Hyde will investigate what might be able to be done however, it is a legal parking area.

Executive Director Kristi Dippel mentioned the general concern regarding vacant business properties. All in attendance agreed this is a concern.

The next Regular Board Meeting will be held on November 6, 2025. On a motion by Norma Zimmer, second by Bobby Cantwell, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract November 2025

General Checking Account

Date	Check #	Amount	Balance
			\$ 16,733.77
11/6/2025	North Jefferson Improvement Association	\$ (3,046.67)	
	October 2025 Director Hours		\$ 13,687.10
			<u>\$ 13,687.10</u>

Reserve Account

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