



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

October 2, 2025 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of September 4, 2025 Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

LWRP update
2026 Budget

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.claytonlde.org

Meeting Minutes of September 4, 2025

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, Asst. Secretary Chris Bogenschutz, Treasurer John Cooper, Doug Rogers, Jack Stopper, Norma Zimmer, Mayor Nancy Hyde, and Tim LaLonde. The following members were excused: TICSD Superintendent, Lisa Ingerson and Town Supervisor, Tim Doney. Mike Hazlewood was absent. Executive Director, Kristi Dippel was also in attendance.

On a motion by Chris Bogenschutz, second by Nancy Hyde, the Board unanimously approved the minutes of the meeting of July 10, 2025, with no further discussion. There was no August meeting.

Chair Ganter began a discussion regarding the 2025 Goals, as previously established by the Board.

- Housing grant funding opportunities are available through North Jefferson Improvement Association and work continues on that issue.
- Continue to work with TILT on the Sissy Danforth Trail expansion.
- Additional revenue opportunities continue through the Town of Henderson LWRP application assistance.
- Regionalization opportunities continue to be reviewed – Henderson is an example.
- Essential Housing Committee is working with consultants to determine our best housing options.
- No current activity on potential developers.
- The CLDC will consider sponsoring an event in 2026 and may seek opportunities for sharing our mission and activities at other Business with a Twist events.

Strategic Plan

The Jefferson County Administrator, Ryan Piche, has indicated an interest in marketing activities for the Thousand Island Region. Communications will continue.

Jefferson County is searching for potential housing development properties and State funding is available. This will assist our efforts with housing development for our regional area.

Other aspects of the Strategic Plan are on target.

Treasurer, John Cooper presented the Treasurer's report. A check to the Clayton Improvement Assoc. for \$3,041.67 for Director hours for July was presented. An ACH fee of \$50.00 was presented for the NYS Charities Bureau annual filing and a deposit from the Town of Henderson for \$1,000 was received for grant writing by the CLDC ED. Accounts Receivable items pending are \$20,000 from the Village of Clayton and \$1,000 balance from the Town of Henderson.



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After these transactions, the balance of \$817.11 remains in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Tim LaLonde, second by Jack Stopper, 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:

- LWRP – The committee determined that the LWRP will take approximately three (3) years to update. MJ Engineering will hold a group meeting soon to determine the next step. The Village of Clayton is the lead on this project.
- The Town of Henderson LWRP grant application was revised and submitted on 7/31/25.
- A Vacant Rental Properties grant is available for up to \$50k-\$75k per unit with all work being required to be completed when grant is provided. The application for this grant is due 9/9/25.
- Interested buyers for the TI Inn contacted Kristi to inquire about any grant opportunities.
- DRI/NY Forward will again be available to communities with a Letter Intent due in early October and the application due November 7, 2025. The Board determined that we will focus on the 2026 application.
- The Joint Town/Village Comprehensive Plan is outdated and should be revisited.
- There was a County Administrators Lunch that Kristi attended at which grant funding was discussed and will be available for business owners and non-profits. She asked to be included on the Evaluation Committee.
- There will be a Legislative Networking Reception to be held on September 22, 2025, at the Harbor Hotel provided by the NYS Hospitality and Tourism Association. Board members are invited, and Kristi will share the link for registering.

Committee Updates:

Essential Housing Committee:

Board and Committee Member Tim LaLonde updated that Board on the recent activities. The consulting firm, MRB, is meeting every two (2) weeks to gather data from our community members with a full committee meeting scheduled for September 25, 2025. It is anticipated that by late October stakeholder involvement will be reviewed, and brainstorming event will take place. A survey has been discussed, and the creation/distribution may involve the Chamber of Commerce.

A list of landlords will be created to provide a better opportunity of contacting those owners for survey distribution. Village staff and the Assessor will be contacted for leads on creating a solid list.

The North Country Regional Economic Council was discussed on how we can utilize their resources for assistance with housing initiatives.



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Under Municipal Updates:

Planning Board – Doug Rogers provided the following:

- A Grindstone Island bunk house application will be submitted at tonight's meeting.
- It is also expected that Northern Marine will be requesting approval for a storage barn on their property.

Doug commented that the Town/Village officials are pleased with the work performed by David Wilder and Mike Ascough for monitoring new project requirements for compliance.

Town of Clayton – No report.

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

- National Grid – Mayor Hyde contacted legislative officials for assistance in supporting local communities regarding rate hikes. Assemblyman Scott Gray will bring it forward in Albany.
- A John St. water project may begin this fall, and the Strawberry Lane paving will begin soon.

TICS District – No report due to schools reopening and the Superintendent's busy schedule.

New Business:

Jack Stopper stated that he has had conversations with Jim Cumming, owner of several village properties, and that Mr. Cumming indicated that he would entertain ideas for development of his properties as long as they fit his overall plan for development.

The next Regular Board Meeting will be held on October 2, 2025. On a motion by Chris Bogenschutz, second by Nancy Hyde, the meeting adjourned at 5:15 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract October 2025

General Checking Account

Date	Check #	Amount	Balance
			\$ 817.11
9/16/2025	Town of Henderson	\$ 1,000.00	
	2025 LWRP grant writing		\$ 1,817.11
9/16/2025	Annual Village of Clayton Stipend	\$ 20,000.00	
			\$ 21,817.11
10/2/2025	North Jefferson Improvement Association	\$ (6,083.34)	
	August & September 2025 Director Hours		\$ 15,733.77
			<u>\$ 15,733.77</u>

Reserve Account

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

Clayton LDC 2026 Budget

Expenses	
Professional Services	\$ 35,000.00
Overhead & Supplies	\$ 1,200.00
Directors & Officers Insurance	\$ 1,100.00
Website & advertising	\$ 500.00
Postage, fees, etc.	\$ 75.00
Audit	\$ 6,500.00
Cash balance	\$ 1,025.00
	\$ 45,400.00
Income	
Village of Clayton	\$ 20,000.00
Town of Clayton	\$ 15,000.00
LWPR project	\$ 1,500.00
Cash balance	\$ 8,900.00
	\$ 45,400.00

#REF!