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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

Lisa Ingerson  
Tim Doney  
Mike Hazlewood  
Doug Rogers

Jack Stopper  
Norma Zimmer  
Nancy Hyde  
Timothy LaLonde

**Exec Dir:** Kristi Dippel

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**CLDC Board Meeting**

December 5, 2025 - 4:30 pm @ 913 Strawberry Lane

**Agenda**

**Approval of November 6, 2025 Minutes**

**Chairman's Report**

Jamie Ganter

**Treasurer's Report**

John Cooper

**Director's Report**

Kristi Dippel

**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**

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### **Minutes of Meeting on November 6, 2025**

Chair Jamie Ganter called the Regular Meeting of the Clayton Local Development Corporation to order at 4:00 p.m. Also in attendance were Treasurer John Cooper, Assistant Secretary Chris Bogenschutz, Lisa Ingerson, Tim Doney, Mike Hazlewood, Nancy Hyde, Timothy LaLonde, Norma Zimmer, and Executive Director Kristi Dippel. Vice President Bobby Cantwell, Secretary Christine Powers, Doug Rogers, and Jack Stopper were excused. Warren Blackburn was in attendance as a member of the public.

On motion by Tim LaLonde, seconded by Nancy Hyde, the Board unanimously approved the October 2, 2025, meeting minutes.

For the Chairman's report, Chair Jamie Ganter stated he has mainly been working on Essential Housing Committee tasks that would be covered under the report.

Treasurer Cooper presented one bill for approval in the amount of \$3,046.67, which, when paid, will leave a balance of \$15,733.77 in the General Checking Account. The balance in the reserve account remained at \$1,772.67. On motion by Norma Zimmer, seconded by Mike Hazlewood, the Board unanimously approved the Treasurer's Report and the payment of the bill, copies of which are attached to these minutes.

Kristi Dippel, the Executive Director, presented her report and discussed the following topics:

#### **LWRP Update**

Kristi stated MJ Engineering will host a November 12th meeting with the Waterfront Assessment Committee. The committee will be looking to establish a waterfront boundary.

#### **NYS ABO Updates**

Kristi reported the 2026 budget has been submitted to NYS. Kristi provided an ABO Policy Guidance Package for website transparency requirements and record retention for the board to review. The CLDC is complying and will work diligently to post draft minutes within two weeks and agendas one week in advance.

#### **Committee Reports**

Tim LaLonde reported that the committee is reviewing a preliminary report from MRB. Survey responses from business owners and landowners are being compiled in the report. Tim also mentioned that some committee members participated in the "Move In NY" webinar. Lastly, Tim reported that the committee had identified several properties where housing could be developed,



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with letters sent out to property owners to gauge their interest in selling. The next meeting with MRB will be December 4, 2025.

### **Municipal Updates**

**Planning Board**—In Doug Rogers' absence, Mayor Hyde reported that the Planning Board would have two projects appearing before them. 1: Mark Morgia's Outer State Street Townhouse Project. 2: TI Inn owners with a pre-conference on their proposed renovations.

**Town of Clayton**—Supervisor Doney reported that the Town has started the Clayton Harbor Municipal Marina expansion. The Town is stabilizing the shoreline and getting ready to post an RFP for docks. Depending on bids and budget, the Town hopes to have one additional finger for the 2026 summer season. Additionally, Supervisor Doney reported that the electric charging stations should be operational November 10, 2025. The Town is also preparing for the upcoming winter season.

**Village of Clayton**—Mayor Hyde reported that the water intake at Bartlett Point has been completed.

**TICS District** – Superintendent Lisa Ingerson reported that the construction project is continuing.

### **New Business**

Chairman Ganter reported that Jefferson County will be implementing three bus routes operated by the Volunteer Transportation Center. The local route will run between Watertown, Alexandria Bay, and Clayton. The service is hoping to be operational in December or January.

The next Regular Meeting and Annual Meeting will be held December 4, 2025. On motion by Nancy Hyde, seconded by Mike Hazlewood, the Chair declared the meeting adjourned at 4:24 p.m.

Respectfully submitted,  
Chris Bogenschutz, Assistant Secretary