



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

February 1, 2024 - 4:00 pm @ Clayton Opera House, 3rd floor

Agenda

Approval of January 4, 2024 Minutes

Chairman's Report

2024 Goals
Housing Study/Committee

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Cape Vincent LDC meeting
Stakeholders meeting
Board evals/fiduciary & CoI documents

Kristi Dippel

Committee Updates

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 January 4, 2024

Chair Jamie Ganter called the January meeting of the Clayton Local Development Corporation to order at 3:56 p.m. Also in attendance were Secretary Christine Powers, Asst. Secretary Chris Bogenschutz, Treasurer John Cooper, Mike Bashaw, Town Supervisor Tim Doney, Jack Stopper, Norma Zimmer, Nancy Hyde, Doug Rogers, Mike Hazlewood, and Tim LaLonde. The following member was excused: Vice Chair Bobby Cantwell. Kristi Dippel was also in attendance.

On a motion by Nancy Hyde, second by John Cooper, the Board unanimously approved the minutes of the meeting of December 7, 2023, with no further discussion.

Chair Jamie Ganter welcomed our new Clayton Town Supervisor, Tim Doney, to the organization. He briefly discussed the new member PowerPoint that will be provided to Tim. Board members welcomed Tim and look forward to his involvement with the CLDC.

Jamie next reported the Goals for 2024. The Board reviewed the proposed goals and made recommendations for minor changes. The Goals will be presented to the Village and Town Boards.

Chair Ganter suggested that the Board should form a sub-committee to further investigate the Housing Study from Asterhill. Board members Tim LaLonde and Nancy Hyde volunteered along with Executive Director, Kristi Dippel.

Treasurer John Cooper presented the Treasurer's Report. One bill to the CIA for ED hours for \$3,041.67 and one to ABA Insurance Services for \$897.00 for the annual D & O Insurance were presented leaving a balance of \$6,000.04 in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Chris Bogenschutz, second by Doug Rogers, the Board unanimously approved the Treasurer's report 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:

Center of Businesses in Transition (CBIT) – the grant applied for by that organization, which would have provided funding for the CLDC to become a liaison between CBIT and our River communities, was not awarded. It was determined that it is too costly for us to take on the effort without the grant. Kristi has an upcoming call to further discuss with CBIT to be able to connect our businesses with CBIT. John Cooper suggested we add a link to our website for businesses to access the program.



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

Stakeholder's Meeting

The agency continues to make attempts to contact potential speaker Jim McKenna, of the Regional Office of Sustainable Tourism. It is understood that Mr. McKenna will be retiring this year. It was suggested that we solicit the assistance of Justin Taylor to contact Mr. McKenna as Justin knows him and Jamie Ganter offered to assist. The timing and details of the event will be determined once a speaker is secured.

Board Evaluations

Kristi reminded Board Members to complete the evaluations and fiduciary annual forms and return to her asap. The evaluations will be reviewed and shared with all Board Members at an upcoming Board meeting.

Cape Vincent LDC

Kristi was contacted and offered to meet with the Cape Vincent LDC to discuss our organization and ways they may be able to grow based on our knowledge. They are interested in learning more about the Housing Study and we will make it available on our website once the final copy is received.

Committee Reports

Governance:

Nancy Hyde, Chair of the Governance committee, discussed a minor change to the current Terms section stating that we may want to omit the word "former" when referring to Board members that have completed their term and may again be eligible for Board appointment. On a motion by Jack Stopper, second by Doug Rogers, the Board unanimously approved this change.

Under Municipal Updates:

Planning Board - Doug Rogers presented the following information:

- The Thousand Islands Art Center is in the process of presenting plans to the Town and Zoning Board for approval. The Art Center won a large award for renovating and expanding the building.
- Phinns Redemption Center has been closed and Mr. Phinney is seeking approval to relocate the laundromat from the Victorian to this location on the corner of State and James Streets. There are some concerns with water discharge and parking, which will be considered by the Planning Board.
- Lori Arnot is relocating her River Wellness Center to a former residence at 734 James St.



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

Town of Clayton – newly elected Supervisor, Tim Doney states the following:

- **A sewer modification is under review for the hamlet of Depauville.**
- **The Town River Walk Dock project by WD Bach is expected to be completed by spring.**

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

- **The Traffic Study completed by Barton & Loguidice has been reviewed with few concrete recommendations for the Village. Discussed were better use of some parking lots, 2-way on Hugunin St., and remove the center strip on Riverside Dr.**
- **Waive attenuator new section will be added in the spring to better protect the waterfront.**
- **The local Dive Club would like to create an underwater museum – there is a grant available and if requested, the Village will support it. Ms. Dippel suggested that “diving” be included in the update to the Local Waterfront Revitalization Plan (LWRP).**
- **April 8, 2024 Eclipse – A suggestion was made to local businesses that they be open but so far, response has been minimal.**

The next Regular Board Meeting will be held on February 1, 2024. On a motion by Nancy Hyde second by Tim LaLonde, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract February 2024

General Checking Account

Date		Check #	Amount	Balance
				\$ 6,000.04
2/1/2024	Clayton Improvement Association January ED hours and overhead	1330	\$ (3,041.67)	\$ 2,958.37
				<u>\$ 2,958.37</u>

Reserve Account

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

CLDC GOALS FOR 2024

1. Work with the Village of Clayton, the Town of Clayton, local businesses and organizations to submit viable applications to appropriate NYS, federal and regional funding opportunities and programs that will benefit the community.
2. Continuing to work with local agencies and municipalities to expand and connect the local trail and walkway system, to include the Sissy Danforth Trail and Clayton Riverwalk.
3. Explore additional revenue generating activities to ensure the future sustainability of the CLDC.
4. Continue to work toward generating measurable action items in the updated Strategic Plan, including holding stakeholder meetings.
5. Work with the Town and Village of Clayton, as well as the Joint Planning board towards revising and updating the 2013 Joint Local Waterfront Revitalization Plan.
6. Review completed housing study and determine next steps which may include potential actions, need for additional information and support.
7. Work with potential developers for possible development projects in the community