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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

Mike Bashaw  
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**  
April 4, 2024 - 4:00 pm @ Clayton Arena

**Agenda**

**Approval of March 7, 2024 Minutes**

**Chairman's Report**

Housing Study/Committee

Bobby Cantwell

**Treasurer's Report**

Kristi Dippel

**Director's Report**

Stakeholders meeting  
2023 ABO Reporting

Kristi Dippel

**Committee Updates**

**Municipal Updates**

Planning Board  
Town projects  
Village projects  
School District update

**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 March 7, 2024

Chair Jamie Ganter called the March meeting of the Clayton Local Development Corporation to order at 4:05 p.m. Also in attendance were Vice Chair Bobby Cantwell, Secretary Christine Powers, Mike Bashaw, Town Supervisor Tim Doney, Mike Hazlewood, Doug Rogers, Jack Stopper, Norma Zimmer, Village Mayor Nancy Hyde, and Tim LaLonde, via zoom. Asst. Secretary Chris Bogenschutz and John Cooper were absent. Kristi Dippel, Executive Director and Dennis Weller, Consultant (via zoom) were also in attendance.

On a motion by Bobby Cantwell, second by Norma Zimmer, the Board unanimously approved the minutes of the meeting of February 1, 2024, with no further discussion.

Chair Ganter discussed the Housing Study and the virtual meeting held by the Housing Ad Hoc committee (Hyde, LaLonde, Ganter and Dippel) with the study producer, Asterhill. This meeting resulted in a better understanding of the study however it is acknowledged that the data provided is limited. The study supports the Airbnb and transient assumptions and once the final report is received, it will be shared with the Board members and Cape Vincent and Alexandria Bay representative. Clarifications on some definitions were requested – vacancy rate and seasonal versus year-round. Jack Stopper inquired if affordable housing was discussed and yes, there is an income formula taking that into consideration. Mike Bashaw asked if the Star Exemption was considered when pulling data on primary residence information for who is permanent and who is seasonal. That was not considered but the committee will notify Asterhill of that information. Tim LaLonde mentioned that construction permits were not available at the county level and must be requested from the municipalities. He inquired but did not receive a reply.

Chair Jamie Ganter discussed the CLDC Goals for 2024. We are actively working on 7/10 of the goals with the trail system, exploring additional funding, and working with a developer currently inactive. The goals remain part of the Strategic Plan, including promoting grant writing. Mr. Ganter thanked the Village and Town representatives for their continued support of the CLDC. The CLDC will continue to work on program support, marketing development, and regionalization.

Chair Ganter commented on new member orientation and offered further support for those that would like more information.

Wednesday, May 22, 2024 will be the next Joint Town/Village Board meeting and Chair Ganter plans to attend.

In Treasurer John Cooper's absence, ED Kristi Dippel presented the Treasurer's Report. One bill to the CIA for ED hours for \$3,041.67 and the Town of Clayton stipend of \$15,000.00 were noted leaving a balance of \$14,916.70 in the General Account. With no activity in the Reserve Account,



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the balance remains at \$1,772.67. On a motion by Chris Powers, second by Norma Zimmer, the Board unanimously approved the Treasurer's report and the payment of the bill, copy of which is attached to these minutes.

Under the Executive Director, Kristi Dippel's report, the following were discussed:

#### Stakeholder's Meeting

Kristi heard from potential speaker Jim McKenna, of the Regional Office of Sustainable Tourism, and he is available to speak to community stakeholders at the planned meeting. Mr. McKenna is a foremost voice for tourism and was instrumental in the grant funding received for the Harbor Hotel. The timing and details of the event will be determined based on his availability and location options. An Ad Hoc committee was formed to include Doug Rogers, Norma Zimmer, Tim LaLonde, Bobby Cantwell, Jamie Ganter, and Kristi Dippel.

LWRP – Local Waterfront Revitalization Plan – work continues on this process an early summer start anticipated.

#### Committee Reports

No updates to report.

Under Municipal Updates:

Planning Board - Doug Rogers updated the Board on the following:

- TI Museum architect, Jonathan Taylor, will present additional information at the upcoming meeting regarding changes to the design to accommodate concerns. They hope to have construction begin in July 2024.
- Storage facility will be presented to the Planning Board for a new structure at Rt.12 by River Roc Storage, Mark Morgia.

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

- The Depauville water/sewer grant requires an economic survey to be completed and a Rochester firm has been hired for that.
- Several meetings continue between the Town and Village on various topics.

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

- A committee has been formed to review Airbnb status and concerns within our community.
- Congresswoman, Claudia Tenney, has requested use of space at the Village offices for constituent access.
- Additional approvals have been received for the French Creek subdivision owned by Kelloggs and Morgia.



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- **REDI funds have been approved in the amount of \$750,000 for the additional dock attenuator and concrete work. The builders of the dock system, Seaflex Mooring Systems, will be replacing the ropes that chafed during high winds on the existing attenuator with chains to make it more resilient.**

**TICSD** – School Superintendent Mike Bashaw provided the following updates:

- **The Capital Campaign Project of \$23M pre-bidding process resulted in few attending but many submitting bids afterwards. There was an overwhelming response for the Guardino portion of the project. Most work will be internal including rebuilding the HVAC system and asbestos removal. Classrooms will be moved to accommodate the work. The elementary schools in Clayton and Cape Vincent will be closed for the summer so the projects can be completed.**
- **The school was approached by Verizon about setting a cell tower on vacant property owned by the school and adjacent to the sports fields. Further discussions are planned.**
- **The TICS district will be closed for the April 8, 2024 Eclipse.**

**New Business:**

**County Legislator, Bobby Cantwell, notified the Board that there will be several vacancies at the County level this spring. The legislative board will be meeting to formulate a plan for replacements. He also stated that TIERS will have an open board seat soon.**

**The next Regular Board Meeting will be held on April 4, 2024. The next meeting will take place at the Town offices. On a motion by Nancy Hyde, second by Jack Stopper, the meeting adjourned at 5:00 p.m.**

**Respectfully submitted,**

*Christine A. Powers*  
**Secretary**

# CLDC Abstract April 2024

## General Checking Account

Date		Check #	Amount	Balance
				\$ 14,916.70
4/4/2024	Clayton Improvement Association March ED hours and overhead	1332	\$ (3,041.67)	
				\$ 11,875.03
				<b>\$ 11,875.03</b>

## Reserve Account

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