
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

September 4, 2025 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of July 10, 2025 Minutes

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

LWRP update
Henderson

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

Meeting Minutes of July 10, 2025

Chair Jamie Ganter called the July 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, Mike Hazlewood, Norma Zimmer, Mayor Nancy Hyde, Tim LaLonde, and TICS Superintendent, Lisa Ingerson. The following members were excused: Doug Rogers, Jack Stopper, Town Supervisor, Tim Doney, and John Cooper. Executive Director, Kristi Dippel was also in attendance along with guests, Heinz Wahl of French Creek Marina and Dave Wilder, Village Zoning Officer.

Chair Ganter opened the meeting with a welcome to the newly appointed TICS Superintendent, Lisa Ingerson. Lisa replaces Mike Bashaw and will now represent the District for the CLDC.

On a motion by Chris Bogenschutz, second by Nancy Hyde, the Board unanimously approved the minutes of the meeting of April 3, 2025, with no further discussion. The May 2025 meeting was cancelled, and the June meeting was discussion only, having no quorum.

Chair Ganter stated that our next meeting will focus on the 2025 Goals, as established by the Board, and ensuring that they are consistent with our Strategic Plan.

Executive Krist Dippel presented the Treasurer's report in John Coopers' absence. The following checks were presented:

- #1355 – DiMarco, Abiusi & Pascarella for \$6,315.00 for annual audit and tax services**
- #1356 – Clayton Improvement Assoc. for \$6,083.34 for Director hours for April and May**
- #1357 – voided check**
- #1358 – Riverside Media for \$205.00 for annual website services**
- #1359 – CIA for \$3041.67 for June Director hours**

After these transactions, the balance of \$2,908.78 remains in the General Account. With no activity in the Reserve Account, the balance remains at \$1,772.67. On a motion by Mike Hazlewood, second by Christine Powers, the Board unanimously approved the Treasurer's report and the payment of the bills, a copy of which is attached to these minutes. Chris Bogenschutz abstained.

Executive Director Kristi Dippel updated the Board on the following:

- LWRP – The committee published a Request for Proposal (RFP) in search of a consultant for the LWRP update. Three responses were received with MJ Engineering being selected pending the executed contract.**
- The CLDC has agreed to provide grant writing services to the Town of Henderson for the application submission for their LWRP. The fee will be dependent upon the amount of time involved.**



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At this time, David Wilder introduced Heinz Wahl and they provided an overview of the French Creek Marina Proposed Expansion, with materials distributed. The plan is to offer “Park Model/Tiny Homes” to seasonal homeowners to purchase and utilize for 6 months per year. The lots will be leased from French Creek Marina while the homes will be individually owned. A discussion ensued regarding the French Creek Bridge upgrade and most participants of the meeting agreed that further analysis is warranted. Mayor Hyde will investigate.

Committee Updates:

Audit Committee:

Chair, Chris Powers updated the Board on the annual meeting with Maria Synder of DiMarco, Abiusi & Pascarella. With no matters requiring board attention, the only recommended changes for next year are to update the mission by removing references to brownfields and adding a housing component. Minor typos were corrected and the committee approved the audit.

Essential Housing Committee:

Chair Ganter stated the committee has been approved to be included under the North Jefferson Improvement Association relating to housing. An RFP is out for the Housing Needs Assessment review.

Governance Committee:

Chair Nancy Hyde stated that the committee is recommending the addition of “mileage reimbursement” to our By Laws and the following contains the details as currently used by the Village.

WHEREAS the Board of Directors has determined to pay a fixed rate for mileage reimbursement to Directors and employees of the CLDC who use their personal vehicles while performing their official duties on behalf of the CLDC;

NOW THEREFORE BE IT RESOLVED:

Section 1. That the Board of Directors shall provide reimbursement to such Directors/Employees at the annual IRS standard business mileage rate.

Section 2. That this resolution shall take effect immediately.

On a motion by Chris Bogenschutz, second by Jamie Ganter, the amendment was unanimously approved by the Board with no further discussion.

Under Municipal Updates:

Planning Board – No report.

Town of Clayton – No report.

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



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- **National Grid** – a tariff is being charged over the next 30 years of \$3.8M as an increase in costs relating to the Riverside Dr power line project. This expense will be borne by all village residents as an approximate 10% increase in individual bills. The Village attempted negotiations with National Grid to no avail.
- **NY Power Authority Nuclear Power Plant** – Assemblyman Scott Gray convened a meeting in Alexandria Bay to inform citizens about the details and to lobby for Jefferson County as the selected location. NYS does not have sufficient energy availability, and this would enhance energy supplies.

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

- The status of the large Capital Project to be completed by end of August. It is expected to be on target and Lisa provided the Board with several pictures of the renovations and construction.
- The school Marching Band will be performing at French Festival this year

The next Regular Board Meeting will be held on August 7, 2025. On a motion by Chris Powers, second by Tim LaLonde, the meeting adjourned at 5:00 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

CLDC Abstract September 2025

General Checking Account

Date		Check #	Amount	Balance
				\$ 2,908.78
7/21/2025	Town of Henderson		\$ 1,000.00	
	2025 LWRP grant writing			\$ 3,908.78
	NYS Charities Bureau	ACH	\$ (50.00)	
	2024 filing fee			\$ 3,858.78
9/4/2025	North Jefferson Improvement Association		\$ (3,041.67)	
	July 2025 Director Hours			\$ 817.11
				\$ 817.11
				<u>\$ 817.11</u>

Reserve Account

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

North Country Regional Economic Development Council Members

Regional Co-Chair

James McKenna
CEO, Uihlein Foundation

Dr. Kathryn Morris
President, St. Lawrence University

Executive Director

Stephen Hunt
*North Country Regional Economic
Development Council*

Appointed Members

Muhammad Ahmad
President, Frontier Town Gateway

Cali Brooks
President & CEO, Adirondack Foundation

David Champagne III
President & CEO, The Development Corporation

Elizabeth Cooper
*Executive Director, Adirondack North Country
Association*

Damon Draught
COO, DNJ Management, LLC

Erika Flint
*Executive Director, Fort Drum Regional Health
Planning Organization*

Alexander Enyedi
President, Plattsburgh State University

David Kahn
Executive Director, Adirondack Experience

Steven Lawrence
*Executive Director, Ogdensburg Bridge and Port
Authority*

Michele Ledoux
*Executive Director, Cornell Cooperative Extension
Lewis County*

John Marraffa
President, Kinney Drugs

Stephanie Ratcliffe
Executive Director, The Wild Center

Zvi Szfaran
President, SUNY Canton

Dwayne Thomas
*Director of Economic Development, St. Regis
Mohawk Tribe*

Donna Wadsworth
*Retired Communications Manager, Sylvamo -
Ticonderoga Mill*

Tracey Yarina
Controller, Omnia Materials

Gladis Zamparo
CEO, Blonique Testing Laboratories

Victoria Zinser-Duley
*Executive Director, Adirondack Economic
Development Council*

Ex-Officio Members

Larry Dolhof
Chair, Lewis County Legislature

David Forsythe
Chair, St. Lawrence County Legislature

Shaun Gilliland
Chair, Essex County Board of Supervisors

Mark Henry
Chair, Clinton County Legislature

William Johnson
Chair, Jefferson County Legislature

Edward Lockwood
Chair, Franklin County Legislature

Brian Wells
Chair, Hamilton County Board of Supervisors

Sarah Compo-Pierce
Mayor, City of Watertown

Christopher Rosenquest
Mayor, City of Plattsburgh