



Clayton Local Development Corporation  
913 Strawberry Lane, Clayton NY 13624  
Phone 315-686-3212 Fax 315-686-2503  
[www.claytonldc.org](http://www.claytonldc.org)

## Minutes of Meeting on December 4, 2025

Chair Jamie Ganter called the Regular Meeting of the Clayton Local Development Corporation to order at 4:12 p.m. Also in attendance were Vice President Bobby Cantwell, Treasurer John Cooper, Lisa Ingerson, Tim Doney (via Zoom), Mike Hazlewood, Nancy Hyde, Timothy LaLonde, Norma Zimmer, Jack Stopper and Executive Director Kristi Dippel. Secretary Christine Powers, Assistant Secretary Chris Bogenschutz and Doug Rogers were excused.

On motion by Nancy Hyde, seconded by Mike Hazlewood, the Board unanimously approved the November 6, 2025, meeting minutes with the revisions to the Treasurers reports to reflect accurate account balances.

For the Chairman's report, Chair Jamie Ganter gave an update on the planned Jefferson County bus system. It has been delayed due to a recall on the new buses. He went on to discuss the January meeting schedule due to the New Year's holiday. Nancy Hyde made a motion to cancel the January meeting due to the holiday, Lisa Ingerson seconded the motion, all were in favor.

Treasurer Cooper presented one bill for approval in the amount of \$3,041.67, which, when paid, will leave a balance of \$9,650.61 in the General Checking Account. The balance in the reserve account remained at \$1,772.67. On motion by Bobby Cantwell, seconded by Jack Stopper 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 that the Waterfront Assessment Committee is working with MJ Engineering to establish a draft waterfront boundary and plan upcoming public workshops.

### NYS ABO Updates

Kristi reported 2025 reports will be due to ABO by March 31, 2026.

### Essential Housing

Kristi stated that the Essential Housing Committee of NJIA was working with MRB Group to finalize edits of the Housing Needs Assessment which will be presented to the public in January. The NJIA Board, CLDC Board, Village Board, Town Board, Planning Board and Zoning Board members will receive invitation to the presentation. The committee is supporting the NJIA in the Move In NY grant application which is due January 30, 2026.



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### Committee Reports

Tim LaLonde reported that the Audit Committee will be communicating to the auditors that the committee would like the financial reports and taxes earlier, so review and revisions can occur if needed.

### 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 the 1<sup>st</sup> phase of the Riverwalk shoreline stabilization project has been completed. He also reported that a Town Board member has resigned and there will be a new board member.

**Village of Clayton**—Mayor Hyde reported that a temporary water line had been run to the TI Arts Center and the Village was preparing for the parade.

**TICS District** – Superintendent Lisa Ingerson reported that the school construction project is continuing as expected with the pool expected to open in January. She also let the board know about the upcoming Christmas concerts.

### New Business

Kristi updated the board on the NJIA receiving an award of \$750,000 from NYS HCR Vacant Rental Program to create rental units from vacant space.

The next Regular Meeting will be held February 5, 2026. On motion by Nancy Hyde, seconded by Mike Hazlewood, the Chair declared the meeting adjourned at 4:48 p.m.

Respectfully submitted,  
Kristi Dippel, Executive Director