



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 3, 2026 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of August 6, 2026 Regular Meeting

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

LWRP

Committee Updates

Essential Housing Committee

Municipal Updates

Planning Board
Town projects
Village projects
School District update

Doug Rogers
Tim Doney
Nancy Hyde
Lisa Ingerson

Old Business

New Business

2027 Budget

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.claytonldc.org

Meeting Minutes of August 6, 2026

Chair, Jamie Ganter called the August meeting of the Clayton Local Development Corporation to order at 3:56 p.m. Also in attendance were Vice Chairman Bobby Cantwell, Secretary Christine Powers, Asst. Secretary Chris Bogenschutz, Treasurer John Cooper, Town Board Member Steve Door (representing Tim Doney), Mayor Nancy Hyde, Mike Hazlewood, Doug Rogers, Norma Zimmer, and Tim LaLonde. The following members were excused: TISC Superintendent Lisa Ingerson and Jack Stopper. Executive Director, Kristi Dippel was also in attendance.,

On a motion by Nancy Hyde, second by Chris Bogenschutz, the Board unanimously approved the minutes of the meeting of May 27, 2026, with no further discussion. There was no quorum at the June meeting.

Chair Ganter stated that Executive Director Kristi Dippel's performance evaluation is complete, and the performance period has been adjusted to an annual review each June. The completed report will be presented to the Board at the next meeting.

Chair Ganter updated the Board on the Jefferson County Public Transportation program stating that ridership is good. The routes will be reviewed and modified based on ridership results.

Treasurer John Cooper presented the Treasurer's report. A deposit of \$10,000 was credited from the Village of Clayton stipend. A check to the North Jefferson Improvement Assoc. for \$6,083.34 ED hours for June and July was presented. After these transactions the balance of \$9,420.25 remains in the General Account. With no activity in the Reserve Account, the balance remains at \$1,777.18. On a motion by Bobby Cantwell, second by Tim LaLonde, the Board unanimously approved the Treasurer's report and the payment of the bill, a copy of which is attached to these minutes.

Executive Director Kristi Dippel updated the Board on the following:

- Three Board Members have outstanding required training and they will be completed.**
- The 2027 Budget will be presented at the September meeting.**
- The grant application for the Smart Growth Comprehensive Plan has been submitted on behalf of the Village of Clayton.**
- There is a DEC Tree Grant that we are working on, and it is based on inventory and management of trees.**
- LWRP – The process continues and status updates can be found at www.claytonlwrp.com.**
- Essential Housing continues forward with Federal and State Environmental reviews beginning and Kristi is working with DANC (Development Authority of the North Country) on various issues regarding the project. A July meeting was held with community**



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members attending including bankers, Bill Grater, and Engineer Ben Barton, as a representative of American Homes. A visit to American Homes is being considered. Attorney names are being collected for legal matters. The next meeting is on August 18, 2026.

Committee Updates:

Essential Housing Committee: Tim LaLonde

- Additional attorney names will be provided for consideration.
- Work on site estimates is ongoing with Bill Grater and Ben Barton being very helpful.
- Kristi will document and present all the grants that are pending under the Essential Housing program. Approximately \$2M in grants so far.
- The bankers offered assistance in the form of bridge loans, which will support the requirements under the Community Reinvestment Act for banks. Many applicants may also qualify under First Time Homebuyer programs.

Under Municipal Updates:

Planning Board – Doug Rogers reported the following:

- No meeting today as there are no current applications to be presented.
- A great deal of “island” building is taking place around the area.
- The permitting process under “239M” for municipal law is being streamlined for small projects no longer requiring County approval. The Town and Village of Clayton have the information and will present at their next board meetings.

Town of Clayton – No report at this time.

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

- French Creek Marina has cancelled plans to build a marine store along Rt. 12 and the 2 remaining homes in disrepair will be torn down when tenants vacate.
- The Village has appointed a new Chair for the Zoning Board, Nick Reddick.
- Open House is scheduled for today regarding the possible directional changes to some village streets.
- Replacing of village water lines is underway and is expected to be completed this September/October.
- An application for a Cyber Security grant has been submitted to cover water infrastructure protection.



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- **Drinking Water Protection Services – a meeting will be held to better understand how to keep our drinking water safe.**

TICS District – No report at this time.

The next scheduled Board meeting will be in September , 2026. On a motion by Nancy Hyde, second by Lisa Ingerson, the meeting adjourned at 5:04 p.m.

Respectfully submitted,

Christine A. Powers
Secretary

Clayton LDC 2027 Budget

Expenses	
Professional Services	\$ 35,000.00
Overhead & Supplies	\$ 1,200.00
Directors & Officers Insurance	\$ 1,100.00
Website & advertising	\$ 500.00
Postage, fees, etc.	\$ 75.00
Audit	\$ 6,500.00
	\$ 44,375.00
Income	
Village of Clayton	\$ 20,000.00
Town of Clayton	\$ 15,000.00
LWPR project	\$ 4,000.00
Cash balance	\$ -
	\$ 39,000.00

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