



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

August 6, 2026 - 4:00 pm @ 913 Strawberry Lane

Agenda

Approval of May 27, 2026 Regular Meeting

Chairman's Report

Jamie Ganter

Treasurer's Report

John Cooper

Director's Report

Kristi Dippel

Board training

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

Need for Executive Session

Clayton Local Development Corporation is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Director of Civil Rights, 1400 Independence Ave., SW, Washington DC 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD)



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

Meeting Minutes of May 7, 2026

Chair, Jamie Ganter called the May meeting of the Clayton Local Development Corporation to order at 4:00 p.m. Also in attendance were Secretary Christine Powers, Asst. Secretary Chris Bogenschutz, TICS Superintendent Lisa Ingerson, Town Supervisor Tim Doney, Mayor Nancy Hyde, Mike Hazlewood, Doug Rogers, and Tim LaLonde. The following members were excused: Vice Chair Bobby Cantwell, Treasurer John Cooper, Jack Stopper, and Norma Zimmer. Executive Director, Kristi Dippel was also in attendance.

On a motion by Nancy Hyde, second by Mike Hazlewood, the Board unanimously approved the minutes of the meeting of March 5, 2026, with no further discussion. There was no April meeting.

Chair Ganter discussed the Board Evaluations and stated that the ratings are high with very few comments of "somewhat agree." After review, it has been determined that those comments have been resolved with no further action necessary.

Chair Ganter also stated that Executive Director, Kristi Dippel's performance evaluation is nearing completion and will be presented to the Board at the next meeting.

Chair Ganter stated that he attended the joint Village and Town meeting to review the CLDC goals and strategic plan and he thanked the municipalities for their support. Mayor Hyde thanked Jamie for attending and for providing information regarding the CLDC for new Village Board members.

Chair Ganter also reminded the few Board members of outstanding, required training.

On behalf of Treasurer John Cooper, Kristi Dippel presented the Treasurer's report. A check to the North Jefferson Improvement Assoc. for \$6,083.34 ED hours for March and April was presented. After this transaction, the balance of \$8,545.26 remains in the General Account. With no activity in the Reserve Account, the balance remains at \$1,777.18. On a motion by Tim LaLonde, second by Chris Powers, 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:

- **LWRP** – The process continues and the consulting firm, MJ Engineering is pleased with the progress. The Open House was a success with great online responses. The next meeting is scheduled for May 13th at 2:00. The website at www.claytonlwrp.com remains open for continued information sharing.



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

- The Clayton Comprehensive Plan should be updated and Jefferson County Administrator, Ryan Piche, believes this should be done through a consultant rather than County employees. This process will begin at a later date. Mayor Hyde stated that the LWRP and Essential Housing projects take precedence at this time.
- All required annual reports were submitted the NYS by the March deadline.
- Anyone receiving inquiries regarding the “Vacant Rental Program” should forward the questions to Kristi Dippel.
- North Jefferson has a few job openings, so Kristi has asked that any information on potential applicants be forwarded to her.
- Kristi has been attending Jefferson County Steering Committee meetings to represent Clayton and ensure that tourism is viewed differently from Fort Drum.

Committee Updates:

Essential Housing Committee: Tim LaLonde

- A meeting was held with Michelle Capone, Development Authority of the North Country (DANC) to discuss a potential “model” for the housing development and she was very helpful. RFP’s will be prepared for private developers. Kristi will contact Michelle regarding the next meeting.
- The Housing Committee is researching attorneys for this process.
- Local landowners have been inquiring about the location, TBD.
- A Jefferson County “Infrastructure” grant has been awarded to Clayton for this housing project.
- A matching grant program through Northern Border Regional Commission has been applied for to meet the match requirement of the County Infrastructure grant.

Audit Committee: Chris Powers, Chair

- The Audit Committee members met, in March, with auditors regarding the annual audit. With no matters requiring Board Attention, it was approved with minor wording changes. The auditors commented that there may be a Going Concern with the CLDC regarding expenses related to revenue. The Board is aware and the Strategic Plan addresses that.
- Chair Powers inquired with Tim Doney, Town Supervisor, on the status of discussions at the Town allowing the CLDC to fall under the Town for audit purposes. More information to follow.



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

Under Municipal Updates:

Planning Board – Doug Rogers reported the following:

- The variance request from Mark Morgia was approved for the erection of a 4th storage building on East Line Rd. Construction will begin soon.
- Continuing Education requirements have been met for Planning Board members through a recent conference at Turning Stone.

Town of Clayton – Town Supervisor Tim Doney provided the following:

- Free Day at the Dump will be on Friday, May 8th.
- The big trucks event was held at the arena on May 2, 2026. Children enjoyed the show.
- Clayton Municipal dock project is expected to be awarded at the next Town Board meeting. The installation may not begin until 2027. The project does not contain the new “bath house” at this time.
- Depauville sewer bids are due by May 21, 2026.
- A solar field is being proposed for the Gunns Corners area with the Town having very little authority over NYS rule. Doug Rogers asked if the Planning Board will be involved in the solar field approval and Tim does not believe it will. Kristi Dippel asked about the Town of Lyme solar panel fire, and it was stated that the Gunns Corners project will not include battery storage.

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

- Replacing of village water lines is underway for Steele Pt., Frontenac Blvd., James, and State Streets.
- Village docks will be installed this week and restaurants are opening.
- Doug Rogers commented on the great work the Village completed during the “Village Cleanup” day.
- Mayor Hyde stated that James St will be temporarily closed May 11 and 12 for the funeral services of Border Patrol Agent Sean McDonough.

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

- The annual budget vote will be held on May 19 from 2:00 pm to 9:00 pm.
- The budget proposal was presented to CLDC Board members for review, prior to the vote.
- A general discussion was held regarding the area libraries and who funds them. Lisa will research the legality and respond to Board members.



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

Kristi Dippel stated that the Nominating Committee should be gathering nominee names for any unexpected Board vacancies.

The next scheduled Board meeting will be on June 4, 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

10:49 AM

08/05/26

Accrual Basis

Clayton LDC
General Ledger
As of August 6, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
General Checking Account WSB Check	08/06/2026	1369	Clayton Improvemen...	June & July 2...	-SPLIT-	-6,083.34	15,503.59 9,420.25
Total General Checking Account WSB						-6,083.34	9,420.25
Reserve Account Total Reserve Account							1,777.18 1,777.18
TOTAL						-6,083.34	11,197.43