

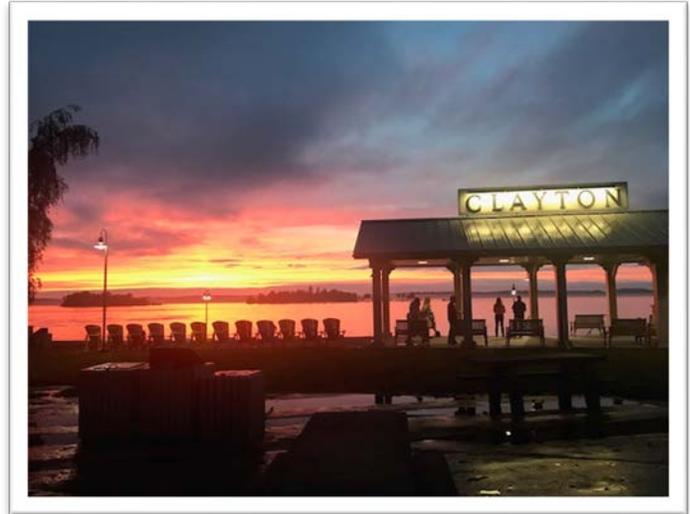
# Village of Clayton Downtown Revitalization Initiative Application Round 5



*Clayton- a place to not only visit, but to live,  
work and play*

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**Regional Economic Development Council:** North Country

**Municipality:** Village of Clayton

**Downtown Name:** Village of Clayton Historic Downtown

**County:** Jefferson County

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## The Vision

Clayton will capitalize upon recent private and public investment to continue the transformation of its downtown corridor into a premiere community in which to live, do business and visit. The next phase of Clayton's future will be shaped by DRI funding to:

- Capitalize on the community's unique location on the shores of the St. Lawrence River and along the international border with Canada;
- Continue to elevate Clayton as the premiere destination in the Thousand Islands region;
- Preserve and maximize the potential of historically significant buildings that are the cornerstones of the downtown area while maintaining the historic character of the community;
- Promote the quality of life, unique attributes, natural resources and plethora of recreational activities to attract families to live in the community;
- Catalyze growth and sustainability of entrepreneurial businesses to develop a year-round, sustainable economy;
- Further expand the arts and culture in the community to enhance the quality of life and what the community has to offer to both residents and visitors.

## Justification

***The closing of the Frink Snow Plow industrial site on the downtown Clayton waterfront in 2000 was the catalyst for a reimagining of what the downtown of this unique St. Lawrence River village could be. Anchored at the opposite end of the village by the Antique Boat Museum and the marinas of the working waterfront, the dream was to attract a year-round hotel to the defunct industrial site, creating a walkable downtown corridor that would link the two. Attractive shops and dining options would populate the core downtown, with abundant boating and recreational opportunities skirting the edges. The vibrant downtown envisioned could create a year-round economy and attract young families to move to the village.***



Former Frink Snow Plow Factory

Clayton is a compact village on the shores of the St. Lawrence River, in the center of the nationally-recognized 1000 Islands visitor destination, and situated on the international border with Canada. A traditionally summer-dependent community, its economy has historically relied upon summer/fall visitors and seasonal residents. From the turn-of-the nineteenth century when hordes of visitors arrived in top hats and corseted gowns by train from far-away cities, to the present day when photos posted on social media lure visitors to experience the scenic beauty and charm of the village, “the tradition of hospitality continues.”

Its waterfront is the foundation of the community and its economy. Many seasonal residents live on islands, many people visit by boat and many residents find work in marinas and boatyards, or use boats for their livelihood, caring for island properties, delivering goods, offering fishing charters and providing other water-based services. “Water work” is the cornerstone of the community; the river grounds the community and provides a clear sense of place.

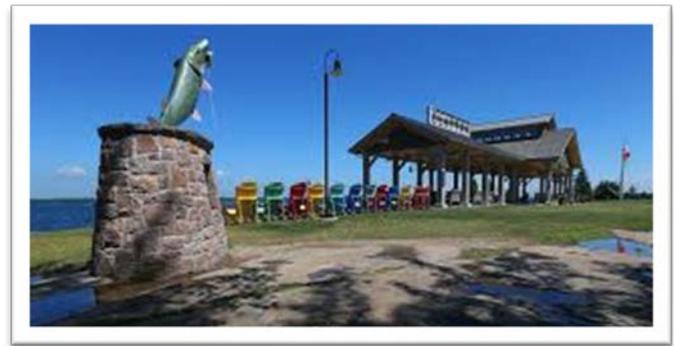
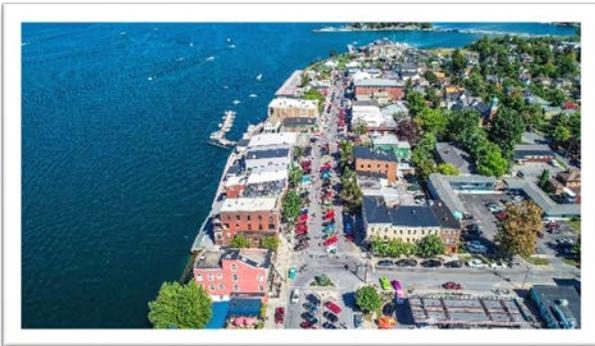
Anchored at one end by the 1000 Islands Harbor Hotel and the other by the Antique Boat Museum and marinas that provide critical dockage, attractions and essential services, the boundary defined by Clayton for its DRI application includes all the elements necessary to live,

work and play in the community – lodging, shopping, restaurants, recreation, cultural venues, unique housing, waterfront amenities and marinas.

Recent public investments in the community – the development of the Riverwalk along the shoreline, the construction of new sidewalks, the addition of street lighting that enhances the historic nature of the downtown, the burial of unsightly utility wires that marred the street view – have spurred private investment in new facades and the updating of downtown businesses that cater to both “locals” and visitors. The community waited several decades to see some of these projects come to fruition and is eager to build upon that momentum to take Clayton even further toward the finish line. Through the course of these projects Clayton residents and leaders learned valuable lessons about working together to achieve their vision for the community, positioning them well to efficiently and successfully implement a Downtown Revitalization Initiative.

The community has experienced the success of its efforts in downtown Clayton and has seen that visitors and residents are eager for more – additional businesses, additional living opportunities, and additional historic upgrades, all of which are planned for the downtown corridor as defined in this proposal.

Clayton has worked hard to achieve its successes thus far and is proud of its accomplishments and the many lessons learned. The DRI investment would allow Clayton to capitalize upon the progress it has made over the last 20 years and implement some truly transformative projects that will help it reach its goal of becoming a year-round destination for visitors and an attractive community in which to live, with the jobs to support residents.



# Section 1. Boundaries of the proposed DRI Area

## Clayton proposed Downtown Revitalization Initiative Area



Because the Village of Clayton is a peninsula surrounded by water on three sides, the St. Lawrence River waterfront, although it literally laps at the edges of the village, is the heart of the community. The proposed Clayton DRI area encompasses the shopping district which features boutiques and dining facilities, designated historic districts, the lodging centerpiece of the community, public spaces, cultural attractions, not-for-profits that align with community values, and the “working waterfront” that supports the local economy.

At the heart of the area is the **historic downtown shopping district**, located along the waterfront of the St. Lawrence River. This area includes two National Register Historic Districts and one National Register Building. The historic districts contain buildings constructed between 1854 and the 1920s. The buildings are a concentration of Italianate Romanesque style with stone facades and other early twentieth century commercial buildings in concrete block and wood. The predominantly two- and three- story buildings contain street level storefronts and upper story residences or vacant space. A map of the historic districts and historic building are included as Exhibit A.

The **Clayton Riverwalk** is a public access walkway along the St. Lawrence River that connects the pocket parks, unique shops, 1000 Islands Harbor Hotel, restaurants and museums in the historic downtown. The concept of the Clayton Riverwalk was developed in the 1960s and finally came to fruition in 2010.

As the community was remediating the contaminated Frink Snow Plow site (now home to the 1000 Islands Harbor Hotel), public land planning exercises were held to determine the best and most desirable use for the 8-acre waterfront property.

Community members were very clear that public access to the waterfront was the highest

priority. Based on that public input, the first phase of the Riverwalk was built on the site. Since then, three additional phases have been constructed and additional phases are planned. The Clayton Riverwalk is an important and scenic pathway, linking the hotel on one end of the community and – currently – the full business district on the other end. Planned future expansions will eventually extend the walkway to the Antique Boat Museum.



The site of an historic train station terminal and coal docks until the early 1900s, **Frink Park** is a community favorite in the historic downtown. The large waterfront park was rebuilt in 2012 with a pavilion that replicates an old train station. The popular park is home to many events throughout the year from weekly outdoor concerts to annual Dock Dog and Punkin Chunkin competitions. The Clayton Riverwalk runs through Frink Park, making it a prevalent stop along the way. The beautiful view of the river is complimented by colorful seating and artwork. Frink Park is also home to the 1000 Islands Regional Dock which, as the only deep-water dock in the region, attracts yachts and cruise ships each year.



A half-acre spot right on the waterfront amid a busy day dockage area, **Rotary Park** is home to many benches and Adirondack chairs which invite visitors to sit in the shade and watch freighters pass or take a break from shopping. The park is home to municipal day docks, which offer dockage for several hours. The Riverwalk crosses through Rotary Park, connecting it with neighbors along the walkway. It is also home to public restrooms, a key amenity in a town that attracts many day trippers.

Centrally located in the shopping district and along the Riverwalk, **Veterans Memorial Monument** has served as a local memorial for veterans for over 60 years. The monument was erected in 1961 to honor all veterans and was fully restored in 2007. The monument includes a viewing and seating area that overlooks the Riverwalk and St. Lawrence River and serves as a popular photo-taking spot for visitors.

**Centennial Park** was established in 1972 and improvements were made over the years using state and federal funding. The waterfront park is a popular quiet spot to enjoy the river, while still being within an arm's reach of shops and restaurants.

**Cultural attractions** like the Clayton Opera House, Thousand Islands Arts Center and Antique Boat Museum lie within the DRI boundary and compliment the businesses that surround them. These attractions offer entertainment, educational classes and exhibits and opportunities to experience the history of the community. They are patronized by visitors and local residents alike. Similarly, key non-profits that address the environmental health of the river are located within the boundary, including Save the River and the Thousand Islands Land Trust.

The proposed DRI area includes almost the entire **working waterfront** of the peninsula. The Clayton waterfront has a storied history with industry and services all dependent upon the river. The boat building industry was a fundamental part of the local economy for many decades. In more recent decades, the working waterfront has expanded into marinas and facilities that provide many services to island residents and provide many jobs for local people, including the fishing and sightseeing industries. These are critical components of the local economy, as the marinas support recreational boating, fishing, transient boating, boat storage and service to the islands, such as transporting vehicles, building materials and professional service people.



## Section 2. Past Investment, future investment potential

In the 1980s and 1990s Clayton experienced the loss of its small local factories. Frink Snow Plow, Graphic Controls and Ridgeline Tent had employed local residents for generations, but they all shut down or moved out of the area during that time. With the loss of jobs that had once been a cornerstone of the community, local leaders worked together to start developing revitalization plans. As part of that planning process, community leaders created the Clayton Local Development Corporation (CLDC), with the goal of having a single entity to focus on economic development projects and move them forward. The Village of Clayton, Town of Clayton, Clayton LDC, private business owners and the community worked together over the past 25 years to make great economic and community development strides. The community worked hard to attract this investment and achieve early goals and takes pride in its successes while realizing there is much more to be done. Highlights of that progress that directly impact the downtown district include:

<b>Project</b>	<b>Cost</b>	<b>Source of Funds</b>	<b>Description</b>
Thousand Islands Regional Dock	\$1.5 million	NYS, Local and St. Lawrence Seaway	Construction of the TI Regional Dock- deep water dock
Frink Property Remediation	\$1.5 million	NYS DEC, EPA, & National Grid	Remediation of an 8-acre waterfront parcel in downtown
Centennial Park	\$154,000	NYS DOS	Park renovation and stabilization
Land Planning Project	\$80,000	NYS DOS & local match	Planning for the future of the Frink Property
LWRP	\$80,000	NYS DOS & local match	Development of a new Local Waterfront Revitalization Plan
Riverwalk I	\$300,000	NYS DOS	Construction of the first phase of the Riverwalk
Boating Infrastructure Grant Program	\$1.7 million	USFW & local match	Construction of transient docking facility
NY Main Street	\$500,000	NYS DHCR & private match	Façade renovations for main street business
Riverwalk- Frink Park	\$900,000	NYS DOS & local match	Revitalization of Frink Park & reconstruction of adjacent seawalls

Restore NY	\$5 million	NYS ESD & private match	Rehabilitation of local business and new construction of a building
Riverwalk 2	\$213,000	Village of Clayton	Construction of the Riverwalk through Rotary Park
1000 Islands Harbor Hotel	\$23 million	NYS ESD, NBRC & private match	Construction of the 1000 Islands Harbor Hotel
Infrastructure Sewer Rehab Project	\$4.1 million	NYS EFC, USDA RD & local match	Improvements to support new Harbor Hotel and downtown business district
Riverwalk 3	\$1.3 million	NYS DOT	Construction of the third phase of the Riverwalk
Thousand Islands Rescue Service	\$1.3 million	NYS, USDA RD, NNYCF, local businesses & private donations	Construction of a new permanent building for local emergency services
Craft Beverage Grant	\$85,000	USDA RD Rural Business Enterprise Grant	Brewing equipment for local brewery
Historic District Infrastructure Project	\$11 million	NYS DOT, NYS ESD, NYS DOS, NBRC DASNY, Village of Clayton	Burying of overhead utility lines, replacement of water/waste water lines, new streets, sidewalks and curbs
Mary Street Dock	\$101,000	Local funds	Electrical improvements to dock
Water System Improvements	\$7.4 million	USDA RD, NYS EFC & local	New water plant, rehab water tower, new water mains
REDI Riverwalk & Docks	\$6.5 million	REDI, DASNY & local	Repair and improve docks & Riverwalk completion in 2022
FEMA Dock repairs	\$1.6 million	FEMA & local	Repair to docks and Riverwalk completion in 2022
Water Waste Water Treatment Plant	\$11.2 million	USDA RD, FEMA, REDI & local	Improvement treatment technology increasing capacity of the plant, completion in 2022

This list totals \$79 million over the past 20 years and includes local funds, illustrating the community’s commitment to progress. While the list is extensive, it is not inclusive of the many private investments that were made by businesses and properties during that time. It also does not include the significant investments that impacted the surrounding community, although not specifically the downtown area.

***\$ 79 million over 20 years was invested in the local economy because local leaders worked together and had the support of the public to make these projects possible.***

#### **Future Investment**

While significant progress has been made, there is still much to be done in order for Clayton to reach its full potential. Past investments and growth have resulted in the extension of the “shoulder seasons” for visitors, beautified the downtown corridor, attracted new business and created enormous possibilities for the community. The DRI funds will be used as a catalyst to reach that potential. The community has a proven successful track record in managing grant funds and large projects and will build upon that experience to maximize the impact of DRI funds.

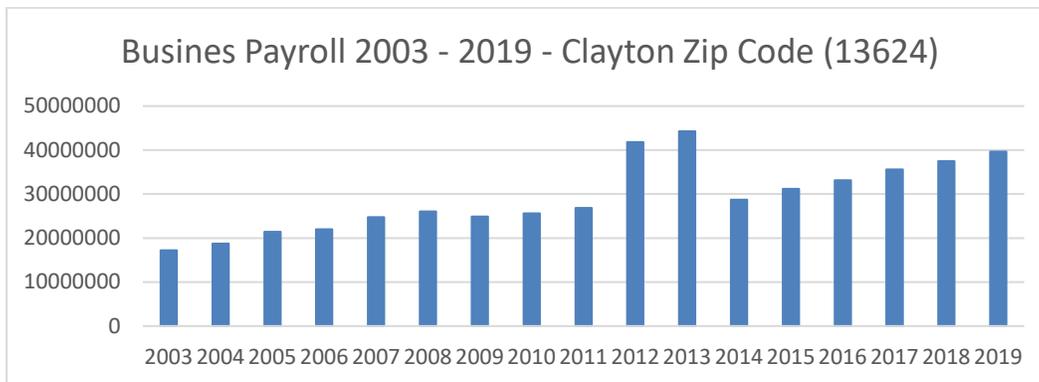
With the pending completion of the huge Riverside Drive improvement project and the burial of the unsightly power lines that crisscrossed the main downtown corridor, business owners are energized and poised to invest in façade improvements and new business ventures on the “street side” of their businesses. Additionally, the popularity of the Riverwalk has encouraged property owners to focus on improvements to the “water side” of their businesses as well. Improvements to infrastructure ensure that growth in both residents and business can be accommodated as more and more urbanites seek the small-town quality of life that Clayton offers, both for permanent residence and temporary respite.

## Section 3. Recent or Impending Job Growth

Clayton has experience steady job growth over the past 20 years. While steady, that growth has been slow. The DRI investment by NYS would give Clayton the opportunity to continue progress towards a year round economy, which will result in more year round jobs. The DRI investment would also support the entrepreneurial economy that is essential and sustainable in smaller communities.

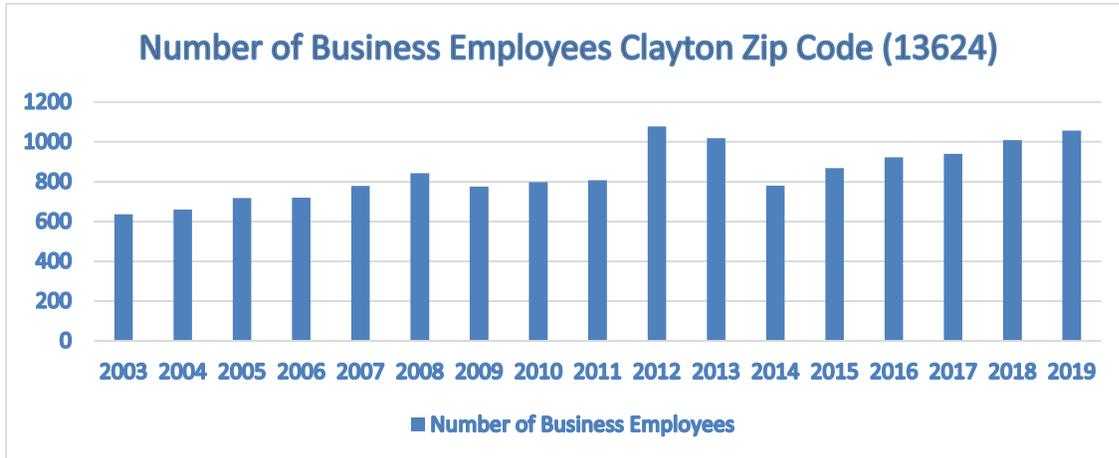
Over the past 20 to 25 years, the local economy has undergone economic changes. With the closure of local small industry in the 1980s and 1990s and the transition to a tourism-based economy, job growth has continued on a positive trend since the early 2000s.

Payroll activity since 2003 has substantially increased. In 2003 the business payroll was \$17,250,000. This increased to \$39,626,000 in 2019, resulting in a 56% increase over 16 years. The payroll increase is documented at a steady incline each year. The exceptions to the steady increase were in 2012 and 2013. This is attributed to the construction of the 1000 Islands Harbor Hotel, which was built during that time and opened in 2014.



Source: [www.census.gov](http://www.census.gov)

As the amount of payroll increased over this time frame, the number of people employed also increased. A similar exception to the trending data can be seen in 2012 and 2013, with a substantial jump in the number of employees being attributed to the construction of the 1000 Harbor Hotel during those years.



Source: [www.census.gov](http://www.census.gov)

The gradual and steady increase in payroll costs and number of employees document the growth of the local economy over recent years. Much of the growth has been related to the tourism industry, which has grown substantially during this time. The growth started in the traditional tourism season, but has gradually started to expand into the spring and fall. These shoulder seasons have seen significant growth in more recent years. Visitors are arriving earlier in the spring and staying later into the fall. This shoulder season growth has allowed for businesses to stay open and maintain strong business operations later in the year.

Job growth in recent years has been significantly impacted by the COVID pandemic. In the prime tourist season of 2021, it was evident that there was a work force issue with tourism related positions. Local businesses experienced an extremely busy year, with far more business than other years. It was clear that visitors had returned to the 1000 Islands, likely viewing it as a “safe” destination during the pandemic and within an easy driving distance. The shops were full and the restaurants had lines out the door. However, this was significantly hampered by the lack of workers in the area. Business owners relied heavily on college students and teachers to fill positions during peak summer months. Many business owners worked front line positions themselves to help fill in the gaps. These business owners are dedicated to the success and future operations of their businesses, as can be seen in their proposed transformative project submissions.

## Section 4. Quality of Life

Clayton offers the quality of life that many urban dwellers are seeking as a result of the pandemic, as evidenced by the throngs of visitors the village has experienced over the last 18 months, and the rapid and aggressive property sales in the region. Clayton is the kind of safe, clean, livable place that offers the small-town atmosphere so many people are seeking now, yet provides all the conveniences. The many historic buildings that comprise the downtown harken back to a time when life was simpler and people were friendlier. But however much people seek this type of atmosphere, both residents and visitors still want and expect every modern convenience. This DRI award will enhance that sense of place and ensure that we are meeting that demand as we use the funds to increase local business offerings.

Clayton's physical location on the St. Lawrence River waterfront has shaped the community for centuries. There is ample public access to the water and we are a supremely walkable community, with recently enhanced sidewalks throughout and the presence of the unique waterfront Riverwalk. There are a significant number of safe, clean public parks, offering recreational and relaxation opportunities for



families, both on the waterfront and in other areas of the village. Farmer's markets, craft and artisan shows and even good old-fashioned Easter egg hunts for kids are mainstays of the village parks. Water-based recreational opportunities abound, enough to challenge both seasoned competitive recreationalists and those who take a more leisurely approach to their activities.

For centuries, Clayton's economy has centered on visitors, and residents accept and welcome visitors and new residents to their town. People are friendly. Well-kept historic homes line the streets of the village, with residents taking pride in maintaining their homes and yards. Clayton learned long ago that if you make your village a place where people want to *live*, the visitors will follow. A variety of housing options are available in the downtown space, including apartments, homes and condominiums, at varying price points. Because the village is located on a peninsula, space is limited, making it imperative to rehabilitate older spaces and maximize the potential of all spaces. Several of the projects proposed for our DRI do just this and will further enhance business and residential opportunities in the downtown corridor.

## Section 5. Supportive Local Policies

The revitalization that Clayton has experienced over the past two decades has been driven by community members and their desire to see the place they call home thrive and grow. One of the foundational characteristics that makes Clayton a place where people want to live and visit is the willingness of its people to devote their time, energy and unique skills to improving the community. Before the growth period that Clayton has seen over the past two decades, the community came together and defined the kind of growth it wanted to see and put tools in place to ensure that the unique community character would be preserved and growth would be guided.

Two essential planning documents were developed to serve as guidance for local leaders and planners on how to move forward: the 2016 Joint Town/Village Comprehensive Plan and the 2013 Town and Village Local Waterfront Revitalization Program. Both of these documents took years to development and included extensive public input. They serve as the “playbook” for our growth and revitalization.

The 2016 **Joint Town/Village Comprehensive Plan** was developed by a committee of local citizens with guidance from the Jefferson County Planning Department. The Clayton Vision Statement was developed as part of the Plan. (The full plan can be viewed at [www.townofclayton.com/living-here/government/zoning-planning](http://www.townofclayton.com/living-here/government/zoning-planning) ). This vision statement was used as a foundation for the DRI Vision Statement and clearly conveys what is important to the community. The plan documents the importance of the historic heritage and small-town atmosphere that makes Clayton unique and the importance of retaining that atmosphere to attract both residents and visitors. It was clear during the development of the plan that the public placed a high priority on the preservation of the community’s character.

### **Clayton Vision Statement**

*(from the 2016 Clayton Joint Town/Village Comprehensive Plan)*

Clayton is a vibrant small-town waterfront community. The residents of Clayton enjoy a quality of life and a very friendly community that welcomes all new residents and diverse village and town.

The Village of Clayton retains its charming small-town atmosphere relishing its strong ties to the St. Lawrence River, upon which it relies for its tourism trade. Tourism has been important to the Village and Town for well over a hundred years as visitors arrive to partake of its opportunities for boating and fishing, its many museums, its quality restaurants, its burgeoning craft beverage industry, or just to enjoy its outstanding scenery and sunsets.

Clayton values its history and the architectural relevance of its downtown business section. Retail buildings are well maintained and attractive to residents and visitors alike. The downtown area is very pedestrian friendly, particularly its new Riverwalk, and sidewalks are well maintained and accessible to all.

In addition to the Vision, many other components of the Comprehensive Plan specifically target the historic downtown and the attributes that are essential to the community and support the projects we are proposing. The Economic Trends and Development section of the Plan details goals and objectives that directly impact the livability and quality of life in the downtown.

### **Economic Development Goals**

*(from the Clayton Joint Town/Village Comprehensive Plan):*

1. Foster economic development that capitalizes on the rural and urban character.
2. Use a balanced approach to increase jobs and employment opportunities while fostering residential development to maintain a vibrant local economy while preserving neighborhoods.
3. Foster economic development to help retain the area's young adults by expanding employment opportunities.

These goals and objectives highlight the importance of the community character and the need to preserve that character while developing economically.

**Economic Development Objectives**  
*(from the Clayton Joint Town/Village Comprehensive Plan):*

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1. Build on community character to expand economic development opportunities.
2. Expand the tourism based economy in a sustainable way that balances growth and preserves the natural environment and quality of life for residents and visitors.
3. Support economic development that will expand the tourism season to shoulder seasons as well as year round opportunities for residents and visitors.
4. Consider marketing the village, hamlet and town as a residential destination to expand development opportunities.

The Joint Comprehensive Plan’s Historic and Cultural Resource Goals, Objectives and Strategies details what is important to the community in terms of preservation and aligns with the proposed DRI plan.

**Historic/Cultural Resource Goal**  
*(from the Clayton Joint Town/Village Comprehensive Plan):*

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1. Preserve and promote Clayton’s historic heritage as an integral part of the Town and Village culture, character, attractiveness and economic future.

This one and only Historic/Cultural Reserve Goal summarizes the most highly-prioritized feature of the community. The community strongly identifies with the small town, historic character for which Clayton is known. This goal is directly woven into the components of the DRI Vision, as well as the proposed transformative projects that include historic façade renovations.

**Historic/Cultural Resource Objectives**  
*(from the Clayton Joint Town/Village Comprehensive Plan):*

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1. Support and assist in the preservation of historic resources, properties and structures within the Town and Village.
2. Preserve important historic/cultural resources and improve the basis for initiatives and informed decision making relative to the preservation of historic buildings, structures, objects and sites.

The **Local Waterfront Revitalization Plan** is the second guiding force for local leaders when addressing planning and growth opportunities. Because the village is surrounded by water and water resources are the foundation of the community, this document is key to both preservation and growth.

The Town and Village of Clayton Local Waterfront Revitalization Plan (LWRP) is a locally prepared comprehensive land and water use plan for the Village and Town’s natural, public and developed waterfront resources along the St. Lawrence River. The LWRP process involved cooperation with state, county, local and private agencies, as well as a local advisory committee that included local business owners, municipal officials and local residents. As part of the

**Historic. Cultural Resource Strategies**  
(taken from the Joint Comprehensive Plan):

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1. To the extent possible, encourage the re-use of historic buildings.
2. Consider the character of the historic buildings to mitigate potential impacts that may occur as part of the SEQR review process.
3. Consider zoning amendments to emulate historic building types and community character protection where applicable.
4. Consider the need for an historic overlay zone to include properties within the historic district in the Village.
5. Support efforts of the community to identify homes, structures, and sites for listing on the State and Federal Register.
6. Consider requiring underground utility placement within the historic district.

process, an inclusive public outreach effort was conducted to obtain feedback from the community on existing land and water use issues and to build consensus on a vision of Clayton’s waterfront. This public outreach included three public meetings and a public workshop over the course of several years.

The LWRP states that ***“the Town and Village of Clayton are prepared to cooperatively take on the challenges of the 21<sup>st</sup> century – to embrace economic change and further enhance the Thousand Islands region as a highly desirable place to not only visit, but to live, work and play... For many in the community, the waterfront represents the past as well as the future, and an opportunity to capitalize on existing strength while charting a new course. The key will be to balance Clayton’s authenticity with new ideas as new residents continue to move into the community.”***

The vision statement developed for the LWRP was also incorporated into the DRI Vision statement.

### **LWRP Vision Statement**

In order to position themselves as a premier waterfront community on the Saint Lawrence River, the Clayton community will strive to:

- Preserve the picturesque nature of the community that is visible in both the quaint, small-town atmosphere of the Village center as well as the rural character and natural beauty of the Town;
- Develop amenities for residents and visitors that will allow Clayton to be an interesting year round place to live, visit, work and play;
- Increase access to the water and to recreational opportunities while preserving sensitive natural places;
- Preserve and promote the artistic and cultural resources of the local community, found in historic architecture, exceptional museums and opera house;
- Enhance the characteristics of the community that make Clayton a pedestrian-friendly, livable, sustainable place;
- Provide opportunities for development that is in scale with the existing community fabric and balances with existing uses;
- Promote economic growth and stability by supporting locally-owned businesses and encouraging vibrant, successful shops, hotels and restaurants;
- Ensure the Clayton waterfront is a friendly, welcoming place where twenty years from now, children can still play in the streets and people can feel safe and happy raising their families here.

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***A place to not only  
visit, but to live, work  
and play***

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Section 3 of the LWRP details developed The Waterfront Revitalization Policies detailed in the LWRP (Section 3) directly impact the DRI vision and potential projects. Pertinent LWRP Waterfront Revitalization Policies that directly impact the DRI vision, area and potential transformational projects are:

<b>Develop Waterfront Policies</b>	
Policy 1	Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.
Policy 2	Preserve historic resources of the waterfront area.
Policy 3	Enhance visual quality and protect scenic resources through the waterfront area.
<b>Public Waterfront Policies</b>	
Policy 9	Provide for public access to, and recreational use of, the waterway, public lands, and public resources of the waterfront area.

The LWRP details each of these policies and can be viewed at: [www.docs.dos.ny.gov/opd-lwrp/LWRP/Clayton\\_V&T/Index.html](http://www.docs.dos.ny.gov/opd-lwrp/LWRP/Clayton_V&T/Index.html)

The contents of the Comprehensive Plan Vision Statement and the LWRP Vision Statement embrace the same themes and values as the DRI Vision Statement. During the development of both documents and the creation of the DRI Vision, the public was very clear that maintaining the unique small-town atmosphere that characterizes Clayton is essential to the community’s future. Following that directive – and the guidance set out by these two key planning documents - is imperative as the community has developed its DRI application.

## Section 6. Public Support

Clayton is a community of “joiners,” people who are willing to try new things, to dedicate their skill sets to improving their community, to become part of leadership groups and to voice their opinions on issues that impact the future of their community.

Two foundational planning documents were used to develop the DRI Vision and Application: the 2016 Joint Town/Village of Clayton Comprehensive Plan and the 2013 Town and Village of Clayton Local Waterfront Revitalization Program. Both of these documents were developed with extensive public input, including online surveys, public meetings, public workshops and public vignettes. The information contained in these planning documents has been a roadmap for forward movement of the community, including development of the Vision for downtown and the DRI application.

- Public outreach has been part of the process for developing the DRI application and Vision. **Summer 2019** - The Clayton Local Development Corporation established a DRI committee to explore the possibility of applying for the program in 2020. The committee evaluated the viability of an application and the potential impact of the program on the community. The committee formed to develop the DRI application includes representation from a range of high profile community members who all contribute diverse perspectives to the process and who receive input from community members with whom they engage.
- **Fall 2019** - The DRI committee developed a Request for Proposals (RFP). The intent of issuing the RFP was to determine the interest of private business owners and to learn what types of potential projects private business owners were willing to invest in. This RFP was emailed to all local Chamber of Commerce members, advertised in the newspaper and on social media. Members of the DRI committee also personally reached out to private business owners to explain the program and answer questions.
- **Winter 2019-2020** – The DRI committee received 28 responses to the Request for Proposals. The committee reviewed each project and determined that 26 of the projects were in the proposed DRI area and met DRI criteria and local goals. These projects totaled \$24.6 million. It was anticipated that these potential projects would be used in the 2020 DRI application.
- **Spring 2020** – As New York State began to see the initial impact of the pandemic, it became clear that the program would not be available as anticipated. The DRI

committee tabled the application, letting all project owners know that the process would resume if/when New York State made the program available again.

- **August 2021** – With New York State announcing the availability of the Downtown Revitalization Initiative Round 5, the DRI committee immediately reconvened. The Request for Proposals was updated to include the most recent DRI information and criteria. The revised RFP was released on August 6, 2021. It was advertised in the local newspaper, emailed to Chamber of Commerce members and advertised on social media. DRI committee members once again, personally contacted local business and properties owners to explain the process, answer questions and encourage submissions.
- **August 2021** - In late August, 31 responses to the RFP were received, totaling almost \$29 million.
- **September 2021** – An open house was scheduled for September. The event was advertised in the local newspaper, to Chamber of Commerce members and online. Due to COVID concerns, the open house was held outside at Frink Park. The open house was held on September 7, 2021 from 3:00 pm to 6:00 pm. The DRI committee members were in attendance to talk with the public and receive comments. It was also advertised that the Village of Clayton Vision was available online, as well as a way to submit comments. The open house was covered by the local television news station with a link in their story to provide comments.



**We want to hear from you!**

The Clayton LDC is developing an application to the NYS 2021 Downtown Revitalization Initiative Program for the Village of Clayton and needs your input.

There are two ways to provide feedback.  
Join us on September 7, 2021  
from 3:00 – 6:00 pm at Frink Park.  
Committee members will be available to review the Vision for the Village of Clayton and answer your questions. Or visit [www.claytonldc.org](http://www.claytonldc.org) to review the Vision and provide feedback.



## Section 7. Transformative opportunities & readiness

In the context of this small village of 2,000 whose population swells during the warmer months with seasonal residents and visitors, the addition of dockage to accommodate a dozen more boats can be transformational, the expansion of an existing restaurant can be transformational, the development of a single new attraction can be transformational and façade upgrades to a handful of downtown buildings can be transformational. The scale is very different but the results are the same: steps forward that propel the community toward prosperity and growth.

Project proposals were sought in both 2019, and again this year and local property and business owners, buoyed by recent successes and eager to keep the momentum going, responded enthusiastically with exciting projects. Several project proposals are included as Attachments B-F as examples. The proposed projects range from single, large-scale ventures that will bring jobs and visitors to Clayton, to multiple smaller projects that, when combined, will have the same transformative impact. All of the proposed projects align with the community's vision for a revitalized downtown Clayton. A total of 31 projects were submitted totaling almost \$29 million. All project owners indicated they are prepared to move forward in the first one to two years of the DRI. All private project owners are fully prepared to contribute 50-60% of the total project cost, depending on the decarbonization standards and many have preliminary drawings or engineering plans

The proposed projects fall into four primary categories: The Historic Shopping District, Arts and Culture, Community Walkability and the Working Waterfront.

**Historic Shopping  
District**

**Arts and Culture**

**Community  
Walkability**

**Working  
Waterfront**

## Historical District and Adjacent Area Improvements

### **Spa at the 1000 Islands Harbor Hotel**

Since its opening in 2014, the 1000 Islands Harbor Hotel has been an economic driver for the community by creating jobs and generating additional occupancy tax and sales tax. The hotel filled a distinct need in the community and attracts visitors throughout the year. Events hosted by the hotel generate business activity throughout the village, as guests patronize the downtown shops and restaurants and visit local attractions. The hotel proposes to develop a 5,000 square foot spa to compliment current hotel operations and further increase overnight guests. The presence of the hotel in Clayton and the addition of amenities to the facility contributes to the development of a year-round sustainable economy and helps to elevate Clayton as the premiere destination in the Thousand Islands region. Please see Attachment C for the project proposal.



**Project Readiness:** This project has been in the works and preliminary drawings, a feasibility study, survey and cost estimate are complete. The owners are well-capitalized and experienced; they have the financial resources and banking relationships to match the grant and are prepared to move forward within 12-18 months of award.

**Total Project Cost:** \$3 million

### **St. Lawrence Gallery Building**

This building is a cornerstone of the historic district and one of the most visually prominent buildings in the downtown area. The owners of the St. Lawrence Gallery building have proposed extensive and transformative plans for the historic building. Plans entail a full interior and exterior rehabilitation of the building to include decarbonization upgrades, upgrades to residential and retail space, and the installation of an elevator to facilitate handicapped access to the upper level spaces. With the installation of the elevator, the second and third stories as well as the roof top will be transformed from 6000 square feet of underutilized vacant space to vibrant business areas. The owner plans to open two new year-round businesses on the second and third floor, which will bring year round jobs to the downtown. The top of the building will be transformed into a roof top venue, which could be rented for a permanent business or used as event space.

**Project Readiness:** The building owners have had preliminary discussions with architects and builders. The owner is prepared to finance the project and move forward within a year of award.

**Total Project Cost:** \$1.2 million

### **307 Riverside Drive Development**

Located directly adjacent to the 1000 Islands Harbor Hotel and Frink Park, the owners of the existing building which houses a physical therapy business, propose to fully renovate the existing building and develop an adjoining mixed-use building. The physical therapy business will remain in the newly renovated building. Apartments would be created on the upper floors and a multi-unit retail space would be created with the goal of creating a year-round market place.

**Project Readiness:** The building owner has had preliminary design drawings completed for the renovations of the existing building and new building. The owner is committed to moving forward within a year of award.

**Total Project Cost:** \$6 million

### **River House at McKinley Block**

The proposed project for the historic McKinley Block includes renovation of two upper story apartments, which are currently vacant and will add to the village's housing inventory. It also includes the renovation of a currently vacant store front, returning it to its historic look, and the installation of new roof to protect the historic structure.

**Project Readiness:** The property owner has had architectural and engineering designs completed for the project and is prepared to start the project within 12-18 months of award.

**Total Project Cost:** \$650,000

### **Renovation of Key Bank Building**

After losing Key Bank as a tenant for 40 years, the owners of this historic building are proposing a significant renovation to repurpose the former bank space and create a space that can be utilized by a new business. The bank was previously located on the street level, with that 2,600 square foot space needing full renovation, to include a new entrance to the Riverwalk. Situated at the end of the street that is a main entryway to the village's downtown, the protection and reuse of this high-visibility building is critical to the historic downtown district.

**Project Readiness:** The owners of the building have consulted with engineers and builders to develop the concept. The owners are prepared to move forward immediately upon award.

**Total Project Cost:** \$619,000

**Koffee Kove Enhancement Project**

This local icon diner is looking at options to expand baking and retail operations. One of these options includes the use of an additional building. The proposed project includes renovations to the existing building that will incorporate handicapped access, weatherization upgrades and installation of electric vehicle charging stations.

**Project Readiness:** The building owner is prepared to move forward with this project immediately upon award. The owners have consulted with professionals to develop the cost estimate.

**Total Project Cost:** \$550,000

**The Eagle Shoppe**

For decades the Eagle Shoppe has been an economic pillar in the downtown and an important draw for shoppers. The boutique provides an offering of unique products that highlight the 1000 Islands region. The Shoppe has developed a line of products, the 1000 Islands 40 Acres Clothing Co. The Shoppe works in conjunction with and supports the local fishing guide industry. The Shoppe owners are proposing to construct an addition to the building that will expand retail space to accommodate the growth of their local brand and create classroom space that will be used by the fishing guide industry. Green space and public seating to match that found elsewhere in the village will also be included.

**Project Readiness:** The building owners have worked with a local architect to develop final design drawings and cost estimates for the project. They are fully prepared to proceed with the project within a year of the award.

**Total Project Cost:** \$420,000

**340 Riverside Drive**

This property is situated in a prime downtown location, between Frink Park and Rotary Park/the main village docks, on the water. The new owners of this property propose a full interior and exterior renovation. The exterior concept is to transform the property visually to align with the circa-1888 train depot that once stood in Frink Park and restore historical accuracy. The proposed project will rehabilitate residential space, creating a cottage-style top-floor year-round rental flat, renovate existing commercial space and create additional commercial space in the three-story building. Part of the renovation will create two commercial spaces that have entrances to the Riverwalk, which do not currently exist.

**Project Readiness:** The owners recently purchased this building and have had discussions with architects on the concept. They are prepared to move forward within 12-18 months of award.

**Total Project Cost:** \$388,000

**RAKS**

The semi-modern building that houses an important high-traffic retail store sits in the middle of the historic district and does not fit in with its neighbors, detracting from this historic viewshed. The building is situated in a prominent location in the historic district and was not designed to fit in with the fabric of the neighborhood when constructed several decades ago. A full façade renovation is proposed for this building with the goal of creating a structure that blends in with and compliments the historic buildings throughout the downtown area. Please see Attachment D for RAKS project proposal and drawings.

**Project Readiness:** The project owner has had final construction drawings completed by a local architect and is fully prepared to move forward immediately upon award.

**Total Project Costs:** \$330,000

**The Golden Cleat Expansion Project**

The Golden Cleat is a unique jewelry store that features a handmade signature nautical jewelry collection inspired by life on the water. The proposed project renovations are to expand the retail footprint of the store to accommodate the growing inventory, as well as provide space for creative workshops, art classes, musical performances and special events along the water's edge. The project will also include an entrance to the Riverwalk, improvements to the Riverwalk side of the building and installation of solar panels.

**Project Readiness:** The owner has had the building evaluated by local builders determine the best course of action and develop a cost estimate. The owner is prepared to move forward at award.

**Total Project Cost:** \$315,000

**Historic District Building Improvement Fund**

Many of the buildings in the downtown area are historic buildings that need updating but in smaller scale projects. These projects are essential to improve the operations of the buildings and to optimize the building usage. The long-time close proximity of high voltage utility lines prevented completion of basic maintenance and upgrades on the facades of many of the buildings. Since the power lines were removed in 2021 as part of a large infrastructure project, these building owners are now able to improve and maintain their facades to better match their historic neighbors. The Historic District Building Improvement Fund would be designated to improve facades and fund smaller building improvements such as HVAC upgrades, weatherization and decarbonization project and window and roof replacement. All projects would require a 50-60% private match, depending on the decarbonization commitment of the project. The proposed fund would be administered by the Clayton Local Development Corporation which has experience with similar fund administration.

**Project Readiness:** Many of these projects do not require architectural or engineering plans. The projects have all been evaluated by contractors for cost estimates. The project owners are all prepared to provide the required match. It’s anticipated that this Fund would start issuing grants within 18 months of award.

**Total Project Cost:** \$600,000

Some of these smaller proposed projects include:

Project	Total Project Cost	Description
413 Riverside	\$250,000	Fully utilize unused space and bring the building to code
Coyote Moon Vineyard	\$250,000	Façade improvements, window replacement, new roof and other renovations
Bertrand’s Motel	\$220,750	Renovations to include window and exterior work
Karla’s Christmas Shoppe Bldg	\$210,000	Façade improvements and weatherization
Harper Leigh Florist Bldg	\$170,000	Façade improvements and weatherization
226/228 James Street	\$130,000	Window replacement through building
330 James	\$100,000	Exterior upgrades and improvements
Hilda’s Place	TBD	Façade improvements, new windows, roof and back porch entrance to the Riverwalk
The Scoop Building	\$85,000	Façade improvements and weatherization
Channelside Building	\$80,000	Façade improvements and weatherization
Clayton Library	\$40,000	New windows and exterior work

**River Side Façade Fund**

Some of the key historic downtown buildings have evolved to have two facades: one traditional streets ide façade and another facing the waterfront and the Riverwalk. While historically treated as a back yard, the back of these buildings has evolved into second store fronts as the village is working to promote its river-facing waterfront as its “front yard.” This proposed fund would set aside funding specifically to improve the facades facing the water and entrances to the business from the Riverwalk. The goals of the fund would be to improve the look of the buildings as locals and visitors’ approach from the water, to encourage a cohesive appearance, and to make entrances and business more inviting as seen from the Riverwalk. The Clayton LDC has obtained a preliminary architectural conceptual drawing of what the waterfront appearance could look like to generate enthusiasm for the project among the buildings’ owners. Please find the concept drawing as Attachment E. The fund would require a 50-60% private match from the building owner.

**Project Readiness:** Many of these projects do not require architectural or engineering plans. The projects have all been evaluated by contractors for cost estimates. The project owners are

all prepared to provide the required match. It's anticipated that this Fund would start making awards within 18 months of award.

**Total Project Cost:** \$600,000

## Arts and Culture

The community of Clayton is very fortunate to have a plethora of local arts and cultural institutions which have become a mainstay of the community and provide critical resources and opportunities for both residents and visitors. Understanding the need to constantly improve to meet resident and visitor expectations while maintaining the historic character of their facilities, several of the local cultural institutions have proposed projects that align with the DRI Vision.

### Thousand Islands Arts Center

As the only handweaving museum in the country, the Thousand Islands Arts Center (TIAC) attracts patrons of all ages from as far away as California and British Columbia. TIAC, founded more than 55 years ago, proposes to construct a new fully-accessible building that will allow the organization to expand and improve on its education, exhibition and event offerings throughout the year, which attract approximately 4,000 visitors annually. The new center will expand the current pottery program which TIAC provides at no charge to the region's Wounded Warrior population, and will provide expanded and enhanced year-round creative arts and culture and programming for local residents from youth to seniors. Please see Attachment F for the proposal and preliminary project drawings.

**Project Readiness:** The Arts Center has worked with an architect to develop preliminary site design, a conceptual design and cost estimate. Preliminary work is complete for a capital campaign to support an improved arts center/museum and several long-term commitments are already in hand. The Center is prepared to move forward within 12-18 months of award.

**Total Project Cost:** \$4.2 million

### Antique Boat Museum

As one of the anchors of the Clayton downtown, the Antique Boat Museum was founded over 50 years ago and has a 4.5-acre campus on the waterfront in downtown Clayton. The Museum has one of the largest collections of fresh water recreational boats in North America and attracts nearly 30,000 visitors each year. The Museum is currently in the process of further developing a long-term plan for the main campus and contiguous museum properties. Several potential projects are currently part of that plan and align with the DRI process. The potential projects include construction of a Gateway Building to serve as a large event and flex space; a reimagined entry to the campus and museum store; construction of a working boat shop

building; reconfiguration and improvements to the Boat Basin, which is the docking and waterfront area, and construction of public access park space on the waterfront that would tie directly into the Clayton Riverwalk. Please see Attachment G for the project proposal.

**Project Readiness:** The museum has completed a feasibility study/market analysis, as well as conceptual designs and cost estimates for this project. The museum would be prepared to move forward with a project within 18-23 months after award.

**Total Project Cost:** \$6 million

### **Thousand Islands Land Trust Discovery Center**

The Thousand Islands Land Trust (TILT) is proposing to create the Discovery Center: The Gateway to the Outdoors at their current location in the heart of the downtown, adjacent to the Riverwalk. TILT is one of the local organizations that serves as a steward of the natural resources that attract so many to Clayton. This Center will act as a hub where visitors can learn about regional natural resources, a need that is currently not met. The exhibits will offer an interactive experience and showcase the unparalleled natural resources and outdoor recreational opportunities that the community has to offer as well as demonstrating the value of connecting the community to the land and river. Please see Attachment H for the project proposal.

**Project Readiness:** The Land Trust has completed a feasibility study, preliminary site design and conceptual design for this project. Now in the later design stages, the project scope has been narrowed and 45% of the funds necessary to complete the project have been raised from private donations and grants from six different entities. The organization is prepared to move forward within a year of award.

**Total Project Cost:** \$284,000

### **Clayton Opera House**

One of the cultural cornerstones of the village and home of the Thousand Islands Performing Arts Fund, the historic Clayton Opera House underwent extensive renovations in the past to revitalize the building. The Clayton Opera House is owned by the Town of Clayton and hosts many public musical, theatrical and special events every year, attracting thousands of visitors. The proposed project is to replace the windows and construct a clock tower that is a replica of the original on the historic property.

**Project Readiness:** The Town of Clayton has completed an engineering study on the building to develop the conceptual design and the cost estimates. The Town is prepared to move forward within 18 months of award.

**Total Project Cost:** \$800,000

## Walkability and Public Spaces

One of the downtown's most valuable assets is the walkability and availability of public spaces. With all new streets and sidewalks and the Clayton Riverwalk, the downtown boasts a walkable inviting atmosphere that is accentuated by multiple waterfront parks. These projects enhance the walkability and public spaces in the downtown.

### Rivergate Community Connection Project

The Thousand Islands Land Trust (TILT) has proposed a project to connect the Clayton Riverwalk in downtown Clayton to the TILT Rivergate Trail, a seven-mile multi-use trail built on the old bed of the New York Central Railroad just outside the village. Both of these walkways have been years in the making and are popular attractions in the community. This project will connect the beautiful waterfront with the rural countryside and in doing so, also connect the vibrant downtown business district with the more rural recreational amenities available.

**Project Readiness:** The Land Trust has completed the preliminary site design for this project and is prepared to begin collaboration with the Village immediately upon award.

**Total Project Cost:** \$680,000

### Frink Park

Frink Park is home to the Thousand Islands Regional Dock. The park and Regional Dock both underwent extensive renovations over the past 25 years. However, there is still one aspect missing from the park - service access for vehicles. The Regional dock is currently the only deep-water port between Montreal and Oswego with cruise ship terminal status under federal regulation code, USC 33, Part 105. This federal designation allows for international cruise ships to dock and for passengers to disembark and enjoy the amenities downtown Clayton has to

offer. The proposed project includes the installation of a service access that would complement the design of the popular Frink Park.

**Project Readiness:** The Village of Clayton has consulted with engineers to develop this concept and cost estimate. The Village would be prepared to move forward within 18-24 months of award.

**Total Project Cost:** \$195,000



### **Rotary Park Viewing Deck and Facilities**

One of the most popular waterfront parks in the downtown is Rotary Park. Offering a front-row seat to the hustle and bustle of the busy day-use public docks and some of the best views of passing freighters, the seating in the park is always full during nice weather. The park also offers public restroom facilities and an observation deck with ADA access. The proposed project will modernize this facility to help create a welcoming first impressions for patrons visiting by boat, while helping to create a uniform aesthetic along the Riverwalk.

**Project Readiness:** The Village of Clayton has consulted with an architect to develop this concept and cost estimate. The Village would be prepared to move forward within 18-24 months of award.

**Total Project Cost:** \$250,000

### **Interpretive and Wayfinding Signage**

With many visitors coming by car, foot and boat, wayfinding signage would be a valuable asset to move people through the community. The signage would also help create a sense of space and direct visitors to local museums, parks, shops, restaurants and waterfront amenities. The new wayfinding signage would be owned and maintained by the Village of Clayton.

**Project Readiness:** The Village is prepared to move forward with this project at award.

**Total Project Cost:** \$50,000

### **Clayton Garden Club**

The Clayton Garden Club is proposing landscaping to beautify the downtown historic district and Riverwalk. This project would help to create a vibrant, welcoming sense of place throughout the downtown area by adding landscaping to the green spaces, the walkways and the streets of the downtown areas.

**Project Readiness:** The Garden Club would be prepared to start this project within 12-18 months of funding award.

**Total Project Cost:** \$100,000

## **Working Waterfront**

Due to its desirable location on the St. Lawrence River, the Village of Clayton was built around the timber and shipbuilding industries in the early to mid-1800s. The area around the village was rich in forest land and the river created the opportunity for Clayton to become a transportation center for timber. As shipping became more vital for the movement of goods around the river and Great Lakes, the Clayton waterfront became a center for shipbuilding,

maintenance and repair, attracting skilled tradesmen from far away to establish their homes and livelihoods in the village. Many docks, marinas and boatyards were built around the Clayton peninsula to accommodate these trades. Around 1973 the tourist trade boomed with the arrival of the railroad in Clayton, bringing city dwellers for rest and relaxation.

The tourist trade brought hotels, restaurants and shops to the village, but it also meant a huge increase in the demand for small boats, boat liveries, fishing and river tour guides, and boats and people to provide services to the many islands surrounding the village. The influx of visitors also translated into an increase in privately-owned boats for both pleasure and function. All of these combined became the foundation of Clayton's Working Waterfront, which still exists today to service the needs of a water-based community and to provide recreation for both residents and visitors. Projects proposed for Clayton's Working Waterfront will provide for important upgrades to downtown amenities while ensuring employment in waterfront trades continues.

#### **French Creek Marina**

French Creek Marina provides essential towing, salvage and marine mechanical services as well as dockage. An anchor of the community for decades, the owners of French Creek propose to relocate its marina storefront building to provide more convenient public access. The current building has experienced flooding and is not on a main street. The relocation will alleviate the flooding issue and provide more exposure to the marina, as well as improved customer experiences.

**Project Readiness:** The marina owner has worked with an engineering firm to develop preliminary site design and conceptual design for the project. The owner is prepared to move forward within a year of award.

**Total Project Cost:** \$1.3 million

#### **TI Pier 225 Marina**

Pier 225, originally built in the 1930's, has proposed improvements to its building and docking systems, which would increase the utilization of the property and expand the docking services to meet increased customer demand.

**Project Readiness:** The marina owner has a preliminary site design for the project. The owner is prepared to move forward within a year of award.

**Total Project Cost:** \$250,000

#### **RJ Marine Associates**

RJ Marine has been providing fuel and marine transportation services in the form of water taxis and barges for over 50 years. This key waterfront property also provides salvage and dockage

services to boaters, as well as sanitary pump outs. The proposed project includes upgrades and improvements to the buildings and store that would allow the marina to provide better service and meet ever-shifting customer demands.

**Project Readiness:** The owners have a preliminary site design and conceptual design for the project. Surveying and engineering have also been completed. The owner is prepared to move forward within 18 months of award.

**Total Project Cost:** \$145,000

**French Bay Inc.**

French Bay provides a variety of waterfront services including boat repairs, launching and hauling, vessel winterization and storage, marine supplies and docking options. The marine service business's proposed project includes renovations to its busy public office building to include construction of ADA accessible bathrooms to better serve customer needs.

**Project Readiness:** The marina owner has worked with an engineering firm to develop preliminary site design, conceptual design and an estimate for the project. The owner is prepared to move forward within a year of award.

**Total Project Cost:** \$180,000

**Riverstone Associates LLC**

The owners of this waterfront property have invested significantly to rehabilitate existing structures, while maintaining a historic look to the property. The owners are proposing to build upon the work they have already completed by doing dockage and dredging. Both of these proposed components would expand the dockage available to boaters in the area.

**Project Readiness:** The owners have a preliminary site design and conceptual design for the project. The owner is prepared to move forward within a year of award.

**Total Project Cost:** \$352,500



## Section 8. Administrative Capacity

As demonstrated by past projects, Clayton has a significant history of successfully administering multiple large-scale projects. From planning projects to large capital projects, the municipality has developed effective partnerships to oversee the administration of NYS and federal funding contracts. The municipality frequently partners with the Clayton Local Development Corporation to administer funding contracts. The Clayton LDC is made up of local leaders and stakeholders who are actively involved in the development of the community. The LDC is an active organization that has extensive experience administering state and federal funding programs, as well as working with local private partners, as detailed in Section 2, Past Investments. The Clayton LDC established a DRI Committee that has worked diligently for two years to develop a viable DRI application. If awarded, the committee would continue focusing on the DRI and the Clayton LDC will assume a primary role in facilitating administering the required contracts.

Per the organization by-laws the Clayton Local Development Corporation Board of Directors consists of:

- Village of Clayton Mayor
- Town of Clayton Supervisor
- Joint Planning Board Chairman
- Superintendent of Thousand Islands School District
- President of the Clayton Chamber of Commerce
- Jefferson County Legislator for District #1
- 7 community members appointed jointly by the Town of Clayton Board and Village of Clayton Board

The members of the Clayton LDC Board are local leaders, professionals, business owners and active members of the local community. The Executive Director of the Clayton LDC has two decades of experience in community development and grant administration, the past 13 of which has been with the LDC.

## Attachments

- A. Historic Districts Map
- B. Proposed Project Listing
- C. Spa at the 1000 Islands Harbor Hotel Proposal
- D. RAKS Proposal
- E. River Side Façade Fund
- F. Thousand Islands Arts Center Proposal
- G. Antique Boat Museum Proposal
- H. TILT Discovery Center Proposal