



## **Board of Directors Meeting**

MINUTES OF THURSDAY, September 14, 2023

The Board of Directors of CAPE VINCENT LOCAL DEVELOPMENT CORPORATION with the Town and Village Board members met on Thursday, September 14, 2023, at 6:30 PM at Recreation Park, Cape Vincent, NY.

### **Attendance**

**A quorum was present.** Board Members present in person:

Mary Farrell, Bill McDonough, Carol Thomas, Dan Wiley, Jeanie Fitzgerald, Mandy Mason, Joseph DeJoia, Town Supervisor Marty Mason, Town Councilman Paul Aubertine, Town Councilman Tim Maloney, Village Mayor Gerry Golden, Village Trustee Christine Stark, Village Trustee David Bonney, Village Trustee Robert Ewing and planner Scott Burto.

Board Member Remote: Jim McQueeney

Absent Member: Jeanie Fitzgerald

In accordance with the agenda, the following matters were considered by the Board.

### **Call to Order/Pledge of Allegiance/Roll Call**

The meeting was called to order at 6:35pm.

### **Approval of Minutes**

Approval of minutes for August July 10th, 2023. Motion made by Mandy Mason, Seconded by Bill McDonough.

### **Special Reports**

No special reports provided at this meeting.

### **Committee Reports: Finance**

No report from the Finance Committee

### **Committee Reports - Governance**

No report from the Governance Committee

### **Committee Reports - Club Street**

No report from the Club Street Committee

### **Old Business**



## Cape Vincent Local Development Corporation

121 S Market Street, Cape Vincent, NY 13618

No old business reviewed

### New Business

Maryl welcomed the Town and Village boards to the meeting and she gave an overview of what the LDC has done over the past year.

Mary introduced the new LDC board members, Bill and Jim shared a bit about themselves.

Mary shared the year's accomplishments; the board has filed Paris (Public Authorities Reporting Information System); Insurance; Website; Establishment of the RFP process; Obtained NYS CHAR410 designation; Filed 501C3.

Mary said that she and Scott Burto met with the Thousand Islands Land Trust, Jefferson County and the Jefferson County Economic Development Committee to introduce themselves and the LDC.

Mandy reported that there is a desperate need for child care services, the LDC conducted a survey Mandy shared the results. Mandy also reported on meetings and information sessions the LDC hosted to educate the community about childcare options. Mandy also discussed a connection made by the LDC between senior programming and the elementary school.

Mary provided information on a Focus Group held by the LDC, Mary also discussed the need for a Town survey much like the one conducted for the Village. Mary shared that some business owners had concerns with businesses that aren't open during the hours they post, business barriers, ferry, and lack of communication and coordination. Mayor Golden expressed that he does not know what more the village can do, and the focus should be on the Chamber of Commerce. He asked what the village is missing, as they have done much advertising. Bob said that the Chamber of Commerce is aware there is a lack of local business memberships. Paul asked if anyone has asked why the business aren't members. He said there might be a central theme as to why they don't belong. Mary said that the LDC as a group have not discussed the issue, but they plan to.

Bill spoke to the board about attracting more military affiliated people. He said this is another area the LDC is working on. Bill said the lack of housing is a big problem, he did however, say there are great events being held in Cape Vincent and perhaps military discounts could be offered. He also spoke about offering food vouchers for those military personnel who volunteer here. Bill said that the Chamber of Commerce has a good website and it should be used as the "site".

Carol said that she knows the lack of housing is a major issue because of the increase in Airbnb and VRBO. Mayor Golden said that the land near the sewer plant was looked at for a project to build 10-12 single family housing units. He said that he met with the Clayton Housing Authority regarding this. Scott said that the Governor has just passed a bill, the Pro Housing Community bill, and grant funding is available for this. Carol said that the Town and Village do not address



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the Airbnb situation in their zoning laws. Carol reviewed the LDC's current financial status and the proposed 2024 budget.

### **Adjournment**

Bill made a motion to adjourn to Executive Session to discuss personnel and the 2024 budget at 7:17pm, seconded by Carol.

Mary then excused herself from the Executive Session.

Pam made a motion to adjourn the joint LDC meeting, seconded by Mandy.