HENDERSON COMMUNITY DEVELOPMENT COMMISSION

(The Commission is purely advisory in nature with no statutory duties or final decision-making authority.)

Mission:

Bring together the local residents of Henderson to identify funding and oversee community and economic development projects that will help the town become stronger and more resilient into the future.

Board Meeting OF 5/26/26

NOTES

Attendees	**Absent**
Martin Clement, President	John Bateman
Dana Keefer, Vice President/Secretary	Torre Parker-Lane
Colman McGann	
Dave Poulin	

Note: *Since the Commission did not have a quorum, the gathering was an information meeting only.*

1. **ADMINISTRATION: INTRODUCTION OF BOARD MANUALS.** Copies of a newly constructed Board Manual were distributed to the members present. Clement explained that these notebooks were developed to keep Board members easily abreast of developments within our agenda and are for use at each Board meeting. The tabs keep all relevant documents available to the members, and new documents will be added or updated as needed. Clement retained the notebooks for Bateman and Parker-Lane and will make sure they receive them.

2. **HENDERSON ACTION PLAN(Updated Draft)**

    a. ***Commission Action Items.*** The Board members present sought to clarify the action items related to the Development Commission. Clement explained that the Draft Town of Henderson Action Plan has a separate tab in the Board Manual. For each project chosen, we will begin to identify the STAR components, as follows:
        i. Status/Situation
        ii. Tactics
        iii. Action
        iv. Results/Response

b. ***Project #1***

i. Situation***:*** Identify, secure and design a centrally located public waterfront recreation access point within the waterfront hamlet.

ii. Tactics***:***

1. Develop funding sources to acquire waterfront property.
2. Identify cost and process to become a 501c3 (Keefer).

iii. Action

iv. Results/Response

c. Project #2:

i. Situation: Support a diverse year-round local economy through hamlet reinvestment and low-impact tourism.

ii. Tactics:

1. Implement maximum town tax exemption allowed for business investment property (485-b).
2. Investigate qualifying Henderson as an Economic Development Zone (EDZ).

iii. Action

iv. Results/Response

d. Project #3:

i. Situation: Identify parters to explore funding to establish a Great Lakes National Marine Sanctuary museum/interpretive/visitor's center.

ii. Tactics: Entice NOAA to establish the Marine Sanctuary visitor's center in Henderson.

iii. Action

iv. Results/Response

e. Project #4

i. Situation***:*** Promote local/small shops that support tourism. Identify partners to explore funding in order to further row local retail and service shops.

ii. Tactics:

iii. Action:

iv. Results/Response

f. Next Steps

i. The Commission decided that we would focus on the first project ONLY for the remainder of 2026.

ii. Clement and Poulin will present the draft Action Plan to the Town Board at their July 14 meeting for their approval. Poulin will flesh out the Commission's top priority (waterfront access for the public) and will also present that to the Town Board.

3. **CLIMATE SMART TASK FORCE.** Poulin reviewed the completed and planned certification actions of the Climate Smart Task Force. This group will respond to State granting agencies that posit a point system when evaluating grant proposals. They will strive for maximum points. Meetings of the Henderson Development Commission can garner points, but the meeting must have a quorum to count, so it's important that all members try to attend the meetings.

4. **REVIEW OF LABELLA GRANT WRITING.** Poulin referred the Board to the Grant Writing tab in the manual, which contains a section entitled "Recommended 2026 Action Items." These items are what LaBella will be working on.

5. **NEW BUSINESS**

   a. ***Mission Statement.*** The members present at the meeting would like to use the mission statement in the Commission's Charter, as presented at the top of these notes. This will need to be voted on at the next meeting.

   b. ***Splash Pad for the Recreation Center.*** This is an item in the Action Plan. Keefer suggested that it might be an appropriate item for the Henderson Community Development Group (HCIG) and she will take it them at their next meeting.

6. **AGENDA FOR THE NEXT MEETING**
   - Vote on mission statement
   - Discuss 2026 priority Action Item
   - Begin to discuss 2027 possible grants
   - Identify items that should go into the town budget – e.g. EV chargers
   - Climate Smart Task Force meeting

7. **ACTION ITEMS FOR BOARD MEMBERS.** See Member Actions tab in the Board Manual.

List of upcoming meetings in 2026

June 23
July 28
August 25
September 22
October 27
November 24
No meeting in December

A bad player skates to where the puck was.
A good player skates to where the puck is.
A great player skates to where the puck will be.
--Wayne Gretsky