HENDERSON COMMUNITY DEVELOPMENT COMMISSION

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

Board Meeting OF 8/25/26
MINUTES

The Community Development Commission's mission is to bring together the local residents and community organizations of Henderson to identify, obtain funding for, and oversee community and economic development projects that will help the town become stronger and more resilient into the future, guided by the current Town of Henderson Comprehensive Plan.

Attendees

Martin Clement, President
Dana Keefer, Vice President/Secretary
Donna Alden
John Bateman
Colman McGann
Torre Parker-Lane
Dave Poulin

Guest

Lindsay Witmer, Henderson Town Board Member and representative from the Waterfront Advisory Commission.

Martin called the meeting to order at 7:04.

1. **Update on the Waterfront Advisory Committee.** As a member of the Waterfront Committee, Lindsay Witmer gave a status update:

    a. The group has 9 members. Members of the Community Development Commission were invited to join.

    b. They received a grant to create a plan to dictate what funding can be pursued, and have hired an engineering company (Fisher) to accomplish this work.

    c. Community open sessions will be held to inform the public of developments.

2. **Welcome new Board member: Donna Alden.** Martin welcomed Donna to the Commission and expressed the Board's thanks to her for joining.

3. **Housekeeping**
    a. New pages for the Board member manuals were distributed by Keefer.

    b. In addition, Keefer passed around a contact list. The completed list will be distributed at the next meeting.

4. **Questions about the June 2026 Notes**. Clement noted that we did not have a quorum at the June meeting, so the record is in the form of notes rather than minutes and do not require a vote.

5. **Vote on the Henderson Development Commission's Mission Statement.** McGann and Parker-Lane suggested a couple of changes to the draft mission statement, which now reads as follows:

    The Community Development Commission's mission is to bring together the local residents and community organizations of Henderson to identify, obtain funding, and oversee community and economic development projects that will help the town become stronger and more resilient into the future, guided by the current Town of Henderson Comprehensive Plan.

    Parker-Lane made a motion to accept the mission statement, McGann seconded. The motion carried unanimously.

6. **Town Board Feedback.** Poulin reported on the following actions by the Town Board:

    a. *Action Plan.* The Action Plan was approved. Section 5 pertains to the Henderson Development Commission, and Poulin reported on the following

progress of Section 5.1 ("Identify, secure, and design a centrally located public waterfront recreation access point within the waterfront hamlet."}

i. 5.1.1 "Develop funding sources to acquire waterfront property" was approved by the Board.
ii. 5.1.1a "Establish a non-501c3 fund dedicated to acquisition of property to be used for public waterfront access" was approved by the Board.
iii. 5.1.1b "…The primary source of funding is a 1% real estate surcharge (RUS) …" was NOT approved by the Board.
iv. 5.5.1b1 "Authorize Town Attorney funding to explore RUS…" was NOT approved by the Board.
v. 5.1.1b1 Poulin stated that he will be working on this section next. "Query AOT legal team to determine if establishing a RUS is possible in NYS."
vi. 5.1.2 "Establish a Right of First Refusal for waterfront property(ies)" is in progress

Clement reported that Cape Vincent obtained BIG funding (Boating Improvement Grants) and used a lot of it for building docks. Dave will refer this information to the Waterfront Advisory Committee.

b. *Evaluation of combining with existing 501c3.* Martin explained that this step was proposed in order to take advantage of HCIG's 501c3 status. The Town Board asked if it was possible to save legal fees by amending the 501c3 to establish a "Waterfront Access Fund" within HCIG's 501c3. This would result in two Funds within HCIG: (1) the existing HCIG fund and (2) the Waterfront Access fund. In the event that the Development Commission raised funds, either through donations or grants, those funds would be paid into HCIG's accounts and would be administered by HCIG. Keefer, President of the HCIG Board, indicated that HCIG's bylaws should be checked to ensure there is no prohibition to this type of activity. She will send the bylaws to Poulin to run by the Town Attorney.

7. **Identify Items that should go into the Town Budget.** Poulin advised that items currently identified for the town budget are:

a. $10K matching grant for EV stations
b. Money to renew LaBella contract
c. $10K to hire a boat launch invasive species steward

8. **Meeting of the Climate Smart Committee**. Dave stated that the Committee met with a State consultant. We would be submitting our report in January 2028. Going forward, this Commission needs to create a separate set of minutes for the Climate Smart Committee.

9. **Board Member Action Items—**Attached is the updated chart based on this Board meeting.

10. **Old Business?** Martin inquired whether there was any old business. There was none.

11. **New Business**

Keefer reported that the Henderson Community Improvement Group researched the possibility of executing one of the items in the Action Plan – creation of a splash pad at the recreation center. The cost is prohibitive for HCIG – a minimum of $33K for product and installation, plus the town would have to install plumbing, add to their liability insurance, AND hire someone as a lifeguard. However, if this Commission were to acquire the funding and the town's buy-in, HCIG could oversee execution of the project, much as they did for the bocce ball court.

12. **Agenda for the Next Meeting**

a. Update on Waterfront Advisory Commission
b. Update from the Town Board
c. Update on Section 5 of the Action Plan
d. Identify items for Town Budget
e. Climate Smart Meeting

Adjournment. McGann made a motion to adjourn, Parker-Lane seconded it. The motion carried. The meeting was adjourned at 8:08.

Please note these meeting dates in your calendars:

Next Meetings (2026)
September 22
October 27
November 24
No meeting in December

2027
January 26
February 23
March 23
April 28
May 26
June 22
July 27
August 24

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