

**Marion-Alachua Dog Training Association  
Special General Membership Meeting Minutes  
April 5, 2018**

Call to order by President Mary Riley at 7:00 PM. A quorum was declared with 57 voting members present.

The General Membership met in special session to consider several options for a future home for MADTA at the expiration of its lease on December 15 of this year. Mary reported that with 253 days to go, the Search Committee had been working hard. The following options have been identified:

1. Completed warehouse and offices at 3611 NW 27<sup>th</sup> Avenue, Ocala, FL  
12,500 sq. ft. including office space (approx. 1,500 sq. ft.) built in 1988  
2.88 acres, zoned M1  
2017 taxes - \$6,085  
Asking price - \$475,000  
Electric - \$425/month  
Septic and well on the property

The building is large enough for 4 obedience rings and the property is large enough for agility and Fast CAT. Location is good. On the negative side, the warehouse is not air conditioned; it's a 30 year old building, with more space than we need. If we offered \$450,000 and paid \$100,000 down and financed \$350,000, we estimate mortgage and expenses to be approximately \$7,000/month.

2. Two vacant properties on west side of SW 74<sup>th</sup> Ave and SW 32<sup>nd</sup> St in Airport Industrial Park.  
Total 2.80 acres (1 at 1.57 and 1 at 1.23 acres), zoned M2 in City of Ocala.  
Asking price is \$75,000 per lot.

Property is wooded and needs clearing and fencing. Asking price is above comparables. It has utilities to the property line and off-site water retention. Construction estimates to build similar to what we now rent are running approximately \$350,000. If we can get the price for the land under \$100,000, we can finance \$350,000 in a construction loan.

3. A vacant lot was recommended to the Board behind J&J Tack on W Hwy 40 just west of 60<sup>th</sup> Avenue. It is approximately 4 acres of B5 (heavy business) land and is in Marion County. J&J has a small building on its property, a portion of which is currently in use by a church. The rest of the building can be rented to us for \$1,000/month with use of the field behind the building.

The vacant property behind the J&J property is listed at \$190,000. In discussions with the owners, it was agreed that J&J would sell 3 acres of the parcel to MADTA for \$120,000 and, with a 50% down-payment, would hold the mortgage for 15 years at 5% interest.

4. Members of the Home Search Committee have looked at some new warehouses available for rent on SW 60<sup>th</sup> Ave. They are air conditioned and insulated and the rental price is \$7,000/month plus utilities. In addition, the listing realtor for the 27<sup>th</sup> Avenue property has a buyer standing by who will purchase the property for the purpose of renting it to us. Monthly rate would be approximately \$4,000. A 10,000 square foot warehouse near our currently location is available for \$5,400/month. Since purchase options are limited, the Board agreed to look further into these and other rental options.

Desi Lerro and Susan Acosta have been in discussion with various contractors offering rough estimates for "pre-engineered" 8,000 square foot buildings ranging from \$19.00/square foot for a constructed steel building "shell", to \$460,000 for a completed building, insulated, with air conditioning and 25 parking spaces. A steel building "kit" was quoted at \$53,000 from a manufacturer. Much discussion followed.

**MOTION** by Linda LaFrance that MADTA pursue purchase of the J&J Tack property was seconded. **MOTION** carried.

**MOTION** by Hosea Carpenter to adjourn at 8:05 was seconded. **MOTION** carried.

Joan Stewart, Recording Secretary

