

**MBCA General Meeting
Minutes
June 9, 2015
Location: Melrose Dream Center**

Officers Present: Joe Rush, Marshall Bloom, Deb Massie, Christine Louton, Stasia Rudolph

Approx 25 people members in attendance.

Joe Rush calls meeting to order at 5:34PM

Joe opens up meeting with old business:

Thanks to all for volunteering for Beach Duty this past Memorial Day, great turn out. Lets now focus on July 4th weekend. Need volunteers for FRIDAY, Saturday and Sunday. Email William Chiappini to sign up.

Pedestrian Crossing Signals- discussion ensues regarding best course of action. Member posted "whoa" signs at her own liability. Deb invited FDOT rep to come out and investigate Melrose's challenges.

New, improved process for *non routine spending requests* is under consideration, need to take at least two meeting to review financial decisions (first one to present idea, second to vote), allow members and executive committee the proper time to fully review the request.

Deb asks about music at the farmers market, all is welcomed, please email Bob Bird bobbird12@yahoo.com

Joe introduces Linda Kemp who speaks on *zoning and Dollar General Update*. Highlights include "No Dollar General" FB page over 5K views, 600 names on "No D.G." petition, front page Gainesville Sun coverage, TV spots. However, the property owners got their re-zoning permit which allowed D.G. to move forward. *Next steps include:* members contact Matt Casen the developer and express their concerns (Linda will pass out info), boycott D.G.

Linda and a small dedicated group are pursuing next steps with Alachua and Putnam county authorities to include:

1. establishing rural cluster boundaries/guidelines
requires resolution at public hearing with county officials and property owners

2. Special area plan study

3. Comprehensive Plan Amendment

Noted that Alachua County has these in place already (historic, environmental, land use). Discussion ensues regarding getting Alachua County commissioners on board, i.e.. Ken Cornell.

Important Meeting coming up regarding all of the above: **July 7th at 10am**, Alachua County Meeting Room, need MBCA members and concerned citizens to attend. Jill/Linda will send out details.

Dr Mark Barrows spoke to the Putnam County side of the equation, emphasizing that we need a parallel effort in Putnam County to protect our current historic district and to *ideally* expand it. Dr Barrows mentions that Roy Hunt (retired law professor) is reviewing the concept of an expanded historic district which would require the citizens of Melrose to form a Historic Zoning Committee which would have clout w/ both counties, estimates that this is a 6-12 month process.

Dr Barrows recommends that Historic Melrose and MBCA work together to spearhead this project. This would also include CRAs (Community re-development Agency) and TIF programs. CRA can encompass both counties.

Linda Kemp brings up the **concurrency issue** where the state rates SR 26 as a "C" but the two counties in question rate it a "D" (higher traffic allowed). Discussion ensues regarding how MBCA should support this effort, conclusion is that we need more info to formally support. Despite the request for more details, encouragement was given to Linda and Jill to pursue. Keep membership posted on progress.

Artisan way rep asked for help with obtaining average rent/revenue per sq foot in Melrose area. Roger Buz and Tim Parker were given as resources.

No further business

Keith makes a motion to adjourn, Joe seconds. Motion passes.

Meeting adjourned at 6:36PM

minutes submitted by Stasia Rudolph