

Minutes

Gallup Business Improvement District

Meeting of Board of Directors, January 23, 2020, 3 PM Rico Motors

Call to order – 3:06pm

Attendance – Roll call – present: A. Baca, A. Biava, L. Bonaguidi, M. Menapace, J. Rich, S. Gurley, M. Ustick. Absent: J. DeYoung

Motion to approve Agenda: S. Gurley; 2nd: A. Biava. Approved

Motion to approve Minutes of December 19, 2019 meeting: S. Gurley; 2nd: M. Menapace. Approved.

Motion to approve corrected Monthly Financial Report from December 19, 2019 meeting (Lodgers Tax reimbursement was placed on incorrect line.): J. Rich; 2nd: S. Gurley. Approved

Motion to approve January Monthly Financial Report: S. Gurley; 2nd: A. Biava. Approved.

Discussion items:

Discuss plans to fund, for existing buildings within the BID District, improvements to façade and interior, sidewalks and vacant second floor space; also support for analysis & planning to bring buildings up to code. Goal is creation of a fund that will be larger than the fund currently used for improvements. Programs will increase the rate of improvement within Gallup's downtown commercial district building stock.

Moved to February 2020 Board meeting. (BID awaits transfer of Bid assessment funds from City of Gallup.)

- Discuss organizational structure to manage these projects.
- Discuss the scope of these projects within the BID work plan
- Discussion of mid-year budget adjustments/revisions

Coal Avenue Commons project status update: City of Gallup

Alley Pilot Project update: City of Gallup

Other discussion

There was a general discussion about the BID hiring a law firm. During recent months there had been discussions during Board meetings about the need for BID Executive Committee to find an attorney to work on BID matters as needed. Inquiries were made. Following up on recommendations, an appropriate law firm with expertise in municipal matters and in BID's was contacted. The firm agreed to provide services at a rate that is tailored to a non-profit. No retainer fee is required. BID Executive Committee agreed to work with this firm, Rodey law firm, in

Albuquerque, NM. The firm can advise Gallup BID on matters related to the best way to structure the new initiatives that BID has been working on. Gallup BID can also seek their guidance, at the non-profit rate, on any other matters that may come up. On January 8th, BID signed an agreement with Rodey for services as needed.

Reports -

December 23 - Meeting with Sherman McCorkle, re: potential Gallup developments

January 7 - Meeting with Rhonda Quintana, re: planning for 2020 Arts Crawl events

January 9 - Meeting of GGEDC Retail Committee, re: plans for GGEDC Retail study and Roundtable meeting in Santa Fe

January 10 - Meeting with Titan Development, re: potential Gallup developments

January 11 - Meeting with Elmo Baca, re: idea for a cultural facility in Gallup

January 14 - Meeting - Jay Mason, Tony Gonzales, and Louie Bonaguidi re: structure of entity to administer new programs under consideration by BID Board. Mr. Mason told us that he completed the task that BID asked him to perform and determined that proceeding with BID plan to offer enhanced property improvement programs will not violate NM Anti-Donation clause. Mr. Gonzales agreed.

January 14 - Meeting with Steve Gurley, re: lot at 8th & Aztec Avenue

January 16 - Meeting with Rick Chavez, Glenn's Bakery Cafe, re: ideas for improving Coal Avenue on the west side of the BID District in the vicinity of Glenn's Café.

Date of next BID Board meeting: February 20, 2020

Motion to adjourn: S. Gurley; 2nd: M. Menapace. Adjourned