

Minutes

Meeting of Gallup BID Board of Directors, February 27, 2020, 3 PM, Rico Motors

Call to Order – 3:06

Attendance – Present: L. Bonaguidi, S. Gurley, A. Biava, A. Baca. M. Menapace, J. Rich. Excused absence: M. Ustick, JM DeYoung.

Motion to Approve Agenda: J. Rich; 2nd: S. Gurley. Unanimously approved

Motion to Approve Minutes of January 23, 2020 Board meeting: A. Baca; 2nd: S. Gurley. Unanimously approved.

Motion to approve February Monthly Financial Report – S. Gurley; 2nd: J. Rich. Unanimously approved

Voting items:

Motion to approve Façade Improvement application, new windows, corner building at 2nd Street and W. Coal Avenue - Michael Blake. Total cost of project: \$30,000. Annual BID fee paid: \$1284.80. Reimbursement request: \$1284.80: A. Baca; 2nd: A. Biava. Unanimously approved

Application for marketing cost reimbursement - Annual UFO Film Festival – downtown event –

- Half-page ad in Gallup Sun - \$248.58
- Reimbursement request: \$248.58

Application was provided several months after the event occurred, rather than prior to the event as required. Motion to table the request: J. Rich, 2nd: A. Biava. Unanimously approved

Discussion items:

Coal Avenue Commons, Phase 1 update - presented by City of Gallup Public Works Director Stan Henderson. Contractor response to City RFP for Phase 1 construction was several million dollars higher than city estimate. Another RFP will be sent in an effort to attract more bids. Project will be delayed by a couple of months.

Alley Improvement project update - presented by City of Gallup Public Works Director Stan Henderson. The portion of this project involving replacing the electrical lines will cost more than originally budgeted. It will be a better procedure to replace the electrical lines between 1st Street and 3rd Street, rather than 1st to 2nd.

Tandy muffler sign grant application update. Dynamic Signs company has obtained this sign permit from City of Gallup.

Advocacy with NM Legislators for funds for Downtown Gallup projects. BID Board president and Executive Director met with legislators in Santa Fe during 2020 Legislative Session to advocate for funds for projects in Gallup

BID budget mid-year adjustments discussed by Board members, along with the new requirement to provide the budget for next fiscal year to City of Gallup in April, rather than June.

Security improvements- The rate of downtown business break-ins and burglaries is increasing. There is need for more lighting along Coal Avenue. There is a need for more policing in the downtown area.

GGEDC Retail Attraction & Recruitment update. BID management will not attend the 2020 Recon Conference in Las Vegas

BID work plan, new reimbursement programs for property improvements

New version of Gallup BID Ordinance:

Discussion of City Council instructions to Staff and BID Board; point of view of attorneys at Rodey Law; response of City Staff and Mayor; BID request for continuance by City Council; request denied. New ordinance presented by City Attorney was approved by City Council, including new dates for BID annual open meeting and for providing the BID annual budget (FY 21) to City of Gallup.

Other discussion:

Kara Smith, Executive Director, Gallup MainStreet Arts & Cultural District, provided an update on GMSACD activities, including concert events to be held during 2020 utilizing Levitt AMP grant funding

Rhonda Quintana, Gallup BID Arts Crawl Coordinator, provided the statistics of the 2019 Arts Crawl events.

Façade Improvement grant application received from Don Diego restaurant. It will be a voting item on the March Board Meeting agenda.

Reports

January 23 – 26 – Printed out copies of information requested by Justin Benson, Gallup Coffee Company - 1300 pages. Gave documents to City Clerk

January 25 – Meeting with Rhonda Quintana to discuss Arts Crawl planning for April – December 2020

January 28 - Meeting with Dynamic Signs to review sign for Tandy Muffler and design for a "Welcome to Gallup" sign/monument at West end on BID District on Coal Avenue.

January 30 - Gallup Day at New Mexico State Capitol

January 31 - Meeting with Senator George Munoz, with Louie Bonaguidi

January 31 - GGEDC Economic Development Roundtable in Santa Fe

January 31 - Planning meeting of GGEDC Retail Attraction Committee in Santa Fe

February 4 - Meeting with John Dowling, Pinnacle Bank, about BID effort to create new programs to improve existing properties

February 5 - Telephone meeting with David Buchholtz and Peter Kelton, Rodey Law, to discuss draft of proposed new BID Ordinance that provided by City of Gallup

February 5 - Meetings with legislators in Santa Fe to advocate for funds for Gallup

February 6 - Meeting at City Hall: M. Ustick, C. Hayes, L. Bonaguidi, S. Gurley, A. Biava, F. Bee to discuss draft of proposed BID Ordinance created by Curtis Hayes.

February 7 - Meeting with Biava group about the proposed development project on their property

February 10 - On advice of counsel, asked Gallup City Council for a continuance on the hearing of the BID Ordinance created by City Attorney until it can be brought in line with NM State BID Statute, as had been directed by City Council.

February 10 - Meeting with Councilor Garcia to discuss draft of BID Ordinance presented by City Attorney on February 6

February 11 - Conference call: C. Hayes, M. Ustick, J. McKinney, D. Buchholtz, P. Kelton to discuss draft of BID Ordinance presented by C. Hayes

February 11 - City Council meeting postponed due to inclement weather (rescheduled for February 18, 2020)

February 14 - BID newsletter printed and distributed

February 15 - Meeting with Carl Ballenger, Native Spirit, 815 W. Coal, about planning of improvements for west end of Coal Avenue

February 18 – City Council Meeting – approved the new BID Ordinance presented by City Attorney Hayes

February 20 – Memo from City Manager Ustick concerning new dates for BID to submit budget to City and to hold the annual property owners open meeting

February 21 – Confirmed use of El Morro Event Center on Noon on Monday, March 30 for BID annual open public meeting

Date of next BID meeting – March 16, 2020

Motion to adjourn – A. Biava; 2nd: M. Menapace. Approved