

Minutes

Meeting of Gallup BID Board of Directors, March 16, 2020, 3 PM, Rico Motors

Call to Order – 3:12 pm

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

Motion to Approve Agenda: S. Gurley, 2nd: A. Baca. Unanimously approved.

Motion to Approve Minutes of February 27, 2020 Board meeting: A. Biava; 2nd: S. Gurley. Unanimously approved

Motion to approve March Monthly Financial Report: S. Gurley; 2nd: A. Biava. Unanimously approved.

Voting items:

Request from Don Diego Restaurant - façade, safety, security grant application –

Amount of assessment fees paid during past 12 months: \$894.30

Cost of project: \$1110.20

Reimbursement request: \$894.30

Motion to approve request for \$ 894.30: A. Biava; 2nd: M. Menapace. Unanimously approved.

Discussion items:

New version of Gallup BID Ordinance, signed: February 18, 2020

Memo from City Manager, re: Amended BID Ordinance – changes in schedule for City transfer of BID assessment fee funds from City to Gallup BID, date for annual meeting, date for creation of annual BID budget.

BID Annual Meeting – to be held March 31 at Event Center

GGEDC Retail Recruitment update – preparation for annual Recon trade show where Gallup representatives, including BID, will have introductory discussions with appropriate retailers identified by Place Dynamics

Coal Avenue Commons, Phase 1 update – City published a new RFP for the construction phase and hopes to receive more proposals that are competitive and less costly.

Alley Improvement project update – no change

Coronavirus – COVID 19 – concerns about the rapid rate of spreading of the virus and preparations by City and State. Ban on events and large gatherings issued by Governor Luhan-Grisham

Arts Crawl 2020 update – due to concern about the spread of Covid-19 virus, March and April events have been cancelled. Decisions on future 2020 Arts Crawl events will be made on a month-by-month basis

Ride Flight Cruise 2020 update – decision about holding this annual event has not yet been made. Concern for public safety and stopping the spread of the Covid-19 virus will guide this decision.

Tandy muffler sign grant application update – Dynamic Signs is restoring this pole and sign, including making a new lighted sign. Completion of the project is expected in May.

Washington Federal (WaFd Bank) sign grant application – no new information at this time

NM – Gallup COVID-19 advisory – State, County and City have issued public health orders to stop the spread of the Covid-19 virus

BID budget FY21 – discussion of the general outline of the FY 21 budget, including comments on the unknown impact of Covid-19 virus on BID funds and work.

BID work plan, new reimbursement programs for property improvements continue to be developed, including fund seeking from federal and state agencies Plans cannot be finalized until impact of Covid-19 is understood and the funds from the March BID assessment fee billing cycle have been received by BID

Other discussion – BID President Louie Bonaguidi is running for office of Mayor of Gallup. If he is elected to that office, he will step down as President and remain on the BID Board. A vote will be taken for President of Gallup BID. If a BID Director currently serving as an Officer of the corporation is elected to become President, a subsequent election will be held to fill that officer's current assignment. This matter will be a discussion item on the April Board meeting agenda, then a voting item at the regular May meeting. As discussed in prior BID Board meetings, Mr. Bonaguidi's term as President has run its course and he will step down from the position of President whether elected as Mayor or not.

Reports –

March 4 – Meeting with John Dowling, Pinnacle Bank to discuss structure of relationship between BID and Pinnacle Bank for processing property owner applications for loans from BID fund

March 4 – Meeting at GGEDC – P. Lundstrum, J. Keily, B. Armstrong, M. Stumpf (via phone), Jenifer Lazarz, Kara Smith - Discussion about attendance and strategy for RECon convention in Las Vegas during May 17 – 19, 2020. Also, Mr. Kiely proposed creation of a committee to determine which organizations will work on which projects in the downtown business district, with meetings to be convened by Gallup Main Street. Mr. Kiely may or may not chair the committee. F. Bee said that he structure as proposed would meet opposition from BID Board members.

March 5 – Meeting at Gallup Public Works – S. Henderson, J. Wheeler, R. Quintana, and K. Smith to discuss closure of Coal Avenue and Walkway during the Coal Avenue Commons Project construction phase 1. Discussed of how and where to relocate the monthly Arts Crawl events.

March 6 – meeting with V. Alonzo about location of main entertainment tent, with stage, for the 2020 Ride Flight Cruise event.

March 6 – meeting with Gwyn Hoskins, Branch Manager, Washington Federal to discuss BID sign grant program for new WaFd sign

March 9 – discussed Washington Federal sign with J. Hinckley

March 11 – Meeting with R. Eason and R. Quintana to discuss Arts Crawl planning vis-a-vis Coal Avenue Commons construction project

Public comment:

Tiffany Benson said that BID Director Bee had told the GGEDC Retail Committee during its March 12 meeting that Gallup BID does not want to work with Gallup Main Street. She asked if the BID Board does or does not want to work with Main Street. Ms. Benson is Treasurer of Gallup Main Street Arts and Cultural District organization. Mr. Bee said that he did not state that BID does not want to work with Gallup Main Street. Kara Smith, ED of Gallup Main Street said that Mr. Bee had said during the retail committee meeting the BID Board members have serious concern about the conduct of Ms. Benson during the petition campaign to close the BID. Ms. Benson asked the BID Board members if they have concerns about her conduct. Mr. Bonaguidi said that he must be concerned about anyone who worked to close down the downtown improvement organization, especially in the situation with Mr. And Mrs. Benson. Mrs. Benson's grandmother had asked Mr. Bonaguidi to locate a

space for Mr. and Mrs. Benson to open a coffee shop. Mr. Bonaguidi made phone calls that eventually led to the Bensons meeting with the owner of 201-203 West Coal where they opened their cafe. In addition, BID has provided thousands of dollars in reimbursement for new signs that Bensons had installed at Gallup Coffee Company and Flavor Saviour shop. During the campaign to close the BID, the Bensons promoted falsehoods about the BID organization, its Board of Directors and staff. Steve Gurley said that he was disturbed that the Bensons waged a campaign against Gallup BID while BID was trying to get non-profit organizations, city administration and business owners to work together. Anna Biava concurred with Mr. Bonaguidi and Mr. Gurley. Mr. Bee reminded all that BID had just given a check for \$10,000 to Gallup Main Street for operating their programs. Mrs. Benson said that in her role as an officer on the Gallup Main Street Board of Directors, she is a strong supporter of Gallup BID, yet, as an individual, she wants the BID closed down. She said that it is her opinion and as a private individual she can have any opinion she wishes.

Archie Baca said that Ms. Benson actively met in person with property and business owners to have them sign the petition to close Gallup BID. Mr. Baca said that Ms. Benson had not merely held an opinion, she took actions to harm the BID organization. Mr. Baca also said that Mr. Bee had worked for years to get Gallup Main Street established and the BID had provided a lot of funding to the Main Street organization during the period 2014 - 2020. He added that Mr. Bee had advocated for Main Street locally and at the NM State Legislature from 2014- 2020, successfully securing funding for Gallup Main Street projects. Mr. Baca said that Gallup BID is the strongest supporter of Gallup Main Street. Mr. Baca asked Mr. Benson if he (i.e. Benson Rentals, LLC) is current in paying his BID assessment fees. Mr. Benson said no. BID Board members and Gallup Main Street ED Kara Smith agreed that BID Executive Committee and Gallup Main Street Executive Committee will meet to determine ways for the two organizations to work well together.

Date of next BID meeting – April 16, 2020

Motion to adjourn: S. Gurley; 2nd: A. Baca. Unanimously approved.