

Gallup Business Improvement District Meeting of Board of Directors,
March 20, 2019, 3PM, RICO Motors

Minutes

Attendance – roll call: Present - A. Baca, L. Bonaguidi, S. Chioda, S. Gurley, M. Menapace, B. Newberry, B. Rosebrough, JM DeYoung, M. Ustick. Excused absence: A. Biava. Absent: J. Rich.

Guests:

1. Donovan Ferrari, owner of Silver Dust Trading at Rt 66 and 2nd Street, described being assaulted in mid-afternoon in the City parking lot on Rt 66 across from Silver Dust. Mr. Ferrari emphasized the urgent need for a stronger police presence in the downtown business district. A general discussion on the topic of downtown safety and security issues, police presence in Downtown Business District and court policy of releasing offenders. City Manager said that City of Gallup will create a more effective plan for these issues.

2. Alfred Abeita, City Clerk, reviewed the provisions contained in New Mexico's Open Meetings Act. BID, as a non-profit that receives public, as well as private, funding, is subject to the Open Meetings Act.

Curtis Hayes, City Attorney, described the 2018 update of BID Ordinance and By-laws, including clarification of procedure for property owner to become a "Friend of the BID" and vote procedure for electing Board Officers. S. Chioda asked for clarification of the base year property tax used to determine the BID District Special Assessment Fee. City manager and City Attorney reiterated the language used in the BID 2018 BID Ordinance renewal: the base year is 2006. That may be reviewed by City Council every two years. During the biennial review, Council has discretion to recommend changing the base year. S. Chioda asked that BID Assessment fees be adjusted downward if the County adjusts property taxes. S. Gurley emphasized the fact that reducing the BID fees will reduce the operating fund available for BID projects. S. Chioda asked that the BID By-laws could be changes to allow for reduction in BID assessment fees. B. Rosebrough pointed out that the Ordinance approved by City Council established the criteria to be used for determining BID Special Assessment Fee and that BID by-laws do not. C. Hayes confirmed Mr. Rosebrough's remark. The next opportunity to change the Ordinance will be in two years from approval of the Ordinance in November 2018, hence, November 2020.

Motion to approve Agenda: B. Rosebrough; 2nd: A. Baca. Approved

Motion to approve Minutes from January 16, 2019 BID Board meeting: B. Rosebrough; 2nd: S. Chioda. Approved

Motion to approve monthly financial report: B. Rosebrough; 2nd: S. Chioda. Approved. B. Newberry requested an additional monthly report – Statement of Activities using Accrual method - be provided at monthly BID Board meetings. Agreed to by all present.

Voting items:

Motion to accept 2019 update of Gallup BID By-laws: M. Ustick; 2nd: B. Rosebrough. Approved

Discussion and vote on request from GGEDC that Gallup BID manage Retail Assistance and Recruitment effort for Gallup area. BID Board did not agree to this request, on the basis that it will involve recruiting businesses that will locate outside the BID boundary lines. Motion to *decline* request from GGEDC: A. Baca; 2nd: S. Chioda. Approved

Discussion & vote for BID purchase agreement for 105 West Coal Avenue building. Tabled. May be considered during April 17 2019 BID Board meeting. Motion to table: S. Chioda; 2nd: S. Gurley. Approved

Motion to allocate \$1800 into budget line item for Trash Can Project follow-up work: S. Gurley; 2nd: S. Chioda. Approved

Brett Newberry offered to donate \$1,000 for this work to be performed during calendar year 2019.

Reports

Alley Improvement Project update. City Manager M. Ustick stated that the sudden failure of pipes in the alley between 2nd & 3rd Streets complicated the construction phase of the alley between 1st & 2nd Streets. Planning and construction work in the alley area of both blocks must be coordinated. RFP for construction will be published within the next few months.

Update on status of litigation between Sacred Heart Parish and Lowes Pay & Save over property at 4th & Aztec, following the March 6, 2019 hearing in Albuquerque. Judge dismissed Lowe's counter suit against Sacred Heart Parish. Judge set the trial date for August 9, 2019 in Albuquerque.

Update on status of Lexington Hotel. S. Choudrie stated that he is in discussions with a potential buyer of this now closed hotel.

Update on funding approved for Gallup by 2019 Legislature.

Update on Coal Avenue Commons project fund seeking. Partial funding secured; work continues to obtain total amount needed for construction phase

Main Street update - Board has chosen a candidate for position of Executive

Director. Offer will be made soon.

Arts Crawl report – March Arts Crawl was well attended, successful and well managed by Coordinator Rhonda Quintana

February 20 - Economic Development Roundtable session conducted in Santa Fe by GGEDC on topic of Workforce Development in Gallup-McKinley area

February 21 –Meetings with Rep. Johnson, Sen. Munoz, Sen. J. Pinto.

February 21 – Annual Gallup Day event at La Fonda Hotel

February 22 – Economic Development Roundtable session organized by GGEDC: Cabinet Secretaries with Q&A made Thirty-minute presentations.

February 22 - Meeting with Rep. Lundstrum

February 26 – Meeting with M. Sage, GGEDC re: Request for Gallup BID to manage retail recruitment efforts for Gallup.

February 26 – regular meeting of Gallup City Council: Appointments To The Business Improvement District Board -

“The Business Improvement District (BID) Ordinance provides for appointment of a nine (9) person management committee to administer the BID. The names of the individuals proposed for appointment to the board will be presented at the meeting. Speaker: Mayor McKinney.” Nominees: A. Baca, Jr., A. Biava, L. Bonaguidi, S. Chioda, S. Gurley, M. Menapace, B. Newbery; J. Rich, B. Rosebrough. Ex-Officio members: J. De Young, M. Ustick. Approved by Council. First meeting of new Board of Directors is scheduled for March 20, 2019

February 28 – meeting with Cynthia and Dominic Ferrari at Silver Dust Trading on Coal Avenue to discuss their experience of being assaulted on February 25. Reviewed a video of the assault. Ferraris asked to describe the situation to BID Board

March 4 – meeting with Rhonda Quintana to review logistics for March 9 Arts Crawl events.

March 5 – meeting with Sandra Null, Clay Fultz Insurance, to review BID D&O policy and insurance for Arts Crawl events

March 7 – meeting with JM DeYoung to review BID approach to work, including reporting structure between Executive Director and BID Management Board and current Transformative Project efforts

March 8 – meeting with Leo Lucero, Gallup Utility Dept., to discuss possible upgrades to electrical capacity in the Courthouse Plaza and Walkway areas in

order to better support events

March 9 – First Arts Crawl event for 2019

March 11 – meeting with Rep. Lundstrum to discuss GGEDC request for Gallup BID to manage retail expansion and recruitment efforts in Gallup.

GGEDC will pursue a different approach.

March 12 – Received memo from GGEDC, Rep. Lundstrum, requesting that Gallup BID manage retail category of business development in Gallup.

March 14 – Board orientation meeting: S. Gurley and A. Baca with Sammy Chioda

March 15 – Board orientation meeting: A. Baca, L. Bonaguidi, S. Gurley, and F. Bee with Brett Newberry.

March 15 – submitted Lodgers Tax fund request for marketing support for BID sponsored annual Gallup Rt 66 Freedom Ride Flight Cruise event.

Date for next BID Board meeting – April 17, 2019

Motion to Adjourn: B. Newberry; 2nd: S. Gurley. Approved