

Gallup Business Improvement District
Meeting of Board of Directors April 17, 2019, 3 PM, RICO Motors

Minutes

Call to order – 3:08 pm

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

Motion to accept Agenda: B. Rosebrough; 2nd: S. Gurley. Approved

Motion to accept Minutes of March 20, 2019 Board meeting: S. Gurley; 2nd: A. Baca. Approved

B. Newberry asked about the BID “carry over” from FY 18 to FY 19. F. Bee recommended that B. Newberry meet with BID bookkeeper and BID CPA to gain a thorough explanation of the BID Financial Report format. F. Bee will contact bookkeeper and CPA to arrange a meeting. Motion to accept Monthly Financial Report: S. Gurley; 2nd: B. Rosebrough. Approved

Voting item:

Motion to approve the Request for Sponsorship Support from Gallup Intertribal Ceremonial for the amount, \$3,000, allocated in the BID budget for this event: A. Baca; 2nd: S. Gurley. Approved

Discussion items:

Lengthy discussion of Downtown safety and security issues:
S. Chioda and B. Rosebrough, M. Ustick, F. Boyd, C. Hayes, J. McKinney met with District Attorney’s office to discuss the ongoing multi-faceted problem of reducing criminal behavior in Gallup.
District Attorney, who was equally concerned, agreed to discuss the situation, and possible improvements in the process, with District Court Judges. S. Chioda and B. Rosebrough will continue working on this process with the DA. Next meeting will be April 29.

Lengthy discussion of Downtown Security Patrol during summer months – This program has been effective since the BID began the program. Cost of providing this service has gone up. In order to provide the service while staying within the amount that the BID can reasonably afford to budget, the number of hours per day for the security service may be reduced. For example, working from noon – 8pm, rather than 11:00am – 9:00pm is less expensive, yet allows the presence of guards to continue.
Reducing the number of days worked per week would save money, but reduce the effectiveness of the program. B. Rosebrough recommended that

BID obtain price proposals from local security firms which will be discussed and voted upon at May BID Board meeting. All Board members agreed. F. Bee will obtain the proposals for consideration at May meeting.

Coal Avenue Commons funding update: Gallup City Council agreed to use funds from DOT MAT (Municipal Arterial Program) grant for the Coal Avenue Commons Project. If City application is successful, the grant award will be approximately \$1.25 million. NWNMCOG and BID continue to pursue additional avenues of potential funding. In addition, Gallup Main Street may be able to apply for New Mexico Main Street "Capital Outlay" funding for this project.

Transformative Projects updates: Biava/ Reservation Direct, who own the lot at Puerco and Coal are comparing the advantages of leasing to a developer vs. selling the lot.

Discussion of Draft of FY 20 work plan and Draft of 2020 budget. B. Rosebrough requested to arrange to have a property owners meeting to gain input on the needs of the downtown district. L. Bonaguidi asked that this idea be placed on the agenda for the May Board meeting for discussion and possible vote. F. Bee explained the purpose and cost for each line item in the budget and the fact that each of the items that are on the budget are the result of input at public meetings. The BID work plan and budget will be confirmed after the Board strategy retreat, with an independent facilitator, which has been tentatively recommended to be held in June. Both of these proposed meetings, including dates, and the BID budget will be discussed during the May Board meeting.

Gallup Housing Study – City will issue an RFP for a housing study. State of NM funds may be available to pay for the study.

New Mexico Conflict of Interest form will be collected during May meeting

Voting for BID Board Officers postponed to future meeting.

Reports:

March 21 – With L. Bonaguidi, met with P. Lundstrum and M. Sage, GGEDC, to discuss BID Board decision to decline GGEDC request for partnership to manage recruitment and assistance for retail category of business in Gallup area

March 21 – Meeting at NM EDD with Johanna Nelson re: BID formation and projects. EDD will set a date for F. Bee to present a webinar on the merits of having a BID.

March 26 – Meeting with Sanjay Choudrie to discuss status of Lexington Hotel. He has a tentative agreement with an organization to purchase the hotel.

March 29 – Monthly GEDA meeting. Rep. Lundstrum reported on results of 2019 legislative session. She also emphasized the need for additional market rate housing units in Gallup.

April 3 – Introduced M. Sage (GGEDC), and the manager of local NM Workforce Solutions office, to Biavas. Workforce is looking for larger office space (8 offices) within City boundaries

April 3 – with S. Gurley at Pinnacle Bank: moved funds from Money Market Account to checking account

April 4 – meeting with Jacqueline Martinez, NM Legislative Finance Committee analyst

April 5 – meeting with Victoria Gregg, Research analyst, NM Department of Tourism to discuss sharing tourism research data.

April 5 – Telephone meeting with Castellano Real Estate Development to discuss potential purchase and development of lot at 8th & Aztec.

April 9 – City Council approved Lodger Tax Committee recommendations, including BID request for funds for out of market advertising for the annual Gallup Rt. 66 Freedom Ride Flight Cruise event to be held last weekend in July

April 12 – meeting with Biavas to discuss next steps for hotel concept. Biavas will work with environmental study firm and real estate attorney.

Date for May BID Board meeting – May 16, 2019, Rico Motors

Motion to Adjourn: B. Rosebrough; 2nd: M. Menapace. Approved