

Gallup BID make-up Board meeting, June 11, 2020, 3 PM
Smart phone dial in number –
1-866-899-4679

Access code –
373-454-469

Minutes

Meeting of Gallup BID Board of Directors, June 11, 2020, 3 PM
(Note: this was a remake of the May 21, 2020 meeting, which was impacted by technical difficulties with GoToMeeting dial-in number.)

Call to Order -3:02 PM

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

Motion to Approve Agenda: A.Biava; 2nd: M. Menapace. Roll call: L. Bonaguidi-yes; A. Biava-yes; M.Menapace-yes; J. Rich-yes. Approved.

Motion to Approve Minutes of March 16, 2020 Board meeting
(Note: April Board meeting was cancelled due to Covid-19)

Motion: M. Menapace; 2nd: A. Biava. Roll call: L. Bonaguidi-yes; A. Biava-yes; M. Menapace-yes; J. Rich-yes. Approved.

Motion to approve Monthly Financial Report: M. Menapace; 2nd: A. Biava. Roll call: L. Bonaguidi-yes; A. Biava-yes; M. Menapace-yes; J. Rich-yes.

Voting items:

Tandy Muffler sign grant application -

Cost of sign project: \$25,934.55. Reimbursement request: \$5,000.

Motion to approve request for \$5,000. A. Biava; 2nd: J. Rich. Roll call: L. Bonaguidi-yes; A. Biava-yes; M. Menapace-yes; J. Rich-yes. Approved.

Rico Motors façade reimbursement request -

Amount of annual BID assessment paid for past twelve months

\$10,734.30 Cost of repair project: \$1,422.62. Reimbursement request:

\$1,422.62. Motion to approve request for \$1,422.62: J. Rich; 2nd: A. Biava.

Roll call: L. Bonaguidi-yes; A. Biava-yes; M. Menapace-abstain; J. Rich-yes.
Approved

Tony Bonaguidi façade reimbursement request -

Amount of annual BID assessment paid for past twelve months \$577.25.
Cost of repair project: \$270.78. Reimbursement request: \$270.78
Motion to approve request for \$270.78: A. Biava; 2nd: M. Menapace. Roll call:
L. Bonaguidi-abstain; A. Biava-yes; M. Menapace-yes; J. Rich-yes. Approved.

Discussion items:

Louie Bonaguidi was elected to the office of Mayor of Gallup. He will step down as President and remain on the BID Board. As discussed in prior BID Board meetings, Mr. Bonaguidi's term as President had already run its term. A vote will be taken for President of Gallup BID. When a BID Board 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 assignment. This matter will be a voting item at the regular June BID Board meeting.

State of New Mexico–City of Gallup COVID-19 advisories

Coal Avenue Commons, Phase 1 construction update

Alley Improvement project update

GGEDC Retail Recruitment Committee update. Place Dynamics is updating its 2019-2020 market study in light of economic impact of Covid-19. Study will be presented in late June.

Discussion with UNM Gallup about possibility of a working collaboration in Gallup downtown area

Arts Crawl 2020 update – events for June, July, August have been cancelled

Gallup Rt. 66 Freedom Ride Flight Cruise update – 2020 event has been cancelled

Vince Alonzo proposal – City–BID partnership for downtown district programs:

1. Clean and paint City owned parking lot on the east side of Rex Museum, north across the alley from rear of Ricca's Merc building
2. Following upon Archie Baca's recommendation for Parks & Rec to power-wash the downtown sidewalks, including all light and sign poles, especially on Coal Avenue, to help stop the spread of Covid 19 virus in the downtown district

Big Brothers Big Sisters: pending sign grant application. BBBS national organization has adopted a new logo. Gallup regional office must update to the new logo and is working with Dynamic Signs on design and cost.

Washington Federal (WaFd Bank) sign grant application update. Regional HQ and local branch overwhelmed by CARES Act lending. Sign is on hold for now, but not cancelled

Newsletter – future issues will be primarily distributed via email.

Main Street update –have secured a business incubator grant and façade improvement grant from New Mexico MainStreet

Security companies' price quotes for BID District patrols –

Red Rock Security: \$20.00/hr., plus tax

Blackstone Security: \$16.58/hr., plus tax; Saturday, Sunday, holidays: \$24.75/hr., plus tax.

TRIBE Security: \$20.00/hr., which includes tax

BID work plan, BID budget FY21, new reimbursement programs for property improvements, BID relending program, etc. cannot be finalized until BID receives semi-annual check from City of Gallup. At this time, the amount of funds that will be transferred to Gallup BID is unknown.

Other discussion

None.

Reports –

March 12 – meeting of Gallup Retail Attraction and Recruitment Committee at GGEDC to discuss logistics for working the annual RECON convention in Las Vegas in May; review of latest draft of Retail study by Place Dynamics (participating by phone)

March 13 – RECON 2020 was cancelled due to concerns about spread of Covid 19 virus in Las Vegas,

March 17 – US SBA emergency declaration and fund announcements

March 19 - State of New Mexico declaration of Public Health Emergency, including ban on public gatherings/meetings

March 19 – Telephone discussion with Rodey law firm about language to be used in BID agreements with property owners who wish to utilize BID property improvement programs

March 27 – Telephone meeting: Stan Henderson, Gallup Director of Public Works, John Wheeler, Gallup Electric Dept. and Rhonda Quintana to discuss logistics of Arts Crawl events during Coal Avenue Commons project construction phase

April 1 – Telephone meeting with Anna Biava

April 1 - Meeting with Archie Baca re: Ricca Merc building rehab

April 6 – Telephone meeting with Jesse Bopp, USDA –discussion of BID effort to establish Intermediary Relending Program with USDA funding

April 7 – Telephone meeting – Robyne Beaubien, Kara Smith, Rhonda Quintana to discuss Main Street district branding initiative

April 7 – Telephone meeting with Rhonda Quintana to discuss BID Arts Crawl, Ride Flight Cruise events and Facebook advertising

April 8 – Telephone meeting with structural engineer Bill Druc about replacement of roof on Ricca Merc building

April 10 – Meeting with Archie Baca to discuss rehab of Ricca Merc building

April 11 – Telephone meeting with consultant Elmo Baca to discuss USDA loan program in relation to similar program used in Gallup in late 1980's.

April 14 – Lowe's Pay & Save settled lawsuit with Sacred Heart Parish, Gallup concerning the property at 4th & Aztec in downtown Gallup

April 14 – Telephone meeting with Sherman McCorkle to discuss availability of Sacred Heart lot (former Lowe's store)

April 16 – BID monthly Board meeting cancelled due to State and local concerns about spread of Covid 19 Virus

April 17 –Telephone meeting with Jesse Bopp, USDA to discuss possible BID Intermediary Relending Program (to district businesses)

April 19 – Structural Engineer Bill Druc, at Ricca Merc building, examined roof, second floor and all relevant building areas to determine load carrying capacity of existing structure

April 21 – Telephone discussion with Fr. Matt Keller, Sacred Heart Parish. Conveyed Sherman McCorkle's interest in acquiring the former Lowe's Plaza property for development

April 21- Telephone discussion with Rep. Patty Lundstrum about Covid virus driven NM budget changes; changes in the Gallup Retail Committee efforts; changes to contract of Place Dynamics, Retail consultant hired by City of Gallup

April 24 – GEDA meeting, via conference call

April 25 – Meeting with Archie Baca to discuss state and federal programs that may be utilized for renovation of Ricca Building

April 29 – Discussion with Fred Palacios about possible improvements for his Gallup Custom Tinting building and other properties

April 31 – Louie Bonaguidi sworn in as Mayor of Gallup

May 1 – Telephone meeting with John Dowling, Pinnacle Bank, to discuss USDA Intermediary Relending Program

May 1 – Telephone meeting with Jess Bopp, USDA to discuss Intermediary Relending Program

May 1 – Telephone meeting with consultant Elmo Baca to discuss working with USDA relending program

May 8 –Virtual meeting with Robyne Beaubien, NMMS consultant; Leighton Moon, graphic design and branding firm; Kara Smith and Carol Sarath, GMSACD; Rhonda Quintana to review ideas for Gallup Main Street Arts & Cultural District brand and logo

May 9 – Discussion with Sarah Piano, Big Brothers, Big Sisters about sign grant request. BBBS national organization has adopted a new logo. Gallup BBBS must replace its existing sign with a sign carrying the current logo. Sarah will apply for a BID sign grant reimbursement

May 10 – Discussion with Dynamic Signs about sign for Big Brothers Big Sisters

May 15 – Discussion with Maryann Ustick about three options for Coal Avenue Commons construction project to be voted upon by City Council at its Special Council Meeting on May 18,2020

Date of next BID meeting – June 18, 2020

Public comment

None

Motion to adjourn: A. Biava; 2nd: M. Menapace. Roll call: L. Bonaguidi-yes; A. Biava-yes; M. Menapace-yes; J. Rich-yes. Approved.