

Minutes
Gallup BID Board Meeting, June 18, 2020, 3 PM
(Via conference call)

Call to Order - 3:04 PM

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

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

Motion to Approve Minutes of June 11, 2020 (make-up of May 21, 2020) Board meeting: A. Biava; 2nd: M. Menapace. Roll call: L. Bonaguidi-yes; A. Biava-yes; A. Baca-yes; M. Menapace-yes; J. Rich-yes. Approved

Motion to approve Monthly Financial Reports: A. Biava; 2nd M. Menapace. Roll call: L. Bonaguidi-yes; A. Biava-yes; A. Baca-yes; M. Menapace-yes. Approved.

Voting items:

Nominations and vote for new President of Gallup Business Improvement District. As discussed in previous meetings, Louie Bonaguidi, who was elected to the office of Mayor of Gallup, steps down as President of the Board of Directors of Gallup Business Improvement District.

Nomination of Anna Biava to become president of Gallup Business improvement District Board of Directors: Archie Baca; 2nd: Mickey Menapace. Roll call: L. Bonaguidi-yes; A. Biava- abstain; A. Baca-yes; M. Menapace-yes; J. Rich-yes. Approved.

Vote on proposal from Vince Alonzo for improvement of parking lot on Rt 66 between 3rd Street and 4th Street:

Clean and paint, including artwork, located at City owned parking lot on the east side of Rex Museum, north across the alley from rear of Ricca Merc building

- Rust/Paint removal and apply primer
- Painting (labor)
- Supplies

Total cost: \$2170.

Motion to approve proposal for \$2170: A. Baca; 2nd: M. Menapace. Roll call: L. Bonaguidi-yes; A. Biava-yes; A. Baca-yes; M. Menapace-yes; J. Rich-yes. Approved.

Discussion and vote to select security firm to provide downtown security patrols through Labor Day.

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. (includes tax)

Motion to hire a security firm to provide patrols for BID District from 11am to 6pm, six days a week (Monday - Saturday) for July and August, 2020: A. Biava; 2nd by A. Baca. Roll call: L. Bonaguidi-yes; A. Biava-yes; A. Baca-yes; M. Menapace-yes; J. Rich-yes. Approved.

Motion to hire Red Rock Security to provide the security patrols: Archie Baca; 2nd by Anna Biava. Roll call: L. Bonaguidi-yes; A. Biava-yes; A. Baca-yes; M. Menapace - yes; J. Rich-yes. Approved

Discussion:

2020 NM Small Business Profile. This is a snapshot of the economies of New Mexico's Counties.

Changes to Gallup Land Development Standards, January 2020, as presented to City Council June 2020. Two changes were made to the 2018 LDS Standards. The LDS is featured on City of Gallup website.

Gallup Housing Analysis – presented to Gallup City Council, June 2020

McKinley County Inland Port Market Analysis, May 27, 2020 – recommended several industrial categories of industry that may be a good fit for the Gallup McKinley area. It will take time to attract firms to the area. The firms will need land to build on. Regional property owners should consider being open to selling land to firms that may create many jobs.

BID work plan, new reimbursement programs for property improvements, BID relending program, etc. FY21 PA specific plan cannot be finalized until BID has received the BID funds from City of Gallup. At that time, BID will know the amount of money that will be available for BID efforts during FY21. A general, directional plan has been created, including creation of a Relending Fund, created with funds from USDA, for use by property owners to improve existing buildings. In addition, F. Bee and P. Lundstrum have begun a dialogue with

National Development Council, a non-profit organization nationwide in scope, provides technical assistance and funding through a loan program.

BID budget FY 21 – funds collected by City of Gallup from the March billing cycle have not been transferred to Gallup BID. Gallup City Council voted to reduce the City's match to the property owners' fees as part of a necessary budget reduction in all areas of City operations.

James Rich asked F. Bee to make a request to City of Gallup to reduce the amount of Administrative fee charged to BID by City of Gallup to handle the invoicing and collection of the BID fees. City manager pointed out that City has had a large reduction in Gross Receipts Taxes due to the Covid-19 epidemic. It must cut all programs and has had to lay off some staff. The City cannot reduce the amount (percentage) that it charges the BID to administer the accounts.

James Rich recommended freezing the sign grant program until

Brief overview of current COVID-19 advisories from State of New Mexico & City of Gallup

Coal Avenue Commons, Phase 1 construction update by City Manager Ustick. The construction management firm for the project will be Wilson & Company. The contractor selected is Murphy Builders. Kara Smith, Executive Director of Gallup Main Street Arts & Cultural District will perform Construction Mitigation. City has made a contract with GMSACD to perform that work. This construction project will commence on or about July 15.

Alley Improvement project update by M. Ustick: Bixby Electric has been awarded the contract to perform the electrical work. A water line will also be installed. City is working to coordinate the logistics of the alley project work and the portions of the Coal Avenue project that will take place in the Walkway area.

GGEDC Retail Recruitment Analysis update –the study has been updated to include the impact of Covid-19. The GGEDC Retail Recruitment Committee will review it on June 23.

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. Estimate from Dynamic Signs: \$3,000 - \$3500. Sign concept and application form accepted. The reimbursement request will be made after the sign has been installed.

Washington Federal (WaFd Bank) sign grant application update - still interested, no firm date

Board members agreed that the sign grant reimbursement program should be frozen until the end of 2020 due to reduced amount in BID general fund

Gallup Main Street Arts & Cultural District update was provided by Kara Smith - including business incubator grant; grant from National Main Street for property improvements; developing schedule of technical assistance services for Gallup from NM Main Street organization. GMSACD has a new logo and will roll out an identity campaign over the summer months. GMSACD is working to create a construction timeline for the Coal Avenue project that can be distributed to downtown businesses. Main Street sponsored murals are being painted along the alley that is currently being improved between 1st & 2nd Streets. A grant has been awarded by BNSF for another alley mural, location TBD. GMACD is coordinating a mural project that will be painted on W. Coal Avenue between 2nd & 3rd Streets. This mural will show, in multiple languages, solidarity with the nationwide BLM movement.

Other discussion:

During the July BID Board meeting, a resolution will be voted on in keeping with NM OMA that states the dates and times of the regular monthly BID Board meetings for the coming year.

Reports –

May 5, 12, 19, 26 – IEDC Course - Real Estate Development and Re-use Finance course

May 29 – IEDC – US EDA webinar about Covid-19 related funding

June 1 – conference call meeting with USDA, Jesse Bopp and Pat Navarrette – review of USDA Intermediary Revolving Loan Fund requirements

June 2 – online meeting – presentation by Martin Associates of McKinley County Inland Port market analysis and feasibility study

June 3, 4, 5 – IEDC/NDC Course – Economic Development Finance

June 5 – discussion with Rep Lundstrum – GGEDC & BID work together to use NDC technical assistance and funding for Gallup economic development

June 9 –Gallup City Council voted to make across the board, including Gallup BID, cuts to City FY 21 budget in response to Covid-19 impact on City tax revenue.

June 10 – meeting with Biava group – update on delays suffered by potential project investors and developers as a result of Covid-19 virus lockdown and economic recession

June 11 – Gallup BID Board - make-up meeting. The regular May Board meeting had been affected by Go To Meeting requiring use of a phone number that differed from the number published in advance of the meeting. Hence, that meeting was repeated on June 11.

June 12 – discussion with Dynamic Signs re: new sign for Gallup Big Brothers Big Sisters

Date of next BID meeting – July 16, 2020, 3 PM

Public comment

None

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