

## Minutes

### Gallup Business Improvement District Board of Directors Meeting

August 20, 2020

Call to order - 3:08

Attendance - roll call: Present: A. Biava, A. Baca, M. Menapace, L. Bonaguidi, C. Hayes (for M. Ustick). Excused absence: M. Ustick, S. Gurley. Absent: J. Rich (J. Rich joined meeting after it started). Guest: Vince Alonzo, Director, City of Gallup Parks & Recreation Department.

Motion to Approve Agenda: A. Baca; 2<sup>nd</sup>: L. Bonaguidi. Roll Call: A. Biava, A. Baca, M. Menapace, L. Bonaguidi, C. Hayes. Approved.

Motion to Approve Minutes from June 18, 2020 meeting: M. Menapace; 2<sup>nd</sup>: A. Baca. Roll call: A. Biava, A. Baca, M. Menapace, L. Bonaguidi, C. Hayes. Approved.

Motion to Approve Monthly Financial Report: L. Bonaguidi; 2<sup>nd</sup>: M. Menapace. Roll call: A. Biava, A. Baca, M. Menapace, L. Bonaguidi, C. Hayes. Approved.

Voting items:

Sign Grant request from Big Brothers, Big Sisters.  
Sign has been installed. BID Board at an earlier Board meeting approved sign design and cost estimate.

Cost of project - \$3425.00

Amount of Sign Grant request - \$2568.75

Motion to approve sign grant request for \$2568.75: L. Bonaguidi; 2<sup>nd</sup>: A. Baca. Roll call: A. Biava, A. Baca, M. Menapace, L. Bonaguidi. Approved.

Motion to approve BID FY 21 budget as adjusted after BID received funds from City of Gallup: M Menapace; 2<sup>nd</sup>: L. Bonaguidi. Roll call: A. Biava, A. Baca, M. Menapace, L. Bonaguidi, C. Hayes. Approved.

Discussion:

Red Rock Security's current BID District patrol situation:

1. NCI Detox Center transitioned to a Covid-19 positive facility. Hence, there is an increase in the size of the population of street people. Services available for these people has been severely impacted by the Covid-19

situation.

2. According to Gallup PD and Red Rock Security supervisors, there are substantially fewer incidents than there were last year at this time.

Factors that are playing into public perceptions of what is happening downtown:

- COVID-19 negatives are on the streets since Detox Center only accepts COVID positives at present.

If a non-violent inebriated person can stand up under their own power, Gallup Community Service personnel will not remove that person from the area.

- The Gallup transient community is unwelcome in the reservation by their own families/friends at this time for health and safety reasons.

- There is no transportation running to the reservation.

- Red Rock Security provided a chart of BID District activity and incidents.

Note: Prior to BID meeting, City Manager Ustick stated that a second Detox Center is being prepared. It should be open soon.

Discussed National Development Council programs and their potential for Gallup and the NWNM region, including potential funding for business expansion loans and housing development

Coal Avenue Commons construction update – project is on schedule

Alley Improvement project update – status unchanged since July BID meeting

Discussed concepts for improvements along West Coal from 7<sup>th</sup> to 9<sup>th</sup> Streets and on 8<sup>th</sup> Street from Coal to Aztec.

Other Discussion

Reports:

July 20 – Meeting with Sherman McCorkle to present information contained in the 2020 studies commissioned by City of Gallup –

1. Inland Port Analysis, including possible industry clusters; 2. Gallup Housing Study; 3. Gallup Retail Study, including lodging. Studies confirm that Gallup is a good market to do business.

July 22 – Conference call meeting with Sheldon Bartel, NDC; Patty Lundstrum, GGEDC; Warren Hunsiker, Farmington/San Juan County EDO; Eileen Yarborough, Grants, Cibola County EDO; Arvin Trujillo, Four Corners EDO to discuss possible regional working arrangement.

July 23 – Meeting with Louie Bonaguidi to review material in the three 2020 studies obtained by City of Gallup

July 24 – Discussion with Billy Keeler, Jr. about dangerous congestion at 3<sup>rd</sup> Street RR crossing and follow up with BNSF

July 28 – Zoom meeting with Sheldon Bartel, NDC; Patty Lundstrum, GGEDC; Warren Hunsiker, Farmington/San Juan County EDO; Eileen Yarborough, Grants, Cibola County EDO; Arvin Trujillo, Four Corners EDO to discuss possible working arrangement.

July 29 – Zoom meeting – GEDA group. Focus was on GMCS reopening issues and pending GMCS lawsuits against state and federal governments

July 29 – Telephone meeting with Denise Williams, NM MEP, about virtual training classes for Gallup entrepreneurs.

August 3<sup>rd</sup> – Discussion with V. Alonzo concerning the Rex Museum parking lot project, including the work of artist Prentiss Archuleta, and future BID/City partnership opportunities.

August 5 – Telephone meeting with Spencer Jones - to discuss tax credit programs and potential for improving his building at 105 W. Coal.

August 7 – Provided, via email, to Evan Williams, NW NM COG: 1. the recommendations made by consultant Elmo Baca for developing cultural facilities and other publicly managed buildings in Downtown district, and 2. Copies of all renderings created by Dekker Perich Sabatini for BID development concepts

August 10 – Meeting with David Lebeck to review the 2020 Gallup retail study.

August 12 – Meeting with John Wheeler, City of Gallup Electric Dept. to discuss BID economic development projects within the District

Date of next BID Board meeting – September 17

Motion to adjourn: L. Bonaguidi; 2<sup>nd</sup>: M. Menapace. Roll call: A. Biava – yes, A. Baca – yes, M. Menapace – yes, J. Rich – yes, L. Bonaguidi – yes.  
Approved.