

Gallup Business Improvement District Meeting
October 15, 2020, 3 PM, via zoom

Minutes

Call to order- 3:13 PM.

Attendance – Roll call: Present: Anna Biava, James Rich, Mickey Menapace, Archie Baca, Mayor Louie Bonaguidi. Excused absence: Steve Gurley, Maryann Ustick, JM DeYoung. Note: Archie Baca joined the meeting in progress.

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

Motion to Approve Minutes from October 8, 2020 meeting (meeting was rescheduled from original September 17, 2020 date due to technical difficulties): L. Bonaguidi; 2nd: J. Rich. Roll call: A. Biava-yes, L. Bonaguidi-yes, M. Menapace-yes, J. Rich-yes. Approved

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

Discussion

Alley Improvement project – Update by Kara Smith, Executive Director, Gallup MainStreet Arts & Cultural District -
The electrical contractor has sent employees to the Gulf Coast in response to hurricane damage. When they return, they will complete the installation of electrical cables underground through the alley between 1st and 2nd Street. This situation is also causing a delay in the work in the alley between 2nd and 3rd Streets. In addition, the decision has been made to not tear up the full length of the alley between 2nd and 3rd, i.e. the section between the Walkway and 3rd Street in order to allow delivery trucks to enter. Excavation has been done between 2nd St and the Walkway where the gas and electrical installation work will be done.

Coal Avenue construction mitigation update – Kara Smith, Executive Director, Gallup MainStreet Arts & Cultural District -
The intersection at 3rd and W. Coal may open within days. Installation drainage pipes in the excavated section of Coal Avenue is the next step in the project. GMSACD is working with Coal Avenue business owners to mitigate the effects of the construction on businesses. It has installed a banner above Aztec Avenue to encourage drivers and pedestrians to continue

to visit Coal Avenue shops during the period of construction. GMSACD is also publishing a weekly online newsletter with updates about the project.

NDC – NWNM agreement for Economic Development – process and MOU

BETWEEN: Gallup Business Improvement District, Inc.
Greater Gallup Economic Development Corporation
Farmington Economic Development
4 Corners Economic Development
Cibola Communities Economic Development

Situation:

As discussed in monthly BID meetings for the past several years, the NWNM region is suffering an economic decline caused by the loss of its core industries, including closure of coal mines and power plants, loss of local Marathon Refinery. Loss of well-paying jobs has also had a negative impact on the region's retail economy. The arrival of the Covid 19 pandemic enhanced NWNM's downward economic trend. *Attracting/creating new jobs is an urgent priority for all of NWNM's communities.* This will involve attracting businesses to the region and also bringing existing buildings up to code so they can be leased and open for business. All of this work is necessary to make downtown Gallup a more vibrant commercial district.

National Development Council is a non-profit economic development training and funding organization that has successfully helped rural communities for 50 years.

During the past five months, the ED Organizations listed above have had online and in-person meetings with NDC management to determine the merit of working with NDC to help improve the regional economy in NWNM. The members now desire to formalize their agreement and understanding in relation to the Regional Economic Development effort and have agreed to enter into a Memo of Understanding in this regard. The group will make a Scope of Services contract with NDC for the services to be provided in year one and the fee to be charged for the services.

They further agree that Gallup BID will be the lead organizer and fiscal agent for the desired regional economic development entity in year one.

The legal firm used by Gallup BID – Rodey Law, in Albuquerque, is currently studying this MOU. The contract with NDC is also in process. Those documents will be provided to each of the member regional entities. They in turn will review the documents with their respective Boards of Directors.

Committee to create actionable programs for improving downtown security – Mayor Bonaguidi has convened a working group to examine the security and health challenges in Downtown Gallup. The situation is being examined within the context of overall challenges facing the Police Department throughout Gallup. This group will meet monthly, in accordance with each member's schedule. There will be an emphasis on finding more

funding for Gallup PD, which is chronically understaffed. Gallup BID is a member of this committee.

Other discussion

Reports

September 18 – Zoom presentation by GLD Consulting Partners to GEDA Economic Development Sub-committee regarding mobility industry and potential for Gallup area: the autonomous vehicle industry is growing rapidly. New Mexico, including the Gallup area, is a good location for firms that build test equipment or need roads and purpose built tracks for test-driving. GGEDC and the ED Sub committee are working to develop this industry in the Gallup area.

September 21 – GEDA monthly meeting

September 23 – meeting with Mayor Bonaguidi, Michael Sage, Asst Director at GGEDC, and Sheldon Bartel, NDC

September 24 - meeting at McKinley County Courthouse, and via zoom, of NWNM economic development working group with Sheldon Bartel. Mr. Bartel reviewed NDC programs and approach to regional economic development, emphasizing those that might be most useful for Northwest New Mexico

September 25 – meeting with Patty Lundstrom, GGEDC, to discuss organizing the NWNM group to work together with NDC and Sheldon Bartel

September 29 – virtual meeting with NWNM working group – Farmington EDO and 4 Corners EDO; Cibola Communities EDO; Greater Gallup Economic Development Corporation; Gallup Business Improvement District; NW NM Council of Governments (COG) – to discuss next steps in forging an agreement with the National Development Council (NDC). All participating entities agreed to work together, and with NDC, for regional economic improvement initiatives. By splitting the cost of the NDC fee, each entity can receive NDC trainings, guidance and access to funding channels in an affordable manner.

September 29 – group meeting of City Manager; City Construction Project Manager; Mayor Bonaguidi; Gallup Arts ED; GMSACD ED for update and Q&A with Matt Long, Murphy Builders on the topic of the Coal Avenue Commons project.

September 29 – meeting of committee created by Mayor Bonaguidi, including Gallup PD Chief Boyd, City Councilor Linda Garcia, and GMSACD ED Kara Smith, to discuss the downtown security situation and potential remedies.

September 29 – discussion with Clay Fultz Insurance about insurance coverage for working with NDC: BID currently has adequate level of insurance coverage.

September 30 – discussion with Sheldon Bartel about MOU between NW NM ED group members and the NDC proposal that Mr. Bartel is writing for the NW NM group

September 30 – discussion with Rodey Law firm about the NW NM ED MOU

September 30 – discussion with Lorraine Ruggels, NM EDD zone manager for NWNM, about potential for short term EDD support for NWNM ED group project with NDC

October 7 – meeting with Sherman McCorkle to discuss development projects in Gallup and Albuquerque’s potential involvement in the NM Mobility Initiative.

October 8 – discussion with GLD partners consultant about mobility initiative in Gallup and NM

October 8 – discussion with USDA loan specialist – follow up to earlier 2020 discussions about potential Intermediary Revolving Loan Fund for Gallup. That idea has been superseded by the desire to work with NDC’s Grow America Fund.

Date of next BID meeting - November 19, 2020

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