

Gallup BID Board Meeting, January 20, 2022, 3 PM

Minutes

Call to order – 3:09 PM

Attendance – roll call: Present - Anna Biava, Archie Baca, Mickey Menapace, Louie Bonaguidi

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

Motion to Approve Minutes of December 16, 2021 meeting: L. Bonaguidi; 2nd: A. Baca. Roll call: A Biava-yes, A. Baca-yes, M. Menapace-yes, L. Bonaguidi-yes. Approved.

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

Discussion items

Coal Avenue Commons project, Phase 2 between 2nd and 1st Streets update: City Manager – The construction project will go out to bid at the end of January.

Coal Avenue alley project (between 2nd & 3rd streets) update: City Manager – this alley project continues to be a very difficult project. Identifying and locating the old water infrastructure, including old water meters. City has had to install temporary lines and hook everyone up. Then City will install the new permanent lines and hook everyone up to the new lines. There is also the tie-in of the lines to the junction under 3rd Street, at the alley. That should take place some time in February. The next step will be the installation of the electrical lines under the alley and across 3rd Street. Following that, the final part of the alley reconstruction, installation of drainage and the surface pavers, can go out to bid 2-3 weeks after the completion of the electrical project. Gallup MainStreet and City of Gallup received an award from NM MainStreet of a \$100,000 grant. The funds are to be used for the alley project.

Continuation of MOU with REDP alliance and NDC agreement: NDC has agreed to extend our agreement for another year rather than create a new contract. Getting all of the needed approvals for a new contract would take 6-8 weeks. The contract extension is priced at the fee charged for 2021, plus an inflation adjustment. The annual cost will be 84,000 vs. 78,000 in 2021. The fee will be covered by an even split among the Regional Economic Development partners. Last year, REDP was awarded a grant from NM EDD

which was applied to the fee. All of that grant funding was paid to NDC for its consulting services. Gallup BID is the fiscal agent for the REDP alliance. There may be funding support available for the coming year from NM EDD. That decision cannot be made until the close of the current 2022 legislative session. When the decision by EDD has been communicated to us, we will be able to determine the exact split among the REDP alliance members for the next year. REDP alliance is: Gallup BID, GGEDC, Cibola Communities Economic Development Foundation, City of Farmington, 4 Corners Economic Development and NW NM COG.

Gallup Housing Study – the study, which was approved and adopted by Gallup City Council, recommends creating and offering incentives that are competitive with other locations. F Bee will create a chart of incentives used by other cities and share that with Gallup City Council and Staff.

Arts Crawl logistics – it may be beneficial for managing the ArtsCrawl events for the BID to invest in canopies to be used where the arts and craft vendors set up along the Walkway. This will allow for canopies to be set up an hour or more prior to the vendors setting up. It will make the vendor setup go more quickly. That is important because the window of time for setting up, prior to the closure of Coal Avenue by City of Gallup Police Department, is very tight. Streamlining the process will allow for all vendor-related vehicles to move off of Coal before it is closed. BID Board will have to make a decision on this investment.

Other Discussion

Reports

December 17 - Telephone meeting with Eileen Yarborough, EDO, Cibola Communities ED Foundation

December 17 – Telephone meeting with Warren Unsicker, EDO, City of Farmington

December 21 – Meeting with Fr. Matthew Keller, Sacred Heart Parish

December 24 – Meeting, in Santa Fe, with Sheldon Bartel, Field Director, National Development Council

December 28 – Meeting, in Albuquerque, with Sherman McCorkle to discuss potential Gallup construction projects and strategy for advocating for Legislative approval of TRC Bill

December 31 – Meeting with Tony Bonaguidi re: 210 West Coal

January 5 – Training meeting with Sheldon Bartel, NDC

January 6 – Telephone meeting with Courtney Hall, Retail Strategies

January 7 – GEDA monthly meeting, hosted by GGEDC

January 10 – Telephone meeting with Lorraine Ruggles, NM EDD zone rep about renewal of REDP MOU, contract with NDC, potential support from NM EDD

January 12 - Training meeting with Sheldon Bartel, NDC

January 13 - Telephone discussion with Mayor Bonaguidi about Retail Strategies and upcoming retailer conferences

January 13 - Telephone discussion with Joseph Sanchez about joining Gallup BID Board

January 14 - Meeting with Senator Padilla, at NM Capitol Building, to discuss TRC bill

Date of next Gallup BID Board meeting – February 17, 2022

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