

Gallup BID Board Meeting, February 17, 2022, 3 PM

Minutes

Call to order – 3:03 PM

Attendance – Roll call: Present: A. Biava A. Baca, M. Menapace, L. Bonaguidi, M. Ustick.

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

Motion to Approve Minutes: L. Bonaguidi; 2<sup>nd</sup>: M. Menapace. Roll call: Roll call: A. Biava-yes; A. Baca-yes; M. Menapace-yes; L. Bonaguidi-yes. Approved.

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

Guest presenter: Michael Sage, NWNMCOG – Revolving Loan Fund created by COG to assist businesses within the NWNMCOG region. Description is attached to these Minutes.

Discussion items

Coal Avenue Commons project, Phase 2, including reconstruction of infrastructure under the intersection at 2<sup>nd</sup> and W. Coal Avenue - update and schedule by CB Strain, City of Gallup Public Works Director:

City has all of the funding necessary for the project. It has received the needed clearances from NM DOT. The construction contract should be awarded in late April. After City of Gallup has selected a contractor for the project, Public Works Department will meet with the contractor to determine the time frame/flow chart for the project. Then PW Dept. will notify the public.

Coal Avenue alley project (between 2nd & 3rd streets) update - CB Strain, City of Gallup Public Works Director: that project is a Utilities Department Project. This alley project is close to completion.

Former Alpine Lumber property development update – CB Strain, City of Gallup Public Works Director: City has selected an architectural firm to create a development plan for the site. That firm is Sites-Southwest, which is on track to complete the plan on time.

### BID Board members term limits:

“The BID shall be administered by a nine person management committee appointed by City Council from nominees submitted by the owners of businesses and owners of real property located within the district. Two (2) representatives from the City appointed by the Mayor with the approval of Council shall serve as ex-officio, non-voting members. The voting members of the management committee shall be appointed for initial terms of three (3) years with five (5) of those members continuing to serve two (2) additional years. Thereafter, terms shall be for a period of four years. A new member appointed to fill the vacancy of a member with an unexpired term will serve the remainder of the unexpired term. City members shall serve at the pleasure of the Mayor.” From BID ordinance.

Two Board members (BID Management Committee members) James Rich and Steve Gurley, termed out at the end of 2021. There are four candidates for three empty positions: Joseph Sanchez; Linda Garcia; Steve Gurley; James Rich.

Former Mayor McKinney advised current Mayor Bonaguidi that he believes that increasing the number of Board members from 7 to 9 in the 2018 City of Gallup rewrite of the BID Ordinance was a mistake. A smaller 7 person Board is more efficient and effective.

Mayor and Council will discuss and make a decision.

BID MOU with REDP alliance and BID-REDP - NDC agreement. Extension of BID-NDC contract for one more year will include an adjustment for inflation. The fee for services for the REDP alliance will be \$84,000. Last year it was \$78,000. Fee is split equally among REDP alliance members

Gallup Housing Study: the study highlighted the urgent need for more housing in Gallup. That includes workforce housing and market rate housing.

Discussion of Arts Crawl logistics, including use of West Coal between 3rd and 4<sup>th</sup> during the period when the 100 block of West Coal is under construction and timeline for construction in the alley between 2<sup>nd</sup> and 3<sup>rd</sup>. M. Ustick and CB Strain said that a start date for Coal Avenue construction project and the reconstruction of the intersection of 2<sup>nd</sup> Street and W. Coal Avenue will be decided upon after the contractor (not yet selected) creates a work plan with timeframe.

### Other Discussion

### Reports

January 21 – Telephone discussion with Arvin Trujillo, CEO, 4 Corners Economic Development, about participation in REDP in 2022

January 24 – Telephone discussion with office of Senator Munoz. Unsuccessful attempt to have a discussion with Sen. Munoz.

January 25 – Telephone discussion with office of Ben Spencer, CEO, Titan Development. Unsuccessful attempt to have a discussion with Mr. Spencer.

January 26 – Training session with Sheldon Bartel, NDC on using online mapping platforms for development research and planning

January 28 – Discussion with Sen. Padilla about status of SB 20 (TRC funding) in the 2022 legislative session

January 28 – Discussion with Sherman McCorkle about SB 20

February 2 –NDC Training session with Sheldon Bartel concerning how developers think about financing of housing subdivisions

February 3 – IEDC webinar on "Incorporating Regionalism in Economic Development"

February 3 – Meeting with Paul Heimburg, Outreach Manager, Theater 180 productions

February 4 – Telephone meeting with Sherman McCorkle about HB 20

February 4 – Telephone meeting with Warren Unsicker, City of Farmington EDO, about participation in REDP in 2022

February 5 – Conversation with Bill Lee about 2022 Ride, Flight Cruise event

February 7 – Telephone meeting with Bruce Armstrong, GGEDC, about support for Hydrogen Hub bill

February 7 –Telephone discussion with Sheldon Bartel about contract renewal with NDC, status of Covid spread in NM.  
S. Bartel meeting with Gallup City Council must be postponed for a few weeks. NDC has a travel ban on its employees.

February 9 – Training session with Sheldon Bartel, NDC, about financing for housing developments, including how federal agencies examine prospective projects and how developers and banks regard the same projects. Review of available web based analytical platforms, need for competitive incentives, tax policy.

February 9 – Voiced support, via NM Legislature committee zoom, for House Bill 228

Date of next Gallup BID Board meeting – March 17

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