

Gallup BID Board Meeting, September 16, 2021, 3 PM

Minutes

Call to order – 3:10 PM

Attendance – roll call – Present: A. Biava, A. Baca, M. Menapace, J. Rich, Louie Bonaguidi. Excused absence: S. Gurley.

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

Motion to Approve Minutes from August 19 meeting: M. Menapace; 2nd: A. Baca. Roll call: A. Biava - yes, A. Baca - yes, M. Menapace - yes, J. Rich - yes, Louie 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, J. Rich - yes, Louie Bonaguidi – yes. Approved

Voting items

Motion to approve sign grant reimbursement for Red Rock Insurance Agency -
1. Sign: refurbish sign cabinet: repair, paint, replace lighting with LED lighting, design, fabricate and install new sign face; 2. Awning - replace existing fabric with aluminum and fabric.

Total cost: \$6,525.83. BID reimbursement: \$4894.37

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

Motion to approve sign grant reimbursement for GallupARTS. Total cost of project: \$2762.12. BID reimbursement: \$2071.59

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

Motion to have the Arts Crawl event that is scheduled for October 9th:

J. Rich; 2nd: A. Baca. Roll call: A. Biava - yes, A. Baca - yes, M. Menapace - yes, J. Rich - yes, Louie Bonaguidi - yes. Approved

Discussion Items -

Coal Avenue Commons project – Phase 2 – City Manager Ustick provided a written summary:

1. Coal Avenue Commons Phase 1. Streetlights are installed on the street. Lighting for the walkway is still “in transit”. Hesitate to provide a date for installation until lights arrive.
2. Coal Avenue Commons Phase 2. Working with Wilson and Co. to get a fee proposal to do the needed recertification’s (environmental etc.) which have expired. Also design plans need to be amended to just cover work to be done in Phase 2. We have not received the 3.5 million from the State for construction but are starting on the recertifications and amended design and construction documents so we can go out to bid expeditiously. The goal is to have the construction done before Ceremonial August 2022. But this is a very aggressive goal and everything including weather has to work!

Alley Projects update – City Manager Ustick provided a written summary:

A. Phase 2 between Second and Third: Water and Sewer installation will start around Oct. 1 and be complete weather permitting by end of December. Electric underground lines will follow from Walkway to across Third Street. Final improvements (Drainage, pavers, underground trash receptacles, etc.) will follow.
ESTIMATED completion: Fall 2022.

B. Phase 1 (between First and Second) has water and sewer and underground electric and dry utilities completed. However, final improvements have to be put on hold (drainage, pavers, underground trash receptacles) due to having to close Coal Avenue Commons from First to Second for new Street reconstruction project. Have to keep alley open for access while street is closed. So alley will be temporarily paved to ensure safe access.

Review of 2021 update of Gallup MRA Plan

Status update - sign grant reimbursement to CHAA AHH - CHA' AHH, 107 West.Rt 66, sign grant reimbursement – Cost of project: \$1152.73. BID reimbursement: \$864.55

Discussion of proposed BID LED Streetliner across Aztec Avenue – Hinkley Signs provided a rough estimate for budgeting purposes only: \$10,000. for the design, fabrication and installation of each Streetliner.

These decorative displays are made of steel and will last 20+ years.

A street wide banner costs \$700 - \$900 and lasts 3 – 4 months before needing repair or replacement.

Gallup BID – Regional Economic Development Partners – NDC: update

Other Discussion –

JM DeYoung said that he has been in discussion with Comcast Corporation staff.

Comcast will send some staff to Gallup to meet with people in the community to discuss ideas to spruce up the Historic former Post Office building at 1st Street and West Coal, get more activity, make it nicer. JM invited BID Board members to attend the proposed meeting with Comcast. He will provide information about the time and place of the meeting. James Rich said that Comcast should renovate, and maintain, the building to be used as cultural facility, e.g. a museum, to demonstrate Comcast's support of the local community.

JM and Mayor Bonaguidi agreed that it will be important for City of Gallup revenue stream to keep this building on the tax rolls, rather than developing a non-profit cultural facility

Leaf Ashley - façade improvement grant request: pointing of bricks at 114 E. Coal Avenue will be voted on at the October BID Board meeting.

Reports

August 17 – Meeting of the GEDA Economic Development subcommittee to discuss the planned Economic Development Roundtable session in Santa Fe on January 28, 2022

August 18 – Safety & security meeting held at Red Rock Insurance agency. Discussion of the crime issues in Gallup and the installation of security gates at the entrance to the alley between 3rd Street and 2nd Street, between rt. 66 and West Coal Avenue

August 18 – Meeting with Kris & Rockelle Langefeld, Dynamic Signs

April 19 – Film about the history and significance of Gallup Intertribal Ceremonial at the El Morro

August 20 – Meeting with Kathleen Heisch, Shima Traders

August 23 – Arts Crawl planning meeting held at City of Gallup Electric Department office with Gallup Departments – PD, Fire, Parks & Rec, Solid Waste, Community Services and Rhonda Quintana event coordinator

August 24 – Coal Avenue Ribbon Cutting Ceremony –commemorating the completion of Phase 1 of the Coal Avenue Commons project

August 24 – City Council approved Gallup BID event permit application for Arts Crawl events, which will resume when spread of Covid 19 virus and variants has lessened sufficiently

August 25 – NDC training session for REDP - commercial building re-development finance training session with Sheldon Bartel

August 26 – Meeting with John Wheeler at Walkway area to look at electrical connections

August 31 – CDFA webinar

September 1 – NDC training session for REDP - commercial building re-development finance training session with Sheldon Bartel

September 3 –Telephone meeting with Sherman McCorkle to discuss planned September meeting with NM EDD Cabinet Secretary.

September 9 – Meeting of downtown coordinating committee to discuss: 1. The update to the City of Gallup Metropolitan Redevelopment Plan; 2. City of Gallup plan for the city-owned former Alpine Lumber Company site.

September 9 – Meeting with Rhonda Quintana, Arts Crawl coordinator.

Additional comments

Mayor Bonaguidi said that the gates that will be installed at the alley entrances are being fabricated at a City welding shop. They will be installed ASAP. He also spoke about the crime situation in Gallup and asked BID Board members to attend future community meetings on the topic of safety and security in Gallup. A public meeting is now scheduled for September 21 and Board members should attend that meeting.

James Rich talked about negative issues being created by the current policies of the Municipal Court Judges and New Mexico statutes

Mayor Bonaguidi said that the current statewide increase in problems with crime might compel the State Legislature to examine the statutes governing the processes for holding persons for alleged criminal activity.

Date of next Gallup BID Board meeting – September 21, 2021

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