

Gallup BID Board Meeting
June 18, 2026, 3 PM, at Rico Motors

Minutes

*(Includes items on the Agenda for the May BID Board Meeting which was cancelled
due to
lack of quorum)*

Call to order - 3:09 PM

Roll Call: Present - Anna Biava, Archie Baca, Tony Bonaguidi, Joseph Sanchez, Austin Wallace, Shawn Dowling, Frank Chiapetti (Ex-Officio, non-voting). Excused absence Linda Garcia, Tony Bonaguidi, Mary Walker.

Motion to Approve Agenda: A. Baca; 2nd: S. Dowling. Roll call: Anna Biava - yes, Archie Baca - yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes, Approved

Motion to Approve Minutes of April BID Board meeting. (NB: The scheduled May BID Board Meeting was cancelled for lack of a Quorum) : City Manager Chiapetti requested a correction to the April Minutes, as follows -

Remove the following language: *"When City Manager subsequently looked into the matter, he discovered discrepancies in the Finance Department handling of payments"*

Insert: "David Eason received a payment for BID fee from the Richardson properties account. It was deposited by the City Legal Department, not the City Finance Department, into the City of Gallup Marketing Department account. Mr. Chiapetti corrected that situation and the funds were deposited into Gallup BID account."

Motion to approve as amended:S. Dowling; 2nd:J. Sanchez. Roll call: Anna Biava - yes, Archie Baca -yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes, Approved

Motion to Approve Monthly Financial Report: A. Wallace; 2nd: J. Sanchez. Roll call: Anna Biava - yes, Archie Baca -yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes, Approved

Voting items:

Gallup Business Improvement District NM Open Meetings Act Resolution for FY27 - Attachment A

Motion to approve: J. Sanchez; 2nd: A. Baca. Roll call: Anna Biava - yes, Archie Baca - yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes, Approved

Pino's Curio and Trading - combination Sign and Facade Grant application, reimbursement request

Total Cost for:

1. facade repair and repaint and 2. design of logo painted on front of building. \$4500.00

BID grant amount for both facade work and new sign: \$3375.00

Motion to approve request from Pino's Curio & Trading: S. Dowling; 2nd: A. Baca. Roll call: Anna Biava - yes, Archie Baca -yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes, Approved

Lion's Club Downtown Rodeo event grant reimbursement

BID Board approved the Lion's Club initial application request for \$1500. This amount is included in the BID budget.

Motion to approve reimbursement to Gallup Lion's Club in the amount of \$1500: J. Sanchez; 2nd: S. Dowling. Roll call: Anna Biava - yes, Archie Baca -yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes, Approved

Discussion items -

April, May and June Arts Crawl events were successful, with large turnout

Route 66 Centennial Travelling Exhibit at Rex Museum
NM DOT Gallup Comprehensive Action Plan Summary

During April and May, BID Board member Shawn Dowling and CPA Tony Gonzales, met with Mayor DePauli and City Manager Chiapetti to review the list of documents that City of Gallup CFO agreed in February to provide each month to Gallup BID bookkeeper. BID President Biava and bookkeeper Bond participated in conversations remotely.

Neither Gallup BID Board of Directors, nor Gallup BID accountant, have received the necessary financial reports requested from City of Gallup CFO during the February BID Board meeting.

City of Gallup will no longer accept building permit applications - per memo from Clyde Strain

City of Gallup Interim City Attorney resigned.

Continuing conversations with Dekker and with Place Dynamics concerning potential hotel developers

Updated NM Highway Safety presentation

Reimbursement request from property owner Gilbert Villancana - for repair and repaint of the exterior of the former Holiday Cleaners building at 500 W. Rt 66

Other Discussion

City Manager provided BID cash receipt report from the March 2026 billing cycle.

New ideas

Gallup Business Improvement District FY 26 Forecast

100%

Downtown Security

Red Rock Security patrol hired for all BID Arts Crawl events, from April through October

BID provides financial support to Camille's Sidewalk Cafe for cost of private security guards hired for Friday Night Rides events.

Unarmed Downtown Bicycle Security Patrols hired to cover the BID District during July and August

BID Events - Sponsor, plan and manage Summer Arts Crawl events from April - October in Downtown BID District

Downtown Events by Others - Support for marketing of downtown events sponsored by other organizations:

Lions Club Rodeo

Relay For Life

Ceremonial

Private sector match for grant - BID private sector match to GallupARTS for NEA - WPA Virtual Museum project: Federal Government stopped payments from grant awarded to Gallup Arts to create the website for the Virtual museum. That left GallupARTS \$17,000 short of amount needed to complete this project. City of Gallup provided \$10,000 toward that shortfall. Gallup Business Improvement District provided the remaining \$7,000. needed to complete this important project.

Properties examined by Structural Engineer:

400 block W. Aztec Avenue - vacant former Lowe's property purchased by local investment group

201 West Rt. 66

Properties examined by Architectural firm:

201 West Rt 66

306 West Coal Avenue

107 West Coal Avenue

Repaint/replaced the painted Welcome portion of the BID's monuments at Gallup gateway locations - work was completed by Dynamic Signs Company.

221 West Coal Avenue:

- Security gate was installed in front of 221 West Coal Avenue, Kestrel Leather
- Sign and lighting was installed above the entrance to Kestrel Leather - Facade program

- Turney's Trading, 207 South Third Street - new signs & awning - Sign Grant Program

- BID funded two downtown Murals created as part of City of Gallup Rt 66

Centennial celebration by artists :

- Walkway mural by mural artist Ric Sarracino

- Rt 66 mural by mural artist Angelo Arvado

- Update of Gallup Retail Study by Place Dynamics completed, per agreement with Gallup BID

- Hotel data added to the 2026 Place Dynamics Retail Report

75%

Streetliner Display, above West Coal Avenue, near the intersection with 9th Street adjacent to rear of Glenn's Bakery

229-233 West Coal Avenue renovation

Route 66 Centennial signage

Concrete Trash Can Receptacles. - maintenance of art work and repair of concrete receptacles

Native Art Large Pots — maintenance and restoration where needed

Sign Grant Reimbursement Program

228 West Coal Avenue - replacement of front windows. Replace locks on kiosk doors.

Holiday Cleaners facade

Sign Grant

- Running Bear Trading - property owner provided \$5000.00 to Dynamic Signs for purchase of materials and start of fabrication.

Sign Grant

- 307 West Coal Avenue - Goodyear Tire Marketing Department contracted with Dynamic Signs to fabricate and install a new Goodyear Tire sign. Dynamic has purchased materials for fabrication of new sign.

Sign Grant & facade grant - Pino's Traders

50%

306 W. Coal - Ricca Merc Blog

Sign Grant

` Art Cooperative, East Aztec Avenue

Sign Grant

- Daniel's Steakhouse

Sign Grant

- 305 FIRE Pizza Cafe - 305 South Second Street

MRA Plan projects. (Transformative Projects) - BID will continue to seek funding and developers:

- Downtown boutique hotel

- Mixed-use grocery store and market rate apartments at 8th Street and WestCoal

- 210 W. Coal renovation

- 306 W. Coal renovation

- Former Elk's Club building, 304 E. Coal Avenue, at Strong - Rehearsal & Performance space in Downtown district

In Development

Facade improvements to buildings along Route 66

Colonial Motel

Sign on 601 Rt. 66 (Doty blogs)

Touch up exterior of building - 1010 W. Rt 66 - Desert Indian Traders

Improve appearance of Bernal Body Shop

Lexington Hotel

City lot - Rt. 66. Between 3rd and 4th - neon sign and Rex Museum sign

Richardson's - one of the signs needs a refresh

66 Laundromat - paint exterior

Architect Tina Reames walk-through of Sammy C's Sports Bar and Pub - Provided a brief report on eligibility for grant funds

I-40 Corridor Study

Allison Corridor study

Gallup Master Plan

Route 66 parking issues

NM DOT Safety Plan

Downtown Investment Consortium

Recruit an outdoor recreation retail store to downtown

Continue to support creation of an art museum in the Downtown district

Continue to support the construction of a new OFPL main library building.

Support creation of wool-based cultural facility in the Downtown District
Relocate BID Downtown Entry Monument Sign that was obscured by McKinley
County fence installation

Ongoing

Maintain relationships with decision makers at NM EDD, NM Mortgage Finance
Authority, NM Historic Preservation Department, architects, engineering firms.
Maintain relationships with potential investors and property developers.
Educate and advocate at New Mexico Legislature in support of legislation/programs
that will benefit Gallup NM and other rural NM towns.

Date of next BID Board meeting - July 16, 2026

Motion to adjourn: A Baca; 2nd: S. Dowling. Roll call: Anna Biava - yes, Archie
Baca -yes, Joseph Sanchez - yes, Austin Wallace -yes, Shawn Dowling - yes,
Approved