

Gallup BID Board Meeting

April 16, 2026, 3 PM, at Rico Motors

Minutes

Call to order

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

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

Motion to Approve Minutes: City Manager Chiapetti requested an amendment to the Minutes. He did not agree with the description of the Minutes motion process in the March meeting. In addition, Mr. Chiapetti, who was not present at the March BID Board Meeting, said that he Had been told by a member of the BID Board who was present at the meeting, that BID Executive DIrector made allegations of misconduct by City Attorney Eason during the discussion with City CFO Holland concerning the collection , recording and handling, by City Finance Department, of any payments made as part of the City lien negotiation and collection process with property owners in arrears paying the BID Assessment Fee. Tony Bonaguidi said that mentioning MR. Eason's name during the discussion is a form of making allegation(s) against Mr. Eason. Several Board members pointed out that simply referencing a person by name is not making an allegation. BID President Biava stated that BID ED did not make allegations against anyone during the March Board meeting. Rather, he asked CFO Holland about the Finance Department handling, including recording of payments received. That discussion was the reason for CFO Holland's presence at the BID Board meeting. Furthermore, when City Manager subsequently looked into the matter, he discovered "discrepancies" in the Finance Department's handling of payments that led to the BID receiving a check from the City in the amount of \$18,115.08.

(NB: That figure contains the Property owner(s) payment, plus the City match.)

Shawn Dowling asked BID president Biava to confirm that BID does not received adequate, accurate timely reports from the CItY about the payments collected from BID property owners. MS. Biava confirmed that fact. At the very least, BID should be receiving a monthly AR Report for the transactions that take place in the BID fund, BUT, we don't. Austin Wallace asked "Did the mandate that all information about these BID funds must go through City Manager Chiapetti come from CFO Patty Holland. Anna Biava replied, "No. I received that mandate, in writing, from Frank Chiapetti himself." (Chiapetti email message on February 23,2026, to P. Holland and A. Biava)

BID President also restated the fact that BID has been asking the City for years for a systematic reporting of the funds collected by City from BID property owners.

BID Executive Director offered to type a transcript of that portion of the March BID Board meeting, distribute that to the Board, include that in the published minutes of the March BID Board meeting.

Motion to approve providing transcript of the portion of the March Board meeting that included the entire discussion between CFO Holland, BID bookkeeper Ana Bond and BID Board : S. Dowling; 2nd: J. Sanchez. Roll call: Anna Biava-yes, Archie Baca-abstain, Joseph Sanchez-yes, Shawn Dowling-yes, Tony Bonaguidi-abstain, Austin Wallace-yes. Approved.

Motion to approve Minutes of the March meeting, with the addition of a transcript of the portion of the March Board meeting that included the entire discussion between CFO Holland, BID bookkeeper Ana Bond and BID Board

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

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

Discussion items -

May Arts Crawl was successful, with a large crowd. BID ED texted over 100 vendors about the start of the Arts crawl season and spoke to 35 vendors. BID Coordinator Linda Garcia spoke with 60 vendors. BID hired six private guards; Gallup Police Department provide four officers. Gallup Streets Department staff closed Coal Avenue and closed Second Street. Gallup Parks & Rec Department staff provided picnic tables and benches, as well as trash barrels.

Received from Place Dynamics an addition to the 2026 Gallup Market Area Retail Study, that provided information about the hotel industry statistics for Gallup.

Increase of Gross Receipts tax rate request withdrawn by County Manager

Received revised concept rendering, by Dekker Design, of apartment building on W. Aztec at 8th Street, which included recommended location of needed grocery market.

During March BID Board meeting, City Manager spoke about some confusion among City Staff concerning BID Director's questions concerning the processing of delinquent Assessment Fee checks.

City Manager also stated that he had looked into the matter, found and corrected an error. As a result, City will provide an "assessment settlement payment" for the amount of the error plus the appropriate City Match. BID Board members thanked the City Manager for working to resolve this issue.

Subsequently, Gallup BID received an assessment settlement payment check from City of Gallup in the amount of \$18,115.08.

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

On April 11, 2026, New Mexico Creative Industries Division gave presentations in the El Morro Theater, with Q&A, concerning the purpose of this new Department in Government of State of New Mexico. The goal of this set of presentations was to clarify the goals of the grant programs available through it. There had been some confusion across New Mexico about the qualifying characteristics of potential applicants and the requirements that must be fulfilled for an application to be considered. There have been more applications than funds available.

The program is important for present and future economic growth in NM, especially in Gallup, McKinley and NW New Mexico. The current dormant status of Gallup MainStreet Arts and Cultural District has a negative impact on potential applications from Gallup based arts entrepreneurs and organizations.

Other Discussion

Mary Walker said that she has been in discussions with several Departments at the government of the State of New Mexico in an effort to have the currently dormant Gallup MainStreet Arts & Cultural District non-profit organization get recertified.

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 GallupARTS 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.

50%

306 W. Coal - Ricca Merc Blog

Sign Grant

- Running Bear Trading - BID and Dynamic Signs created five designs for Running Bear to examine.

Sign Grant

- Daniel's Steakhouse

Sign Grant - 305 FIRE Pizza Cafe - 305 South Second Street

Sign Grant - 307 West Coal Avenue - Goodyear Tire Marketing Department contracted with Dynamic Signs to

fabricate and install a new Goodyear Tire sign

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 Holiday Cleaners 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

Support creation of wool-based cultural facility in the Downtown District

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 - May 21, 2026

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