

Gallup BID Board Meeting

March 19, 2026, 3 PM, at Rico Motors

Minutes

Call to order -

Roll Call: Present - Anna Biava, Tony Bonaguidi, Joseph Sanchez, Linda Garcia, Austin Wallace, Shawn Dowling, Frank Chiapetti (Ex-Officio, non-voting)

Excused absence: Mary Walker. Absent: Archie Baca

Motion to Approve Agenda: J. Sanchez, 2nd: L. Garcia. Roll call: Anna Biava-yes, Tony Bonaguidi-yes, Joseph Sanchez-yes, Linda Garcia-yes, Austin Wallace-yes, Shawn Dowling-yes. Approved

Motion to Approve Minutes: City Manager said that some days after the February Board meeting he had received reports about discussions during the February meeting, which he did not attend, that are not shown in the Minutes as presented. City Manager stated that BID Executive Director had made allegations of inappropriate behavior by City Attorney in the handling of the City of Gallup lien process.. BID Director and BID President stated that no allegations had been made during that meeting, including the lengthy discussion between Gallup BID bookkeeper and City of Gallup CFO about the City process for invoicing, receipt of payments, recording the payments, creation of a spreadsheet that shows all of the properties within the BID District and transfer of funds from City of Gallup to Gallup BID. BID Director emphasized that during the February BID Board meeting he had specifically said that the City Attorney had not done anything wrong. BID Director had asked City of Gallup CFO several questions concerning the lien process and the receipt, recording and deposit of

payments made by property owners in response to City of Gallup letter(s) informing the property owners that they were going to have a lien placed on their property if they did not pay the delinquent arrears. City Manager insisted that the Minutes from the February meeting include the discussion of the lien process regarding the Richardson property accounts. City Manager stated that there may have been a misunderstanding among his informants about what had been said during the meeting. He does want the mention of the Richardson account to be included in the BID meeting Minutes, despite there having been no "allegation" of inappropriate handling of the lien situation.

The description in the above paragraph is provided to satisfy the request from Gallup City Manager. City Manger's discussions with his interlocutors occurred several days after the Board meeting. Hence, those Minutes stand and the City Manager's question and request are captured in the paragraph above.

Motion: L. Garcia, with addition of the description of the conversation about the Richardson accounts emphasizing that there had been discussion, not accusation; 2nd: J. Sanchez. . Roll call: Anna Biava-yes, Tony Bonaguidi-yes, Joseph Sanchez-yes, Linda Garcia-yes, Austin Wallace-yes, Shawn Dowling-yes. Approved

Motion to Approve Monthly Financial Report: L. Garcia; 2nd: S. Dowling. Roll Call: Anna Biava-yes, Tony Bonaguidi-yes, Joseph Sanchez-yes, Linda Garcia-yes, Austin Wallace-yes, Shawn Dowling-yes. Approved

Shawn Dowling asked City Manager to have the City /City Finance Department provide a normal level of detail for the payments, so that the Board can know who paid what.

City Manager also stated that he had looked into the lien process 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.

Discussion items -

BID Arts Crawl Calendar 2026

Q & A Retail Study 2026

Gallup Arts & Culture District Plan

By-Ways report - Kansas City FED 2026

Other Discussion

City Manager reported that he had a discussion with the owner of Running Bear Trading property about the poor condition of the empty sign frame in front of the building, at the “West Y”. City Manager stated that the property owner told him that he wants to have a new sign installed, but after some discussions, Gallup BID “dropped the ball” and did not follow up. BID Director and BID President informed City Manager that over a period of months they had furnished several different versions of the sign design, created by Dynamic Sign company, to the property owner. The property owner had not made a decision. The property owner is aware of the BID sign grant program. BID President said that she will continue talking with the owner of the Running Bear property.

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

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

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

Daniel's Steakhouse

Sign Grant

305 FIRE Pizza Cafe - 305 South Second Street

Sign Grant

307 West Coal Avenue - Goodyear Tire

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

- Downtown boutique hotel
- Mixed income apartment units
- Mixed-use grocery store and market rate apartments
- 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.

Next BID Board meeting - April 16

Motion to adjourn: S. Dowling; 2nd: A. Wallace.