

ANNUAL REPORT

An Important Partnership

City of Gallup
&
Gallup Business Improvement District



Presented to Gallup City Council September 22, 2026,
by Francis Bee, Executive Director,
Gallup Business Improvement District, Inc

Building On Existing Assets. Building For Gallup's Future

Downtown Gallup is an attractive and sustainable center of civic life, the arts, and cultural experiences for community activities that celebrate its multicultural heritage. It offers opportunities for prosperity with strong connections to its authentic culture and history that embraces diversity. Gallup supports a balanced mix of uses and services for people living, working, visiting and enjoying downtown.

Gallup BID's successful long-running improvement programs, including the BID sign grant reimbursement program and façade improvement program, continue. BID-managed outdoor events, including the monthly Arts Crawl events. In addition, Gallup BID is working with legal and financial professionals to expand the scope of its existing programs. BID will notify property and business owners within the BID District when the terms and conditions are approved and programs launched.

Downtown improvement goals include:

Promote a mix of uses in Downtown including: retail, office, arts and entertainment, hotel accommodations, and medium-to-high density residential areas through expanded use of historic buildings, selected infill, and expansion along transition areas.

Sponsor ongoing arts projects in the downtown area, for example the artwork painted by local muralists on concrete trash receptacles and restoration of large pots decorated with Native American motifs. These artworks attract visitors.

Continue to encourage, and work with, City of Gallup to

upgrade infrastructure and enhance the usability and aesthetics of alleyways through pedestrian improvements, while still allowing service access.

Create concept-level ideas to encourage mixed-use development on vacant lots, for example, the BID's conceptual work on various sites within the district and the surrounding areas.

Encourage and support second floor residential developments within the core commercial area of the District.

Support large-scale mixed-use residential development on the fringes of the downtown district.

The LEDA ordinance should be amended to include provisions in support of cultural facilities and retail business development and to accommodate claw- back of unspent resources.

Forward-thinking municipalities can use affordable housing as their primary economic development tool. This period of unprecedented federal funds flowing into cities presents an opportunity to invest in housing as a matter of the greatest importance. For all the mindshare that has been spent trying to attract the biggest and best corporations, cities and regions can also leverage a much more straightforward economic development unlock: *providing workers across the economic spectrum with places they can afford to live.*

Gallup BID organizes and represents private sector support for public-private projects & fund seeking; also provides funds towards private sector "match" required by government or foundation grantors

The Gallup Business Improvement District Board of Directors believes that all of this work is necessary to make Historic Downtown Gallup a more vibrant commercial district with

strong consumer appeal, as well as an excellent place to live and work.

Gallup BID thanks our community and the City of Gallup for continued support.

DOWNTOWN ARTS CRAWL EVENTS

Gallup BID sponsors and manages Downtown Arts Crawl Events from April through October



Thousands of visitors per event.

Dozens of artists, artisans and performers per event



VIEW LOOKING WEST ON WEST COAL TO 3RD ST



WALKWAY

DOWNTOWN SECURITY PATROLS

Gallup BID hired private security firm to provide well-trained unarmed bicycle patrols for July & August 2026

Guards are in constant contact with City of Gallup Police, Community Service Patrols and other emergency service personnel.

Hundreds of interventions per month during July & August 2026.



Gallup Business Improvement District FY 26 Work Plan 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

Sign Grant reimbursement program

- Pino's Curios and Trading - restore front of building facade, Logo design and paint

- 505 Trading

Sign Grant technical assistance

- 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.

75%

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

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.

Replaced locks on kiosk doors.

Sign Grant

- 505 Trading, 111 West Rt 66

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

Holiday Cleaners

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

Holiday Cleaners

- 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

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.