

City of Bedford

City Council Meeting

May 20, 2025

7:00 P.M.

Minutes

Prayer: Heath Hawkins

Pledge of Allegiance: Larry Hardman

Call to Order: Mayor Sam Craig

The Common Council of the City of Bedford, Indiana met for a Regular City Council Meeting on May 20, 2025, at 7:00 P M at Stonegate Arts & Education Center. Mayor Craig presided and called the meeting to order.

Members in attendance:

- Judy Carlisle
- Ryan Griffith
- Kathy Blackburn
- Brad Bough
- Larry Hardman
- Heath Hawkins
- Dan Bortner

Members absent:

- None

Reading/Approval of Minutes:

April 15, 2025 –Regular Meeting

- Ryan Griffith made the motion to approve the minutes,
- Larry Hardman seconded the motion,
- ***All votes were in favor of the motion. No One Opposed, Passed***

New Business

1. Request Approval and Acceptance of Derek Stutz DBA Sunrise Suites, LLC Tax Abatement (SB-1) Real Estate Improvement-2017 29th Street, and 2021 28th Street; And Approving Resolution 7-2025 For Establishing Deductions for Real Estate Improvement-Tax Abatement-Greg Pittman

- Attorney Greg Pittman stated that abatement request is different type of abatement. The project is a residential project and a resolution declaring the location a residential distressed area is required.
 - RDC reviewed the abatement and scored the project. A residential abatement is limited to five years. The average score RDC board completed is 105, which qualifies for a five-year abatement. The scale will be year 1 at 100, year 2 at 80%, year 3 at 60%, year 4 at 40% and year 5 at 20%. With the 15% abatement fee, would be distributed to the Bedford Redevelopment Commission.
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- Dan Bortner made the motion to approve Resolution 7-2025,
 - Ryan Griffith seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

**CITY OF BEDFORD
CITY COUNCIL
RESOLUTION NO.. 7 -2025**

A Resolution of the Bedford City Council Declaring a Residentially Distressed Area for Tax
Abatement for Real Property Improvements located at
2017 29th St., 2030 28th St., TBD 28th St. Bedford, Indiana 47421
(Sunrise Suites, LLC)

Whereas Sunrise Suites, LLC, (the "Applicant") has submitted a Statement of Benefits and
made an application for Residentially Distressed Area designation pursuant to IC 6-1.1-12.1 et seq,
and the Bedford City Ordinance (the "Tax Abatement Ordinance") for the property located at
2017 29th St., 2030 28th St., TBD 28th St.
Bedford, Indiana 47421;
and known as

47-06-22-441-053.000-010; 47-06-22-441-054.000-010; 47-06-22-441-055.000-010; 47-06-22-
441-044.000-010; 47-06-22-441-044.000-010

Whereas, said property meets the criteria for designation as a Residentially Distressed Area
pursuant to IC 6-1.1-12.1 et seq;

NOW THEREFORE, BE IT RESOLVED by the Bedford City Council as follows:

Section 1. The Bedford City Council has reviewed the Statement of Benefits and additional
information submitted pursuant to I.C. 6-1.1-12.1 and Bedford City Ordinance and made the
following findings:

- a. The estimate of the value of the redevelopment of residential property to be undertaken by
the Applicant is reasonable for projects of that type; and
- b. A significant number of dwelling units within the area are not permanently occupied or a
significant number of parcels in the area are vacant land; and
- c. A significant number of dwelling units within the area are evidencing significant building
deficiencies; and
- d. The area has experienced a net loss in the number of dwelling units; and
- e. The area, plus any areas previously designated, will not exceed ten percent (10%) of the total
area within the designating body's jurisdiction; and

f. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction.

g. The property known as: **2017 29th St., 2030 28th St., TBD 28th St., Bedford, Indiana 47421** and more particularly described as follows:

47-06-22-441-053.000-010; 47-06-22-441-054.000-010; 47-06-22-441-055.000-010;

47-06-22-441-044.000-010; 47-06-22-441-044.000-010

has been found to meet the requirements of a Residentially Distressed Area pursuant to IC 6-1.1-12.1.

Section 2. Based on these findings, the Bedford Council has determined that the purposes of I.C. 6-1.1-12.1 are served by allowing the deduction and the property described in Section 1.e. (above) is hereby declared to be a Residentially Distressed Area.

Section 3. The designation of this Residentially Distressed Area shall apply to property tax deductions for "real property" as provided in IC 6-1.1-12.1-4.1.

Section 4. The designation of this Residentially Distressed Area shall be in effect up to and including December 31, 2030.

Section 5. The Statement of Benefits submitted by the Applicant and dated April 4, 2025 is hereby approved.

Section 6. Sunrise Suites, LLC shall be entitled to apply for real property tax deductions for the increase in assessed value resulting from the redeveloped or rehabilitated property over a period of 5 years commencing with the 2025 pay 2026 tax year in accordance with the following abatement schedule percentages:

Year 1 100 %

Year 2 80 %

Year 3 60 %

Year 4 40 %

Year 5 20 %

The Bedford City Council hereby imposes an annual fee pursuant to IC§ 6-1.1-12.1-14 throughout the term of the deduction stipulated in IC§§ 6-1.1-12.1-4.

15 % percentage to be applied by the Lawrence County Auditor (Not to exceed 15% or the lesser of \$100,000.00)

IC§ 6-1.1-12.-14 fees collected must be distributed by the Lawrence County Auditor in accordance therein provided:

100 % Bedford Redevelopment Commission

0 % Lawrence County Economic Growth Council

0 % Bedford Revitalization, Inc.

0 % Bedford Urban Enterprise Association

Section 7. This Resolution shall be in full force and effect from and after its passage and signing by the Mayor and the Bedford City Council, and advertisement, if any, as required by law.

Adopted by the City of Bedford Common Council of the City of Bedford, Indiana on the 20th day of May, 2025.

The City of Bedford Common Council

Judy Carlisle
Judy Carlisle

Dan Bortner
Dan Bortner

Heath Hawkins
Heath Hawkins

Ryan Griffith
Ryan Griffith

Kathy Blackburn
Kathy Blackburn

Brad Bough
Brad Bough

Larry Hardman
Larry Hardman

Attested:

Billie Tumey
Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 20 day of May,

2. Compliance with Statement of Benefits CF-1 Tax Abatement-Stone City Products-Personal Property-600 Ton Stamping Press Line-Stewart Rariden

- Mayor Craig stated that there was no one in attendance to present the compliance statement. He asked if the Council would like to proceed or table the compliance statement for Stone City Products.
- Dan Bortner made the motion to table the compliance statement approval,
- Judy Carlilse seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

3. Ordinance 11-2025 Amending Zone Map-DHall Corporation-2700 John William Blvd-From I-2 to B-3-Kevin Jones

- Kevin Jones addressed the Council and stated that he received a request from Dhall Corporation to rezone a property they are purchasing at 2700 John Williams Blvd, formerly Lake's Auto.
- Dhall Corporation would like to make the property a retail space. The property is currently zoned I-2 and does not allow for retail space. Changing the zoning of the property to B-3 does allow for retail space and brings the property into alignment with other parcels in that area of John Williams Blvd.
- On April 8, 2025, a preliminary hearing was held with the Planning Commission for the request. The request was approved and moved to a public hearing. Prior to the public hearing, public notices were sent out to adjoining property owners and advertised with local media.
- On May 14, 2025, a Public Hearing was held with the Planning Commission for the requests. After discussing the request and hearing no objections from the adjoining property owners the Planning Commission approved the request for Rezone to be moved to the City Council for final approval.
- Larry Hardman made the motion for the first passage of Ordinance 11-2025,
- Heath Hawkins seconded the motion,
- *All votes in favor of the motion of first passage, no one opposed, passed.*
- Brad Bough made the motion for the second passage of Ordinance 11-2025.
- Heath Hawkins seconded the motion,
- *All votes in favor of the motion of second passage, no one opposed, passed.*
- *Third and final passage will be considered in the June meeting.*

4. Ordinance 12-2025-Amending Zone Map-GFC Properties /Derek C. George DBA DDT Properties, LLC-527 E 15th Street-From R-2 to B-1-Kevin Jones

- Kevin Jones addressed the Council and stated that he received a request from DDT Properties, LLC to rezone a property they are purchasing at 527 East 15th St., formerly Rivers Edge Church.
- DDT Properties would like to open a Funeral Home Branch and Monument Company at this location. The property is currently zoned R-2 and the request is for the property to become B-1 to allow them to open this business.
- On April 8, 2025, a preliminary hearing was held with the Planning Commission for the request. The request was approved and moved to the public hearing. Prior to the public hearing, public notices were sent to adjoining property owners and advertised with local media.
- On May 14, 2025, a Public Hearing was held with the Planning Commission for the requests. After discussing the request and hearing no objections from the adjoining property owners the Planning Commission approved the request for Rezone to be moved to the City Council for final approval.
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- Heath Hawkins made the motion for the first passage of Ordinance 12-2025,
- Larry Hardman seconded the motion,
- *All votes in favor of the motion of first passage, no one opposed, passed.*
- Ryan Griffith made the motion for the second passage of Ordinance 12-2025.
- Dan Bortner seconded the motion,
- *All votes in favor of the motion of second passage, no one opposed, passed.*
- *Third and final passage will be considered in the June meeting.*

5. Request Approval of Using Unrestricted Opioid Funds for Purchase of Fire Department 2025 Chevrolet Silverado Pickup Truck-Chief Luke Pinnick .

- Hubler GM Center-\$28,865.
- Hobson Ford-\$29,800.
- Hobson Dodge-\$36,892.75
- Chief Pinnick addressed the Council and requested approval to purchase a vehicle to replace the Deputy Chiefs vehicle, and approval of funds from the unrestricted opioid fund for the purchase.
- Three quotes from three local dealerships were obtained, with the lowest of those being from Hubler Chevrolet.
- The quote is for a 2025 Chevy Silverado for \$42,865. The department will be trading in the Deputy Chiefs current vehicle for \$14,000, making the final purchase price \$28,865.

- The Council questioned the reason for the need for replacing the current vehicle. Chief Pinnick stated that the vehicle had 102K miles on it and have replaced the motor twice and the transmission. The vehicle is continuing to cost the city in repairs. K & K Outfitter has inspected the emergency equipment on the current vehicle and will be able to transfer the equipment to the new vehicle. The normal cost of the emergency equipment is \$4,000 to \$5,000.
- Brad Bough made the motion to approve the funding of the new vehicle from Unrestricted Opioid Funds.
- Kathy Blackburn seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

6. StoneGate Arts & Education Center Update-Duane Embree and Linda Henderson

- Duane Embree addressed the Council and gave them the background on StoneGate Arts & Education Center leading up to request for funding.
- In 2018, StoneGate, a 501C3 not for profit, began operations in the current facility with an annual sponsorship from the City at \$160K, Ivy Tech at \$54K and LCEGC at \$18K for a total of \$232K and operating expenses of around \$200K per year. Ivy Tech and VU conducted classes, and some revenue was generated through building rental for corporate training and meetings as well as arts classes, civic events, and summer youth programs.
- 2020, with a year's worth of operating reserve, the city reduced funding to \$50K a year through 2025, while Ivy Tech and LCEGC continued at their initial funding levels.
- 2023-2024 Ivy Tech ceased sponsorship due to the dramatic shift from in-classroom delivery to on-line class delivery and the LCEGC ceased sponsorship due to reduction in their core funding. This left the city as the only major sponsor. Building rental income grew to \$26K in 2024 and WorkOne became a StoneGate tenant at \$25K a year.
- 2025, StoneGate continues to expand workforce development classes, offering in the arts (especially for kids), and through a \$50K digital towns grant established a co-workspace, media studio services, and digital skill building classes. Facility rental for corporate, non-profits and community/civic meetings is expected to be stable with moderate growth due to rate increases. WorkOne rental continues. StoneGate has Increased Industry Board membership to reflect focus on workforce development.
- 2026 StoneGate expects to end the year 2025 with a near zero balance in funds. Conservative projections for facility rental income, Work One rental, and workforce development net income are approximately \$50K -\$75 K. Operating expenses (salaries, utilities, and maintenance) are estimated at approximately \$200K.
- StoneGate requests the City Council to continue the \$50K of StoneGate funding with a additional \$110K of funds for a total of \$160K to continue operations through 2026.
- The Council discussed grants activity, if there is a potential to lose stable force due to relocation and increase in room rental fees.
- Mayor Craig stated that the city owns the StoneGate building and has a fund with approximately \$20K for StoneGate upkeep purposes.

7. Discussion

- Mayor Craig informed the Council that he has Council Chambers drawings if they would like to review them after the meeting.
- RDC approved the maintenance garage at the Police Department at their meeting. Projects at the Fire Department are being reviewed, kitchen and parking lot. The Fire Department is not inside the RDC district, but they service the district. 25% of RDC fund can be used in the Fire Department projects.
- The Derrick project is near completion. Lighting and path paving is being planned
- Excavation has begun at the Wawa site.

8. Adjourn

- Larry Hardman made the motion adjourn.
- Brad Bough seconded the motion,
- *All votes in favor of the motion, No one opposed, meeting adjourned.*

Bedford City Council 2025

- *Judy Carlisle, President* _____
- *Kathy Blackburn* _____
- *Ryan Griffith* _____
- *Heath Hawkins* _____
- *Dan Bortner* _____
- *Larry Hardman* _____
- *Brad Bough* _____

Attest: Billie Tumey
Clerk-Treasurer _____