

City of Bedford – Minutes

Redevelopment Commission Meeting

April 15, 2025

StoneGate Arts & Education Center

931 15th Street

5:30 PM

Call to Order:

The Redevelopment Commission of the City of Bedford, Indiana met for Regular Meeting on April 15, 2025, at 5:30 PM at StoneGate Arts & Education Center. President Craig Turpen Presided and called the meeting to order.

Members' Present

- Mayor Samuel Craig
Ryan Griffith
Judy Carlisle
Kathy Blackburn
Shea Hooten
Craig Turpen
Scott King (nonvoting member)

Members Absent

Reading of Minutes-March 18, 2025, Regular Meeting

- Ryan Griffith the motion to approve,
- Kathy Blackburn seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

New Business:

1. **Request Approval and Acceptance of Payment for Baker Tilly Invoice no. BTMA32177-\$2,558.50-TIF Services-Billie Tumey**

- Billie Tumey stated that this is the monthly invoice for the agreement with an additional fee for travel costs for the March meeting.
- Judy Carlisle made the motion to approve the payment as requested.
- Shea Hooten seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

2. Review and Consideration of Charles Hensley/DH20 Properties, LLC Tax Abatement (SB-1)-Real Estate Improvements-2929 Great Escape Drive-Recommendation of Time Period, Percentage of Annual Fee, and Organization Distribution-Pending Approval by Common Council-Greg Pittman-Shance Sizemore

- Shance Sizemore stated that a SB-1 was received from the Hensley's for DH20 Properties, LLC. The Hensley's purchased the old Great Escape Building and are completing an extensive remodeling and a 20,000 square foot addition for Rookies. Rookies will be a family entertainment center that will offer a restaurant, all-sports simulators, bowling, skating rink and many other activities.
- The request for the tax abatement includes a \$900,000 investment and 47 jobs. The estimated tax savings with an abatement would be \$90,000 to \$100,000 for 10 years based on 900,000 assessed value.
- The location of the business is in an economic development area that was set up in the Bender Lumber area.
- Attorney Greg Pittman stated that the board scoring for the maximum 10-year abatement was 112% and that qualifies for a 10-year abatement.
- The one issue he sees is that the center has an alcohol beverage permit. As he has stated before, when Bubba Pizza requested an abatement and had an alcohol beverage permit, it goes against the statute, and he cannot recommend it. The council was willing to overlook that with Bubbas Pizza.
- The scoring qualifies for a 10-year abatement on real estate at 100% year one, 95% year two, 80% year three, 65% year four, 50% year five, 40% year six, 30% year seven, 20% year eight, 10% year nine and 5% year ten. With the 15% fee going to the Bedford Redevelopment Commission.

- Ryan Griffith made the motion to recommend a 10-year abatement based on the board scoring 112 and send the request to the council for approval.
- Shea Hooten seconded the motion.
- **All votes were in favor, No One opposed, Approved.**

5. Discussion

- None.

6. Adjourn

- Judy Carlisle the motion to adjourn,
- Kathy Blackburn seconded the motion,
- **All votes were in favor, No One opposed, Meeting Adjourned, Passed**

The Redevelopment Commission 2025

- *Samuel J. Craig, Mayor* _____
- *Craig Turpen, President* _____
- *Judy Carlisle, Vice-President* _____
- *Shea Hooten, Secretary* _____
- *Kathy Blackburn, Member* _____
- *Ryan Griffith, Member* _____

Attest:
Secretary, Redevelopment Commission _____