City of Bedford – Minutes

Redevelopment Commission Meeting

July 15, 2025

StoneGate Arts & Education Center

931 15th Street, Bedford

5:30 PM

***Call to Order:***

***The Redevelopment Commission of the City of Bedford, Indiana*** *met for Regular Meeting on July 15, 2025, at 5:30 PM at* ***StoneGate Arts & Education Center****.*

Live Streaming VIA Facebook:www.facebook.com/Bedford.in.gov

VIA YOUTUBE <https://www.youtube.com/@City>of Bedford-812/streams

*President Craig Turpen Presided and called the meeting to order.*

***Members’ Present***

**Mayor Samuel Craig**

**Ryan Griffith**

**Judy Carlisle**

**Kathy Blackburn**

**Craig Turpen**

**Scott King (nonvoting member)**

***Members Absent***

**Shea Hooten**

Reading of Minutes- June 17, 2025, Regular Meeting

* Judy Carlisle the motion to approve,
* Kathy Blackburn seconded the motion,
* ***All votes were in favor, No One opposed, Approved.***

***New Business:***

1. **Baker Tilly Annual Redevelopment Commission TIF-Presentation-Jason Semler-Heidi Benitez Sigala**

* Heidi Benitez Sigala presented the TIF Report Presentation as required by IC 36-7-25-8.
* She discussed the TIF Mechanics: Increased assessed value from new development, The Redevelopment District and TIF areas, the terms of the allocation areas and the estimated revenues.
* Bedford EDA No. 1 Allocation Area was created in 2006 and will expire in 2036.
* East Gate EDA No. 2 Allocation Area was created in 2010 and will expire in 2040.
* Downtown & North Side EDA Allocation Area was created in 2013 and will expire in 2039.
* General Motors Personal Property Area was created in 2013 and will expire in 2039.
* With the new property tax structure, the property tax caps will have an effect on tax revenue
* The future projects funded with TIF revenues: Road improvements, Utility infrastructure, public safety equipment, buildings, property, trail work, parks/trails building and land, city building improvements and renovations & signage and other projects, dog park and public safety expenses.
* Impacts of the overlapping taxing units
* Jason Semler stressed the importance of the impact of SB1 on the revenue for the City of Bedford. There will be a reduction in revenue for the TIF districts, but the city will be hit harder. The RDC board will have a bigger stake in the city remaining strong.
* There is a misconception that if the TIF Districts are dissolved, the tax revenue will go to the other taxing districts. In a scenario for 2024 payable 2025 of passing the incremental AV to the other units would see the tax rates go down but the only units receiving addition funding would by County CCD fund increase $18,278 and Bedford CCD Fund increase $70,832.

1. **Request Acceptance of Quote for Paving of Lot South of TASC for Parking Lot-Brandon Woodward**

* Flynn & Sons Excavating & Paving, Inc-$49,500
* Milestone Contractors, LP-$75,000
* E&B Paving, LLC-Unable to quote.
* Brandon Woodard stated that he obtained three quotes to pave a parking lot for the future council chambers. The lot is to the south of the TASC building.
* The quote from Flynn & Sons is recommended for approval.
* Judy Carlisle made the motion to approve the quote from Flynn & Sons in the amount of $49,500..
* Kathy Blackburn seconded the motion.
* ***All votes were in favor, No One opposed, Approved.***

1. **Request Acceptance of Quote for New Liner Installation and Floor Drains for Bedford Fire Headquarters-1900 H Street-Brandon Woodward**

* Pipe Solutions-$27,600
* Riverway Plumbing & Mechanical-$28,900
* BLD Services LLC-$43,000
* Bedford Redevelopment Commission 25%-$6,900
* Bedford Board of Works and Safety 75%-$20,700
* Brandon Woodward stated that the fire department headquarters drains in the basement are old and need to be replaced. They have been having issues with them.
* Three quotes were received and the lowest quote from Pipe Solutions is recommended for approval. The request is for RDC to pay for 25% of the invoice in the amount of $6,900 with the BOW approval to pay the balance of $20,700.
* Kathy Blackburn made the motion to approve the payment of $6,900 toward the quote from Pipe Solutions providing the BOW approves paying the balance.
* Judy Carlisle seconded the motion.
* ***All votes were in favor, No One opposed, Approved.***

1. **Request Acceptance of Quote for Milling and Paving of Existing Parking Lot-Bedford Fire Headquarters-1900 H Street-Brandon Woodward**

* Flynn & Sons Excavating & Paving, Inc.-$22,650
* Milestone Contractors, L.P.-$22,750
* E&B Paving, LLC-$33,125
* Bedford Redevelopment Commission 25%-$5,662.50
* Bedford Board of Works and Public Safety 75%-$16,987.50
* Brandon Woodward stated that the parking lot behind the fire department headquarters is crumbling, and needs replaced.
* He obtained three quotes with Flynn & Sons being the lowest quote he recommended accepting the quote. The request is for RDC to pay 25% of the invoice in the amount of $5,662.50 with the BOW approval to pay the balance of $16,987.50.
* There is a difference in some of the quotes in the thickness of the paving. The difference is in the size of the paving machine.
* Ryan Griffith made the motion to approve the payment of $5,662.50 toward the quote from Flynn & Sons providing the BOW approves paying the balance.
* Kathy Blackburn seconded the motion.
* ***All votes were in favor, No One opposed, Approved.***

1. **Request Acceptance of Quote for Adding Additional New Parking Lot-Bedford Fire Headquarters-1900 H Street-Brandon Woodward**

* Flynn & Sons Excavating & Paving, Inc.-$27,840
* Milestone Contractors, L.P.-$44,000
* E&B Paving, LLC-$113,200
* Bedford Redevelopment Commission 25%-$6,960.00
* Bedford Board of Works and Public Safety 75%-$20,880
* Brandon Woodward stated that to the northeast of the fire department, there is a grass area that they would like to extend the parking.
* The grass will need removed and stone laid prior to paving. This will add 10 to 11 parking spaces to the lot.
* Three quotes were received with Flynn & Sons being the lowest at $27,840. The request is for RDC to pay 25% of the invoice in the amount of $6,960 with the BOW approval to pay the balance of $20,880.
* Mayor Craig added that the need for the extra parking is at shift changes and when there is an emergency and additional shift are called in to work the emergency. Emergency Management also has an office in the basement of the department and additional parking is needed if there are Emergency Management meetings.
* Judy Carlisle made the motion to approve the payment of $6,960 toward the quote from Flynn & Sons providing the BOW approves paying the balance.
* Kathy Blackburn seconded the motion.
* ***All votes were in favor, No One opposed, Approved.***

1. **Discussion**

* Mayor Craig stated that the roundabout is anticipated to be completed in a couple of months.

1. **Adjourn**

* Judy Carlisle made 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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_