

City of Bedford – Minutes

Redevelopment Commission Meeting

May 20, 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 May 20, 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-April 15, 2025, Regular Meeting

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

New Business:

1. Request Approval and Acceptance of Payment of Baker Tilly Invoice No BTMA32582 \$2,425.00-TIF Services-Billie Tumey

- Billie Tumey stated that the invoice is for the month contract the board approved with Baker Tilly.

- A request was made to pay the reoccurring invoice as long as the amount is \$2,425. If there are any additional fees, the invoice will be presented to the board.

- Judy Carlisle made the motion to approve the reoccurring payment of \$2,425; any changes will be presented to the board.
- Kathy Blackburn seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

2. Review and Consideration of Derek Stutz DBA Sunrise Suites, LLC Tax Abatement (SB-1) -Real Estate Improvement -2017 29th Street, 2030 28th Street, and 2021 28th Street- Recommendation of Time Period, Percentage of Annual Fee, and Organization Distribution -Pending Approval By Common Council-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 should be passed by the council.
 - The Board would recommend to the Council the residential abatement be capped at five years (residential abatements are limited to 5 years). The average score the 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, be distributed to the Bedford Redevelopment Commission.
- Ryan Griffith made the motion to recommend a five-year abatement as described for Derek Stutz DBA Sunrise Suites< LLC to the Council for their approval.
 - Kathy Blackburn seconded the motion.
 - ***All votes were in favor, No One opposed, Approved.***

3. Request Approval of Pass-Through Letter to Overlapping Taxing Units for 2025 Taxes Payable 2026-Billie Tumey

- Billie Tumey requested the Board sign the annual pass-through letter to the overlapping taxing units stated that the Board intends to capture all TIF AV increase with no pass through for 2026.
- Shea Hooten made the motion to approve the payment as requested.
 - Ryan Griffith seconded the motion.

➤ ***All votes were in favor, No One opposed, Approved.***



**Bedford Redevelopment Commission
City Hall
1102 16th Street
Bedford, IN 47421**

May 20, 2025

Re: Bedford EDA #1 Allocation Area
Bedford East Gate Allocation Area
Northeast/Downtown Allocation Area

Dear Lawrence County Auditor, City of Bedford Common Council, and all overlapping taxing units:

In accordance with IC 36-7-14-39(b)(5)(B) (the "Act"), the Bedford Redevelopment Commission (the "Commission") is hereby notifying you of the following determination that it has made concerning its Tax Allocation Areas for 2025 taxes payable 2026. The Commission has determined that there is no "excess assessed value" that may be allocated to the overlapping taxing units in the manner prescribed in subdivision (1) of the Act.

Regards,



Craig Turpen
President of the Bedford
Redevelopment Commission

CITY OF BEDFORD OVERLAPPING TAXING UNITS
DISTRIBUTION SHEET

***Bedford EDA #1 Allocation Area, Bedford East Gate Allocation Area, and Northeast/Downtown
Allocation Area***

1. Lawrence County Solid Waste District

Lawrence County Solid Waste Board
c/o Mr. Ron Walker, Director
3326 Mitchell Road
Bedford, Indiana 47421

2. Lawrence County

Lawrence County Auditor
c/o Ms. Martha Arnold-Turner
916 15th Street
Bedford, Indiana 47421

3. Lawrence County Council

Lawrence County Council
c/o Ms. Martha Arnold-Turner, Auditor
916 15th Street
Bedford, Indiana 47421

4. Bedford Civil City

City of Bedford Common Council
c/o Ms. Billie Tumey, Clerk-Treasurer
1102 16th Street
Bedford, Indiana 47421

5. Bedford Public Library

Members of the Bedford Public Library Board
c/o Mr. Nathan Watson, Library Director
1323 K Street
Bedford, Indiana 47421

6. Shawswick Township

Members of the Shawswick Township Board
c/o Mr. Millard Jones, Shawswick Township Trustee
164 Murdock Station Road
Bedford, Indiana 47421

7. North Lawrence Community School Corporation

Members of the North Lawrence Community School Corporation Board of Trustees
c/o Mr. Kevin Yancey, Superintendent
460 West Street
Bedford, Indiana 47421

**4. Request Approval and Acceptance of Quotes and Payment for Bedford
Police Department New Maintenance Garage-Brandon Woodward**

- Matcon General Contracting
- Graber Post Buildings, LLC
- Daviess County Metal Sales-No Response
- Brandon Woodward addressed the Board and stated the he sent out requests for quotes for a new maintenance garage at the police department. He received two sealed quotes for the building.
- Attorney Greg Pittman opened each quote, and they are as follows: Matcon General Contracting\$80,092.20; Graber Post Buildings, Inc \$97,240.
- Mr. Woodward reviewed the quotes and recommended the Board approve the lowest quote from Matcon General Contracting in the amount of \$80,092.20.

- Judy Carlilse made the motion to approve the quote from Matcon General Contracting.
- Kathy Blackburn seconded the motion.
- *All votes were in favor, No One opposed, Approved.*

5. Request Approval and Acceptance of Payment of IMHOFF Engineering, Inc. Invoice No. 1026-\$3,000.00-Preparations of Drawings and Design Release of New Maintenance Garage for Police Department-Brandon Woodward

- Brandon Woodward requested the Board approve an invoice from Imhoff Engineering for the plans for the police garage that were approved.

- Ryan Griffith made the motion to approve the payment as requested.
- Shea Hooten Seconded the motion.
- *All votes were in favor, No one opposed, Approved.*

6. Request Approval and Acceptance of INDOT Change Order No.4-Water Main Revisions for Roundabout-\$25,714.45-Misty Adams

- Misty Adams addressed the Board and stated that the invoice that was presented in January was incorrect
- Part of the invoice should have been participating, and part should have been non-participating. The consulting firm submitted incorrect information, the size of the water main and 16 services.

- An additional \$16,701 in participating funds and \$9,013.36 in non-participating funds for a total of \$25,714.45.

- Shea Hooten made the motion to approve the change order as requested.
- Kathy Blackburn seconded the motion.
- ***All votes were in favor, No One opposed, Approved***

7. Discussion

- Mayor Craig discussed the new council chambers, projects at the fire department that may qualify for 25% RDC funding.

8. Adjourn

- Shea Hooten made the motion to adjourn,
- Judy Carlisle 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 _____