

# City of Bedford – Minutes

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Redevelopment Commission Meeting

June 18, 2024

StoneGate Arts & Education Center

931 15<sup>th</sup> Street

5:30 PM

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## ***Call to Order: Ryan Griffith***

*The Redevelopment Commission of the City of Bedford, Indiana met for Regular Meeting on June 18, 2024, at 5:30 PM at StoneGate Arts & Education Center. President Ryan Griffith Presided and called the meeting to order.*

### **Members Present**

Mayor Samuel Craig

Ryan Griffith

Judy Carlisle

Kathy Blackburn

Shea Hooten

Craig Turpen

### **Member Absent**

Shea Hooten

Tracy Bailey (nonvoting member)

Reading of Minutes- May 21, 2024, Regular Meeting

- Craig Turpen the motion to approve,
- Judy Carlisle 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. BTMA26380-TIF Service -\$2,250.00. Billie Tumey

- Billie Tumey stated that this invoice is the monthly invoice for the agreement.

- Judy Carlisle made the motion to approve.
- Craig Turpen seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

**2. Review and Consideration of Bubbas Pizza, LLC Statement of Benefits SB-1 Tax Abatement-Personal Property-Recommendation of Time Period, Percentage of Annual Fee, and Organization Distribution to be Approved by Common Council-Greg Pittman**

- Items 2 and 3 take into consideration together.

**3. Review and Consideratio of Greyson Real Estate, LLC Statement of Benefits SB-1 Tax Abatement-Real Estate Improvement-Recommendation of Time Period, Percentage of Annual Fee, and Organization to be Approved by Common Council-Greg Pittman**

- Attorney Greg Pittman stated that the first item requested is an abatement on personal property. Personal Property abatements are for manufacturing equipment, and this is not manufacturing equipment.
- On item 3 for real estate, it normally must be an ERA, and it is in an ERA. A restaurant does not qualify except if it is in an economic distressed target area. IC 6-1.1-12.1-1 This area is in a declared economic distressed area. Normally retail food and beverage can receive an abatement in the declared area.  
But IC 6-1.1-12.1-1 Sec 3 (e ) (12) (12) A package liquor store that holds a liquor dealer's permit under [IC 7.1-3-10](#) or any other entity that is required to operate under a license issued under [IC 7.1](#)  
Bubbas Pizza holds a liquor license and would not qualify.
- Attorney Pittman stated that it was his opinion based on the statute, the real estate does not qualify.
- Shance Sizemore stated that the economic distressed area was developed in that area in the 1990's and 2000's.
- Greg Pittman, normally the RDC would make a recommendation if approved on the length and percentage of the abatement, if the council approves.

- Corey King, owner of Bubba's stated they started on the square and it went well. They have used local contractors in the building and the abatement would be huge to them.
  - Ryan Griffith asked if anyone had any questions and asked for a motion,
- Judy Carlisle stated that if it doesn't qualify, why would we go against our attorney's recommendation not to approve, made the motion not to send the abatement requests to the city council.
- Kathy Blackburn seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

#### **4. Annual TIF Report Presentation -Andrew Mouser(Baker Tilly)**

- Andrew Mouser addressed the RDC and presented them with the TIF Report Presentation (IC 36-7-25-8)
- He 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.
- The future projects funded with TIF revenues: Road improvements (Access to consolidated EDA & Roundabout at Beech St & John Williams Blvd.), Utility infrastructure, Public safety equipment, buildings, property, trail work, parks/trails building and land, city building improvements and renovations & signage and other projects.
- Impacts of the overlapping taxing units
- Expiration of TIF areas.
- New requirements of having a spending plan for 2025 approved by December 2024.

**5. Resolution 6-2024-Resolution Declaring an Emergency and Authorizing public Works Projects to Repair 16<sup>th</sup> St and Water Main- Misty Adams**

- Misty Adams stated that there was a major break in the 12-inch main water line on 16<sup>th</sup> Street.
  - The road was just milled and repaved and has water damage and formed caverns underneath.
  - The city is partnering with INDOT in the repairs.
  - The 12-inch water main and 4-inch main line to 25 houses will all need to be replaced and the road repaired and repaved.
  - Mayor Craig stated that he has concerns about the damage and cant elaborate when the repairs will be complete. At this time, we are unsure if there was damage by the water washing out.
  - We are asking for a commitment of 2 million dollars in hopes of covering the cost. Not sure of the total damage at this point.
  - The city is trying to get the project started ASAP.
- Ryan Griffith made the motion to approve Resolution 6-2024 and Two Million dollars for the repairs .
- Judy Carlisle seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

CITY OF BEDFORD  
REDEVELOPMENT COMMISSION  
RESOLUTION NO. 6 - 2024

**A Resolution Declaring an Emergency and**

**Authorizing Public Works Projects to Repair 16th Street and Water Main**

WHEREAS, Indiana Code § 36-1-12-9 authorizes the City to declare an emergency and to contract for public works projects without advertising for bids so long as bids are invited from at least two (2) persons known to deal in the public work required to be done; and

WHEREAS, on June 15, 2024 a City water main ruptured under US Highway 50/16<sup>th</sup> Street between O Street and Brian Lane Way in the City of Bedford causing substantial damage to the street and resulting in the street being closed until repaired; and

WHEREAS, US Highway 50/16<sup>th</sup> Street is a primary thoroughfare within the City.

NOW, THEREFORE, BE IT RESOLVED THAT, the City of Bedford Redevelopment Commission hereby declares that an emergency exists and authorizes any and all public works contracts that are necessary to repair US Highway 50/16<sup>th</sup> Street between O Street and Brian Lane Way, repair adjoining sidewalks and intersecting streets, replace water lines, transfer service from existing 4-inch water lines to new 12-inch water main, and repair existing and/or add additional hydrants, to be awarded without advertising so long as bids are invited from at least two (2) persons known to deal in the public work required to be done.


PASSED AND ADOPTED BY THE CITY OF BEDFORD, INDIANA REDEVELOPMENT COMMISSION THIS 18 day of JUNE, 2024.

CITY OF BEDFORD REDEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**6. Discussion**

- None.

**7. Adjourn**

- Craig Turpen the motion to adjourn,
- Kathy Blackwell seconded the motion,
- **All votes were in favor, No One opposed, Meeting Adjourned, Passed**

**The Redevelopment Commission 2024**

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

*Attest: Shea Hooten*  
*Secretary, Redevelopment Commission* \_\_\_\_\_