

City of Bedford – Minutes

Redevelopment Commission Meeting

March 18, 2024

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, March 18, 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

Members Absent

Scott King (nonvoting member)

Reading of Minutes- February 18, 2025, Regular Meeting

- Ryan Griffith the motion to approve the February minutes,
- Kathy Blackburn 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. BTMA31613-\$2,425.00-TIF Services-Billie Tumey

- Billie Tumey stated that this is the monthly invoice for the Baker Tilly agreement for 2025.

- 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. Request Approval and Acceptance of Advance Payments-Reynolds Construction Spider Creek Pump Station Replacement Project-Steel Tank and Auto Flush-Misty Adams

- Misty Adams stated that invoice for \$464,472.37 from Reynolds. This is the last payment for the project less the retainage.

- Shea Hooten made the motion to approve the payment as requested.
- Judy Carlisle seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

3. Request Approval and Acceptance of INDOT Chang Order No.1-John Williams Blvd Roundabout-Barrier Wall-\$53, 756.12-David Flinn

- David Flinn stated that the change order for The John William Roundabout project is for a barrier wall that is 1,000 feet.
- The change is due to the elevation change and is to control traffic.
- The project planning began prior to the current administration and at that time the road was going to be closed for construction.
- The city did not want the road closed.
- There is a possibility that INDOT will cover the cost, but we will not know until the project is near completion.

- Ryan Griffith made the motion to approve the funds in the amount of \$53,756.12 for the roundabout project.
- Kathy Blackburn seconded the motion.
- ***All votes were in favor, No One opposed, Approved.***

4. Presentation-April 15th DLGF 2024 TIF Management Annual Report of Redevelopment Commission-Andrew Mouser & Heidi Benitez-Sigala (Baker Tilly)

- Andy Mouser stated that last year was the first year that RDC must present the TIF Management Report to the council and upload and submit to Gateway.

- The report is for 2024 and is a look back at the activity.
- Baker Tilly assists with annual notification to the overlapping taxing units, the TIF Neutralization, the RDC Annual Spending Plan and the RDC Annual Presentation to Taxing Units.
- TIF funds are used to finance incentives or infrastructure needed to induce private investment, to encourage economic growth in target areas and to redevelop blighted areas.
- Heidi Benitez-Sigala stated that the report shows the previous numbers, states that there are no RDC employees, and no salaries were paid from the funds.
- There is one large EDA area and four allocation areas.
- Revenue was approximately 5.4 million with expenditure of 3 million. The expenditures were for capital outlays (police station, Spider Creek Project and roundabout project), other charges and services (police station, Spider Creek Project and roundabout project and debt service (payoff of 2017 bonds).
- There are no current Housing TIF Allocation Areas in the city.

5. Discussion

- Mayor Criag stated that the architect has been working the plans for the old police station to be transformed into a new meeting room.
- A new metal garage at the new police station is being looked at to house the armor vehicle and SWAT vehicle.
- The Spider Creek Project is progressing well.

6. Adjourn

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