City of Bedford – Minutes

Redevelopment Commission Meeting
December 16, 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 December 16, 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/@Cityof Bedford-812/streams

President Craig Turpen Presided and called the meeting to order.

Members' Present

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

Members Absent

Reading of Minutes- November 18, 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 of T&G Construction Change Order No. 1 And Payment For Blue Moose Environmental -$4,830.00-New Council Chambers-Brandon Woodward-Fleet & Facilities Director**

- Remove Asbestos-$4,200, Standard Overhead & Profit-$630.
- Brandon Woodward requested he board approve Change Order No 1 on the Council Chamber Project. Prior to the project planning, Blue Moose inspected the building and discovered the asbestos in the floor tile and advised that if it was not disturbed it would be fine.
- During demo, the old tile broke up. Blue Moose came in and removed all of the tile. The cost was $4,830.00

- ➢ Ryan Griffith made the motion to approve Change Order No 1.
- ➢ Kathy Blackburn seconded the motion.
- ➢ ***All votes were in favor, No One opposed, Approved.***

2. **Request Approval Of T&G Construction Change Order No. 2 For Southern State Electric-Deduct On Replacing 400 AMP Panel-$2,020-New Council Chambers-Brandon Woodward- Fleet & Facilities Director**
    - Brandon Woodward requested the board approve Change Order No 2 on the Council Chamber Project.
    - Southern States Electric planed on installing 400 AMP panels in their project costs. The project does not require 400 AMP panel therefore reducing the cost of the project by $2,020.

- ➢ Judy Carlisle made the motion to approve Change Order No 2.
- ➢ Shea Hooten seconded the motion.
- ➢ ***All votes were in favor, No One opposed, Approved.***

3. **Request Approval of T & G Construction Chang Order No 3 For Tabor/Bruce Architecture & Design Inc. -Furnace Electrical Re-Route-$1,058.00-New Council Chambers-Brandon Woodward- Fleet & Facilities Director**
    - Brandon Woodward requested the board approve Change Order No 3 for the Council Chamber Project. Months back when demolition was completed, a back wall was removed, and this exposed the wiring for the furnace. A wall needs to be built for the project, and the wiring needs to be moved back one foot. In cost for the plan change is $1,058.00

- ➢ Shea Hooten made the motion to approve Change Order No 3.
- ➢ Ryan Griffith seconded the motion.
- ➢ ***All votes were in favor, No One opposed, Approved.***

4. **Request Approval And Acceptance Of Baker Tilly Engagement Letter Agreement For 2026 Tax Increment Financing (TIF) Service Ongoing Assistance-Billie Tumey-Clerk Treasurer**

    - Billie Tumey presented the 2026 Engagement Letter with Baker Tilly. It is a continuation of the 2025 Engagement Letter with an increase in cost.
    - The fee will be $2,600 a month, a $175 a month increase over 2025.
    - Baker Tilly will continue to complete all required reports for RDC.

- ➢ Judy Carlisle made the motion to approve the 2026 Engagement Letter.
- ➢ Kathy Blackburn seconded the motion.
- ➢ ***All votes were in favor, No One opposed, Approved.***

5. **Request Approval Of Reimbursements Of Salaries-Director Of Business & Community Development; And Planning Commissioner-Mayor Sam Craig**
    - Mayor Craig requested RDC reimburse the city 35% of the salaries and benefits for the Director of Business and Community Development and the Planning Commission. The reimbursement would come from the revenue from the abatement fees.
    - Both positions work include Economic Development duties. The reimbursements would be processed quarterly.

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

6. **Request Approval Of Full Release Of Retainage For Spider Creek Pump Station Replacement Project-Misty Adams-Utilities Director**
    - Misty Adams stated that the Spider Creek Pump Station Project is completed.
    - She requested the board approve payment of the final retainage to Reynolds Construction in the amount of $99,499.99.

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

7. **Discussion**

- None

8. Adjourn

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

The Redevelopment Commission 2026

- *Samuel J. Craig, Mayor* ______________________
- *Craig Turpen, President* ______________________
- *Kathy Blackburn, Vice-President* ______________________
- *Shea Hooten, Secretary* ______________________
- *Judy Carlisle, Member* ______________________
- *Dustin Matlock, Member* ______________________

Attest:
Secretary, Redevelopment Commission ______________________