City of Bedford – Minutes

Redevelopment Commission Meeting
November 18, 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 November 18, 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

Vice- President Kathy Blackburn Presided and called the meeting to order.

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

Members Absent
Craig Turpen

Reading of Minutes-October 21, Regular Meeting

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

October 31, Special Meeting.

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

New Business:

1. **Request Approval And Acceptance Of Change Order-Roundabout-David Flinn**
    - David Flinn requested the board approve a change order for the John Williams Boulvard Roundabout.
    - Jason Buck from Lochmueller, who inspected the work in progress, explained the change order.
    - The run over in costs came from the federal portion of the project in the amount of $31,344.55. The project had two categories, the federal funds and the City of Bedford funds for utility relocation.
    - The over run was for the federal portion. We reached out to INDOT and there were not any federal funds available to cover it. There are funds left from the utility relocation, and this change order changes the work from the federal funding category to the local funding category. This is a quicker process to close the project out.
    - There are four items that he came up with to get close to the $31,344.55. There were some items that overran and some that underran. To make it go with INDOT standards and wording, the item are what were chosen.
    - Ryan Griffith asked who overran the item? Did Lochmueller miss in the original plan with what listed items are. There are footages, curb changes etc.
    - Mr. Buck said there were some steep slopes that had to be addressed, the road was cut down four to five feet and a curbing issue. Lochmueller did not do the design; we only do the inspections for the construction. This was found after the digging was completed.
    - Mayor Craig stated that part of the issue on the curbing area was with a utility pole that was to be moved in the initial phase. It was determined that Duke was not going to move the pole. Since the pole was not going to be moved they couldn't cut the grade down, so a wall had to be put up for the embankment.
    - Mr. Buck stated that was one issue and there was another utility pole on the north side that caused an issue.
    - Mayor Craig asked about the first item on the change order. It states "this pay item covers incentive bonuses and penalties included in the QCQA pay items"
    - Mr. Buck stated that anytime you have federal funding with asphalt funding, samples of the asphalt are taken onsite. Samples of loose asphalt and core samples. These are sent to INDOT for testing.

The results produce payback. It depends on the asphalt mixture. If they provide above and beyond the mixture, they get payback, if it is below grade, they get a reduction. This requirement is in every federal aid job he has been a part of.

- On the truck apron for joint strengthening, rebar is to be every 10 feet, in the design it states every 15 feet. Rebar was needed to strengthen the joint at every 10 feet in the curves. Minimum design standard is every 15 feet. .
- The approved change orders to date is $164,000. We did not use $164,000 of extra money. The $31,344.55 that is the overrun for the entire job. That is one to one and a half percent of project.
- There was $182,301 set aside for the utility relocation category, we ended up using $148,000.
- Mr. Griffith asked who approved the change orders. Some were approved onsite by Lochmueller. They asked the designer about some of the design footage and the project would not have looked right with the joints offset. Mr. Griffith stated that he believes there was a design flaw.
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➢ Ryan Griffith made the motion to approve the change order requested.
➢ Shea Hooten seconded the motion.
➢ ***All votes were in favor, No One opposed, Approved.***

2. TIF Annual Spending Plan For 2026- Redevelopment Commission-Billie Tumey

- Billie Tumey stated that the board is required to adopt a spending plan for 2026. The amounts were read aloud.
- All the funds in the spending plan are not required to be spent but a plan must be approved.

➢ Judy Carlisle made the motion to approve the 2026 Spending Plan.
➢ Shea Hooten seconded the motion.
➢ ***All votes were in favor, No One opposed, Approved.***
➢

3. Request Approval Of 2026 Donation For $50,000 To Lawrence County Growth Council From Abatement Fees-Mayor Sam Craig, Billie Tumey

- Mayor Craig requested the board to approve the yearly payment to the Lawrence County Growth Council from the abatement fees.
- Checking with the advisors, a portion of the salaries from a few employees may qualify to be reimbursed to the general fund. That will be addressed at another meeting. Abatement fees for 2025 are $188,828.45.

➢ Shea Hooten made the motion to approve $50,000 to the Lawrence County Growth Council in 2026 from the abatement fee revenue.

➢ Judy Carlisle seconded the motion.

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

4. Discussion

- Mayor Craig reported that the new council chambers agreement will be voted on at the BOW meeting this evening. If approved, the contractor will begin this week. The fire station kitchen remodel is progressing. Flooring is being removed, new flooring will be installed, and cabinets will be placed next week.

5 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* Craig Turpen
- *Judy Carlisle, ~~Vice-President~~* Member Judy Carlisle
- *Shea Hooten, Secretary* M Shea Hooten
- *Kathy Blackburn, ~~Member~~* Vice President Kathy Blackburn
- *Ryan Griffith, Member* ____________________

Attest:
Secretary, Redevelopment Commission M Shea Hooten