

City of Bedford

Redevelopment Commission Meeting

February 17, 2026

5:30 P.M.

Minutes

Call to Order:

The Redevelopment Commission of the City of Bedford, Indiana met for Regular Meeting on February 17, 2026, 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](https://www.youtube.com/@CityofBedford-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
Dustin Matlock
Scott King (nonvoting member)

Members Absent

Reading/Approval of Minutes:

January 20, 2026 – Regular Meeting

- Shea Hooten made the motion to approve the minutes,
- Judy Carlisle seconded the motion,
- *All votes were in favor of the motion. No One Opposed, Passed*

New Business

1. Request Approval and Acceptance of Purchase Agreement-Mayor Sam Craig-City Attorney Greg Pittman

- Mayor Craig stated that the purchase agreement is for land for a fire station to replace the North Side Fire Station. The station is small and outdated. We have been looking for land for some time for this purpose.
 - Mr. Pittman explained the process of the purchase. The first step is the purchase agreement that will establish interest between the RDC and JDMCC Properties LLC and to start the purchase of the property subject to appraisal. A couple of appraisals will be obtained, and the appraisals are too high the agreement can be rescinded by RDC or the seller. After the appraisals are completed and presented to the RDC Board and it is approved and a purchase price is established, an addendum will be added to the agreement with the purchase price. We did not want to proceed down the path and get appraisals and find out the seller could have sold to someone else, and we have spent the money for appraisals.
 - Next is the due diligence period that is set forth in paragraph three, giving us 180 days to take care of any contingencies. Inspections can be performed, environmental sight assessments, get copies of documents from the seller of past inspections if performed. If anything came up during the due diligence period before purchasing, we would be able to opt out of the purchase.
 - The deed to the seller has some language in it that has restrictions, and limits on what the property can be used for. Mr. Pittman does not think it restricts our use, but to be safe he is recommending that we proceed with a declaratory judgment action where we ask the court to review the document with the restrictions and tell us whether they apply to us. The specific one that concerned him is that the use of the property is limited to its current industrial use and prohibits residential use of the property. He does not want to go forward with the purchase and then have someone try to enforce that covenant and restrict us for what we want to use it for. The declaratory judgment would protect us. That is a contingency of this agreement. If the process would take longer than 180 days, it states that it will extend an additional 30 days.
 - After all of the contingencies are satisfied, we can proceed with closing and get a warranty deed and title insurance.
- Judy Carlisle made the motion for approval of the purchase agreement as presented,
 - Kathy Blackburn seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

2. Discussion

- Financing of the new Street Department Garage

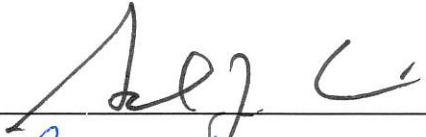
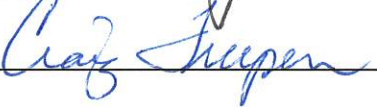
- Mayor Craig stated that we are ready to move forward with the new street department garage. This is at the same location on H Street. Plans are being finalized, putting it out for bid and receiving that information we will come back for approval. The financing will be a combination of RDC funds and MVH funds. The next phase will be drawings of the new building.

3. Adjourn

- Dustin Matlock made the motion adjourn.
- Shea Hooten seconded the motion,
- *All votes in favor of the motion, No one opposed, meeting adjourned.*

The Redevelopment Commission 2026

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




Attest:

Secretary, Redevelopment Commission _____

