

City of Bedford

Redevelopment Commission Meeting

March 17, 2026

5:30 P.M.

Minutes

Call to Order:

The Redevelopment Commission of the City of Bedford, Indiana met for Regular Meeting on March 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/@CityofBedford-812/streams>

President Craig Turpen Presided and called the meeting to order.

Members' Present

Mayor Samuel Craig
Craig Turpen
Kathy Blackburn
Dustin Matlock
Scott King (nonvoting member)

Members Absent

Judy Carlisle
Shea Hooten

Reading/Approval of Minutes:

February 17, 2026 – Regular Meeting

- Kathy Blackburn made the motion to approve the minutes,
- Dustin Matlock seconded the motion,
- ***All votes were in favor of the motion. No One Opposed, Passed***

New Business

1. Presentation-April 15th DLGF 2025 Tif Management Annual Report Of Redevelopment Commission -Heidi Benitez Sigala (Baker Tilly)

- Heidi Benitez Sigala presented the 2026 TIF Management Report for the year 2025.
- RDC reporting requirements-Fiscal Plan, TIF Management Report, Pass-through determination, TIF Neutralizations, RDC Annual Spending Plan and RDC Annual Presentation to taxing units.
- Explanation of the purpose of TIF, the TIF Allocation Areas, the finances, the fund balances, no debt payments in 2025 and no Housing TIF Allocation Area in the city.

2. Request Approval To Proceed With TIF For Wawa's And Limestone Edge-Heidi Benitez Sigala (Baker Tilly) & Mayor Sam Craig

- Mayor Craig stated that we need the boards approval to look at the option of carving out a new TIF for Wawa and Limestone Edge. There will be a cost to review and complete. Both are in existing TIF areas and carving them out will extend the life of the TIF.
- Baker Tilly is reviewing if Limestone Edge will be a regular TIF or a housing TIF. Ms. Benitez Sigala stated that they should have that answer in April.

- Kathy Blackburn made the motion for approval to proceed with new TIF areas for Wawa and Limestone Edge.
- Dustin Matlock seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

3. Request Approval And Acceptance Of Change Order No.7-T&G Construction -City Council Dest-\$7,439.31-New Council Chambers-Brandon Woodward-Fleet & Facilities Director

- Brandon Woodard stated that when we looked at the original design for the desk area for the council, it would not have looked good or lasted a long time. The original bid layout was made of plywood (on all bids). New plans for the layout were completed and additional drywall instead of plywood and better laminated top were selected. The changes increased the cost by \$7,439.31.

- Dustin Matlock made the motion for approval of Change Order No. 7.
- Kathy Blackburn seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

4. Discussion

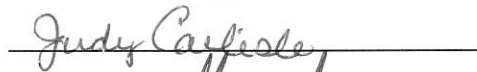
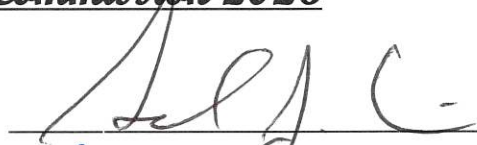
- Mayor Craig informed the board that the Street Department has sent the plans for the new street garage to the state for approval.
- The land appraisal for the potential site of a new fire station has begun. After it is received, the city could start the purchase of the property.

5. Adjourn

- Kathy Blackburn made the motion adjourn.
- Dustin Matlock 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



