City of Bedford

City Council Meeting
June 16, 2026
7:00 P.M.
Minutes

Public Hearing

1. **Public Hearing: Consideration of Adoption Of Ordinance To Implement A Local Option Highway User Tax, The Motor Vehicle Excise Surtax And Municipal Wheel Tax-City Attorney Greg Pittman, Mayor Sam Craig**
   Mr. Pittman opened the hearing and stated the hearing is for the council to consider implementing a Local Option Highway Users Tax, a Motor Vehicle Excise Surtax and Municipal Wheel Tax. Any member of the public who wishes to speak must come to the podium, state your name and address will have three minutes to speak on the topic.
   A statute establishes a surtax, wheel tax and user's tax. The range for the municipal wheel tax is $5 to $40; the motor vehicle excise surtax is $7.50 to $25. The current wheel tax or municipal surtax are collected by the county at this time, $25 for each one for any vehicle eligible and subject to that tax. That tax was passed in 2005. If this ordinance is passed, the tax would be given directly to the city. The proposed ordinance keeps the taxes the exact same amount. The rates are not additional taxes that the county charged before. It is not a double tax. Prior to this year you could stack the two but beginning 2026 effective 2027 this is not stacking. The municipal rate will be paid by the state directly to the city, no additional tax.
   This tax is necessary for the city to be eligible for local road, bridge matching grant funds. The stature required the two taxes be passed concurrently by the ordinance. Vehicles subject to the surtax are passenger cars and trucks, less or equal to 11,000 pounds, motorcycles, trailers (less than 9.000 pounds). The municipal wheel tax is subject to trucks (greater than 11,000 pounds), trailers (greater than 9,000 pounds), semi's, buses, and recreational vehicles.
   The hearing was opened up to the public for any response or questions.

With there being no public comments, the Public Hearing was closed.

***Prayer**: Ryan Griffith*

***Pledge of Allegiance:** Craig Turpen*

Call to Order: *Mayor Sam Craig*

The Common Council of the City of Bedford, Indiana met for a Regular City Council Meeting on June 16, 2026, at 7:00 P M at Bedford Municipal Hall, 1617 K Street, Bedford.

Live Streaming VIA Facebook:www.facebook.com/Bedford.in.gov

VIA YOUTUBE: https://www.youtube.com/@City of Bedford-812/streams

Mayor Craig presided and called the meeting to order.

Members in attendance:

- Ryan Griffith
- Judy Carlisle
- Kathy Blackburn
- Brad Bough
- Larry Hardman
- Heath Hawkins
- Craig Turpen

Members absent:

- None

Reading/Approval of Minutes:

June 16, 2026 – Regular Meeting

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

Old Business

1. **Tabled- Ordinance 10-2026 -Amending Chapter 33:Employment Policies (33.50 Health Insurance) Request Authorization And Approval of Amendment to Ordinance 33.50-Health Insurance-Spousal Carveout-Denise Henderson**

- Denise Henderson stated that Ordinance 10-2026 that would implement spousal carveout with health insurance is up to the council to consider. The word "may" has been changed to "shall."
- The carveout would affect roughly twenty employees of the 157 city employees. The savings would be roughly 250k to 290K a year, The renewal rates will come out in July for 2027

- Over the next three years, the city is looking at losing an estimated three million in revenue due to Senate Bill 1 that changes the property tax revenue and Local Income Tax structure.
- Example of the city's savings on Plan 1- employee & spouse to an employee only plan would save $15,758 a year. Plan 2-family plan to an employee & children plan would save $$7,650 a year.
- The carveout would only apply to a spouse that has health insurance available from their place of employment. It will not affect a non-employed spouse or a spouse that is not offered health insurance from their employer.
- Ms. Henderson has only heard feedback from three employees. The council requested Ms. Henderson to complete a poll from employees on how it would affect them. In the poll the question if the employee would pay the difference in city cost to keep their spouse on the city insurance.
- It was discussed that spousal carveout is normal practice with most businesses.

- Larry Hardman made the motion for first passage of Ordinance 10-2026,
- Judy Carlisle seconded the motion,
- ***All votes in favor of the motion, no one opposed, passed.***

- Brad Bough made the motion for second passage of Ordinance 10-2026,
- Kathy Blackburn seconded the motion,
- ***All votes in favor of the motion, no one opposed, passed.***
- ***Third and Final Passage will be considered at the July 21st meeting.***

New Business

1. **Compliance With Statement Of Benefits CF-1 Tax Abatement For Stone City Products-Personal Property-600 Ton Stamping Press Line-Stewart Rariden**

- A representative was not in attendance for the CF-1 approval.

- Craig Turpen made the motion to table the CF-1 for Stone City Products until the July meeting,
- Ryan Griffith seconded the motion,
- ***All votes in favor of the motion, no one opposed, passed.***

2. **Compliance With Statement Of Benefits CF-1 Tax Abatement For General Motors, LLC- Scott Brunso (Financial Analyst), Elisha Huddleston (Plant Manager)**

- Personal Property-Resolution 7-2015-Furnish and Install Machinery, Equipment And Special Tooling To support Die Casting Operations For Various Products

- Personal Property -Resolution 8-2016-Furnish and Install Machinery, Equipment And Special Tooling To Produce Aluminum Block Castings
- Personal Property-Resolution 6-2022-Furnish, Install or Upgrade Machinery, Equipment And Special Tooling Including Dies To Support EV Component Manufacturing,.
- Elisha Huddleston stated that the plant has been consistent on the number of employees it employs.

➢ Ryan Griffith made the motion for approval of all three CF-1's presented for General Motors,
➢ Larry Hardman seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

3. Compliance With Statement Of Benefits CF-1 Tax Abatement For Greyson Real Estate, LLC-Corey King

- Corey King thanked the council and stated he was in compliance.

➢ Brad Bough made the motion for approval of Greyson Real Estate CF-1,
➢ Larry Hardman seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

4. Compliance With Statement Of Benefits CF-1 Tax Abatement For Lee Cuba-Lee Cuba

- Lee Cuba stated that business has picked up with GM for the underground pipe business.

➢ Ryan Griffith made the motion for approval of Lee Cuba's CF-1,
➢ Heath Hawkins seconded the motion,
➢ ***Six votes in favor of the motion, Craig Turpen abstaining, passed.***

5. Compliance With Statement Of Benefits CF-1 Tax Abatement For Nanlee Properties LLC-Lee Cuba

- Lee Cuba stated that the business has really dropped off.

➢ Brad Bough made the motion for approval of Nanlee Properties LLC CF-1,
➢ Judy Carlisle seconded the motion,
➢ ***Six votes in favor of the motion, Craig Turpen abstaining, passed.***

6. Ordinance 11-2026-Wheel Tax Ordinance-Greg Pittman, City Attorney, Mayor Sam Craig, David Flinn-Street Commissioner

- Mr. Pittman presented Ordinance 11-2026 for the wheel and excise surtax.
- The ordinance will not add or increase the current tax amount to the taxpayers.
- . Currently the BMV collects the tax, and the state distributes it to the county and the county then distributes the city their portion. The new ordinance will allow the state to distribute the tax directly to the city. This will allow the city to be eligible for the Community Crossings grant funding.

➢ Craig Turpen made the motion for first passage of Ordinance 11-2026,
➢ Heath Hawkins seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

➢ Larry Hardman made the motion for second passage of Ordinance 11-2026,
➢ Brad Bough seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***
➢ ***Third and final passage will be considered at the July 21st meeting.***

7. **Ordinance 12-2026-Establishing Ordinance For Donation Fund-Billie Tumey-Clerk Treasurer**

- Billie Tumey requested the council approve Ordinance 12-2026 establishing a new Donation Fund.
- The fund would allow the city to collect donations for projects or events and keep the funds separate from other funds the city holds.

➢ Heath Hawkins made the motion for first passage of Ordinance 12-2026,
➢ Brad Bough seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

➢ Judy Carlisle made the motion for second passage of Ordinance 12-2026,
➢ Ryan Griffith seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

➢ Larry Hardman made the motion to amend the rules and vote on the third and final passage of Ordinance 12-2026,
➢ Kathy Blackburn seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

➢ Brad Bough made the motion for third and final passage of Ordinance 12-2026,
➢ Craig Turpen seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, Ordinance 12-2026 passed.***

ORDINANCE 12-2026

AN ORDINANCE ESTABLISHING A DONATIONS FUND FOR THE CITY OF BEDFORD

WHEREAS, IC(36-1-4-10) authorizes the City of Bedford to accept donations of money and to execute any documents necessary to receive money or other property donated from any source; and

WHEREAS, the Common Council of the City of Bedford has received information that various individuals, businesses, and organizations wish to donate money or property to the City of Bedford to be used to support and promote various city events and initiative; and

WHEREAS, the Indiana State Board of Accounts has instructed that all monies donated to the City for a specific purpose should be receipted into a separate fund properly titled and not co-mingles with other funds; and

WHEREAS, any donated funds that were previously received prior to the fund being established, shall be receipted into the Donations Fund; and

NOW, THEREFORE, IT BE ORDAINED by the Common Council of the City of Bedford,

Section 1. Creation of Fund-There is hereby established a Donations Fund to receive and disburse donations received for the purpose of supporting and promoting various city events and initiatives.

Section 2. Purposes of Fund-The funds may be disbursed or expended for any lawful purpose that is consistent with any restrictions, requirements, or purpose required as a condition of the donation.

Section 3. Appropriations from Fund-Pursuant of Attorney General Official Opinion No. 68 and the Indiana State Board of Accounts, Accounting Manual, the Common Council may authorize the expenditure of funds from the Donation Fund for the purposes specified by the doner(s) without appropriation. However, accounts payable vouchers must be filed and approved in the regular legal manner before payments are made from this specific fund.

Section 4. Non-Reverting Fund-Monies deposited in the Donation Fund shall not revert to other funds.

Section 5.Dissolution of Fund-The fund shall be perpetual until terminated or amended by subsequent ordinance of the Common Council. Upon termination of the fund, the balance thereof shall revert to the General Fund.

Section 6. This Ordinance shall become effective upon passage.

PASSED AND ADOPTED by the Common Council of the City of Bedford, Lawrence County Indiana on this 16 day of June 2026.

Presiding Officer

ATTEST:

Billie Tumey

Billie Tumey

Clerk-Treasurer

Approved by the Mayor of the City of Bedford, Lawrence County Indiana this 16 day of June 2026.

Samual Craig

Mayor

8. **Resolution 5-2026 -Adoption of City Flag-Mayor Sam Craig-Sarah Turpen-Director of Business and Community Development**

- Mayor Craig requested the council to adopt the official city flag. The flag is the current city seal.
- Sarah Turpen stated that sample flags are ordered in assorted sizes. They should be received in July.

➢ Ryan Griffith made the motion for approval of Resolution 5-2026,
➢ Brad Bough seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

RESOLUTION NO. 2026-5

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA, ADOPTING AN OFFICIAL CITY FLAG FOR THE CITY OF BEDFORD

WHEREAS, the City of Bedford, Indiana, desires to establish an official municipal flag that reflects the history, heritage, values, character, and aspirations of the community; and

WHEREAS, an official city flag serves as a recognizable symbol of civic pride and identity for residents, businesses, organizations, and visitors; and

WHEREAS, the Common Council finds that the adoption of an official city flag will promote community engagement and provide a unifying symbol representing the City of Bedford; and

WHEREAS, the proposed flag design has been reviewed and considered by the Common Council and is deemed representative of the City's unique history, natural resources, culture, and future vision; and

WHEREAS, the Common Council desires to formally designate and adopt the proposed flag as the official flag of the City of Bedford.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA, AS FOLLOWS:

SECTION 1. Adoption of Official City Flag.

The Common Council hereby adopts the flag design attached hereto as Exhibit A and incorporated herein by reference as the official flag of the City of Bedford, Indiana.

SECTION 2. Official Use.

The official City Flag may be displayed on municipal buildings, public property, vehicles, websites, publications, promotional materials, and at official City functions and events. The Mayor and City administration are authorized to reproduce and display the flag for governmental and civic purposes.

SECTION 3. Preservation of Design.

The design specifications, colors, proportions, and graphical elements contained in Exhibit A shall constitute the official design of the City Flag. Minor adjustments necessary for reproduction in various media may be made provided that the essential character and appearance of the flag are preserved.

SECTION 4. Effective Date.

This Resolution shall take effect immediately upon its adoption by the Common Council and approval by the Mayor as provided by law.

9. Resolution 6-2026-Declaratory Resolution and Economic Development Plan of the City of Bedford Redevelopment Commission-Heidi Benitez Sigala-Baker Tilly

- Ms. Sigala addressed the council and stated that the declaratory resolution is the third step in a four-step process for the amendment to the Bedford Consolidated Economic Development Area. The last step will be at the July 21st Redevelopment Commission meeting.
- Amending the areas will extend the life of the districts. Wawa, DelTaco Limestone Edge, and Cardinal Crossing will in the amended areas allowing RDC to capture the growth. All of the areas are undeveloped land.
- The estimated revenues for the first year captured AV for each location. DelTaco $9,300, Wawa $36,990, Limestone Edge $53,810, and Cardinal Crossing $86,850.

➢ Craig Turpen made the motion for approval of Resolution 6-2026,
➢ Ryan Griffith seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

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RESOLUTION NO. 6-2026

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA APPROVING (A) A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE CITY OF BEDFORD REDEVELOPMENT COMMISSION (I) ESTABLISHING NEW ALLOCATION AREAS WITHIN THE EXISTING BEDFORD CONSOLIDATED ECONOMIC DEVELOPMENT ALLOCATION AREA NO. 1 AND (II) ENLARGING THE BEDFORD CONSOLIDATED ECONOMIC DEVELOPMENT AREA NO. 1 AND ESTABLISHING A NEW ALLOCATION AREA IN SUCH ENLARGED AREA, AND (B) THE ORDER OF THE BEDFORD PLAN COMMISSION RELATED THERETO

WHEREAS, the City of Bedford Redevelopment Commission ("Redevelopment Commission"), acting in accordance with Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act"), has previously adopted a declaratory resolution and confirmatory resolution (such resolutions as in effect prior hereto, collectively the "Prior Resolutions") establishing the "Bedford Consolidated Economic Development Area No. 1" (the "Consolidated Area") in the City of Bedford, Indiana (the "City"), designating said area as the "Bedford Consolidated Economic Development Allocation Area No. 1" (the "Consolidated Allocation Area") for purposes of Indiana Code 36-7-14-39, and approving the Amended and Restated Economic Development Plan for said area (the "Existing Plan"); and

WHEREAS, on May 19, 2026, the Redevelopment Commission adopted its declaratory resolution (the "Declaratory Resolution") initially approving (a) the creation of three (3) new allocation areas within the existing Consolidated Area to be designated as the (i) "Wawa Allocation Area", (ii) the "Stone City Allocation Area" and (iii) the "Limestone Edge Allocation Area"; (b) (i) enlarging the Consolidated Area to include the parcels in the 2026 Enlarged Area (as defined in the Declaratory Resolution) and (ii) creating one (1) new allocation area with the parcels in the 2026 Enlarged Area designated as the "Cardinal Crossing Allocation Area" (together with the Wawa Allocation Area, the Stone City Allocation Area and the Limestone Edge Allocation Area, the "2026 Allocation Areas"); and (c) approving amendments to the Existing Plan (the "Amended and Restated Plan") for the Consolidated Area which, among others, includes the addition of various projects to be undertaken by the Redevelopment Commission; and

WHEREAS, the Commission submitted the Declaratory Resolution and the Amended and Restated Plan to the Bedford Plan Commission (the "Plan Commission") for its consideration; and

WHEREAS, on June 9, 2026, the Plan Commission approved the Amended and Restated Plan and the Declaratory Resolution; and

WHEREAS, the Act requires approval of the Declaratory Resolution, the Amended and Restated Plan, and the action of the Plan Commission by the Common Council of the City of Bedford, Indiana (the "Common Council"); and

WHEREAS, the Act further requires approval of the determination that the 2026 Enlarged Area is part of an economic development area pursuant to the Act by the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City, as follows:

Section 1. The Declaratory Resolution and Amended and Restated Plan attached hereto as Exhibit A are in all respects approved, ratified and confirmed by the Common Council.

Section 2. The action of the Plan Commission approving the Amended and Restated Plan and the Declaratory Resolution is in all respects approved, ratified and confirmed by the Common Council.

Section 3. The determination of the Redevelopment Commission that the 2026 Enlarged Area is an economic development area pursuant to the Act is in all respects approved, ratified and confirmed by the Common Council.

Section 4. The Clerk-Treasurer of the City is hereby directed to file a copy of the Declaratory Resolution, the Amended and Restated Plan and the approving order of the Plan Commission with the permanent minutes of this meeting.

Section 5. This resolution shall be effective from and after passage and execution by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bedford, Lawrence County, Indiana, this 16th day of June, 2026.

COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA

By: ______________________
Presiding Officer

ATTEST:

____
Billie Tumey, Clerk-Treasurer
City of Bedford, Indiana

Presented by me to the Mayor of the City of Bedford, Lawrence County, Indiana, this 16 day of June, 2026.

____
Billie Tumey, Clerk-Treasurer
City of Bedford, Indiana

Signed and approved by me upon this 16 day of June, 2026.

____
Sam Craig, Mayor
City of Bedford, Indiana

10. Request Approval And Acceptance Of Esteban Flores Tax Abatement (SB-1) Real Estate Improvement-802-16th; And Approving Resolution 7-2026 Establishing Deductions For Real Estate Improvement Tax Abatement-Greg Pittman, Esteban Flores, Dan Bortner

- Mr. Pittman stated that the RDC scored the tax abatement request for Esteban Flores property at 802 16th Street. With the scoring, the RDC recommends the council approve a ten-year abatement for the property. The council would designate those to whom the 15% fee would be distributed.
- Dan Bortner stated that the property has been vacant and will be developed into meeting spaces available for short-term rental. Many professionals work from home and need a meeting space occasionally. This property will fill that need. There will be one employee on the property.

➢ Ryan Griffith made the motion for approval of the Resolution 7-2026 for Esteban Flores SB-1 with the 15% fee being distributed 75% RDC and 25% Lawrence County Economic Growth Council,
➢ Heath Hawkins seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

CITY OF BEDFORD
CITY COUNCIL
RESOLUTION NO. 7- 2026

A RESOLUTION ESTABLISHING THE PERIOD FOR REHABILITATION DEDUCTIONS FOR FLORES HOLDINGS 2 LLC – 802 16th St., BEDFORD, INDIANA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT

WHEREAS, Flores Holdings 2, LLC (the "Applicant") has submitted a Statement of Benefits and made an application in an Economic Revitalization Area pursuant to Indiana Code § 6-1.1-12.1 et seq, and Bedford City Ordinance (the "Tax Abatement Ordinance") for the property located at 802 16th St., Bedford, Indiana, also known as parcel number 47-06-23-113-038.000-010; and

WHEREAS, said property meets the criteria for designation as an Economic Revitalization Area pursuant to Indiana Code § 6-1.1-12.1 et seq; and

WHEREAS, I.C. § 6-1.1-12.1-11.3 allows for designation of Economic Revitalization Areas and confirmation of Form SB-1; and

NOW THEREFORE, BE IT RESOLVED by the Bedford City Council as follows:

Section 1. The Bedford City Council has reviewed the Statement of Benefits and additional information submitted pursuant to IC § 6-1.1-12.1 and Bedford City Ordinance and made the following findings:

a. The estimate of the value of the redevelopment and real property investment at the Site is reasonable for projects of that nature; and

b. The estimate of the number of individuals who will be employed or whose employment will be retained by the project can be reasonably expected to result from the proposed project; and

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by this project can reasonably be expected to result from the project; and

d. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction; and

e. The property known as: 802 16th Street, Bedford, IN 47421 and more particularly known as parcel #47-06-23-113-038.000-010 been found to meet the requirements of an Economic Revitalization Area pursuant to IC § 6-1.1-12.1.

Section 2. Based on these findings, the Bedford City Council has determined that the purposes of IC § 6-1.1-12.1 et.seq. are served by allowing the deduction.

Section 3. The application shall apply to property tax deductions for "real property" as provided in IC § 6-1.1-12.1.

Section 4. The length of deduction to be allowed for this project for the real property improvements, which takes place within this Economic Revitalization Area, shall be for ____ years and consistent with the tax phase-in schedule set forth below in Section 6.

Section 5. The Statement of Benefits submitted by the applicant and dated June 5, 2026 is hereby approved.

Section 6. Flores Holdings 2, LLC shall be entitled to apply for real property tax deductions for the increase in assessed value resulting from the redeveloped or rehabilitated property over a period of 10 years commencing with the 2026 pay 2027 tax year in accordance with the following abatement schedule percentages:

Year 1	100 %
Year 2	95 %
Year 3	80 %
Year 4	65 %
Year 5	50 %
Year 6	40 %
Year 7	30 %
Year 8	20 %
Year 9	10 %
Year 10	5 %

The Bedford City Council hereby imposes an annual fee pursuant to IC § 6-1.1-12.1-14 throughout the term of the deduction stipulated in IC §§ 6-1.1-12.1-4.

_____% percentage to be applied by the Lawrence County Auditor
(Not to exceed the lesser of 15% or $100,000.00)

Indiana Code § 6-1.1-12.-14 authorizes the City Council to direct the Lawrence County Auditor to distribute the fees to one (1) or more public or nonprofit entities established to promote economic development within the corporate limits of the City of Bedford. The Bedford City Council hereby directs the Lawrence County Auditor to distribute the fees collected as a result of this property tax abatement as follows:

75 % Bedford Redevelopment Commission

25 % Lawrence County Economic Growth Council

______% Bedford Revitalization, Inc.

______% Bedford Urban Enterprise Association

Section 7. This Resolution shall be in full force and effect from and after its passage by the Bedford City Council and acceptance by the Mayor of the City of Bedford.

Adopted by the City of Bedford Common Council of the City of Bedford, Indiana on the 16 day of June, 2026.

The City of Bedford Common Council

Judy Carlisle
Judy Carlisle

Kathy Blackburn
Kathy Blackburn

Craig Turpen
Craig Turpen

Brad Bough
Brad Bough

Heath Hawkins

Larry Hardman

Ryan Griffith

Attested:

Billie Turney
Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 16 day of June, 2026.

Billie Turney
Billie Tumey, Clerk-Treasurer

This resolution is accepted and signed by me this 16 day of June, 2026.

11.

12. Request Approval And Acceptance of Chili Red Investments Tax Abatement (SB-1) Real Estate Improvements -2535 39th Street; And Approving Resolution 8-2026 Establishing Deductions For Real Estate Improvement Tax Abatement-Greg Pittman, Janita J Norris, Dan Bortner

- Mr. Pittman stated that the RDC scored the tax abatement request for Chili Red Investment property at 2535 39th Street. With the scoring, the RDC recommends the council approve a five-year abatement for the property, the maximum time allowed for a residential abatement. The first year at 100% abatement with it reducing 20% each year. The property is located in a residentially distressed area as listed in the resolution. The council would designate those to whom the 15% fee would be distributed.
- Dan Bortner stated there is one classification on the SB-1. The construction will employee roughly seventy-five construction workers and ten employees when the project is completed.

➢ Larry Hardman made the motion for approval of the Resolution 8-2026 for Chili Red Investment SB-1 with the 15% fee being distributed 75% RDC and 25% Lawrence County Economic Growth Council,
➢ Heath Hawkins seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

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CITY OF BEDFORD
CITY COUNCIL
RESOLUTION NO. 8-2026

A Resolution of the Bedford City Council Declaring a Residentially Distressed Area for Tax Abatement for Real Property Improvements located at
2535 39th Street, Bedford, Indiana 47421
(Chili Red Investments, LLC)

Whereas Chili Red Investments, LLC, (the "Applicant") has submitted a Statement of Benefits and made an application for Residentially Distressed Area designation pursuant to IC 6-1.1-12.1 et seq, and Bedford City Ordinance (the "Tax Abatement Ordinance") for the property located at:

2535 39th St. Bedford, Indiana 47421;

and more particularly known as parcel numbers:

47-06-27-430-007.000-010; 47-06-27-430-010.000-010;
47-06-27-430-004.000-010; and 47-06-27-400-010.000-010

Whereas, said property meets the criteria for designation as a Residentially Distressed Area pursuant to IC 6-1.1-12.1 et seq;

NOW THEREFORE, BE IT RESOLVED by the Bedford City Council as follows:

Section 1. The Bedford City Council has reviewed the Statement of Benefits and additional information submitted pursuant to I.C. 6-1.1-12.1 and Bedford City Ordinance and made the following findings:

a. The estimate of the value of the redevelopment of residential property to be undertaken by the Applicant is reasonable for projects of that type; and

b. A significant number of dwelling units within the area are not permanently occupied or a significant number of parcels in the area are vacant land; and

c. A significant number of dwelling units within the area are evidencing significant building deficiencies; and

d. The area has experienced a net loss in the number of dwelling units; and

e. The area, plus any areas previously designated, will not exceed ten percent (10%) of the total area within the designating body's jurisdiction; and

f. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction.

g. The property known as: **2535 39th St., Bedford, Indiana 47421** and more particularly known as parcel numbers:

47-06-27-430-007.000-010; 47-06-27-430-010.000-010;
47-06-27-430-004.000-010; and 47-06-27-400-010.000-010

has been found to meet the requirements of a Residentially Distressed Area pursuant to Indiana Code § 6-1.1-12.1-2.

Section 2. Based on these findings, the Bedford Council has determined that the purposes of I.C. 6-1.1-12.1-2 are served by allowing the deduction and the property described in Section 1.e. (above) is hereby declared to be a Residentially Distressed Area.

Section 3. The designation of this Residentially Distressed Area shall apply to property tax deductions for "real property" as provided in I.C. § 6-1.1-12.1-4.1.

Section 4. The designation of this Residentially Distressed Area shall be in effect up to and including December 31, 2032.

Section 5. The Statement of Benefits submitted by the Applicant and dated June 1, 2026 is hereby approved.

Section 6. Chili Red Investments, LLC shall be entitled to apply for real property tax deductions for the increase in assessed value resulting from the redeveloped or rehabilitated property over a period of 5 years (not to exceed 5 years) commencing with the 2027 pay 2028 tax year in accordance with the following abatement schedule percentages:

Year 1 100 %

Year 2 80 %

Year 3 60 %

Year 4 40 %

Year 5 20 %

The Bedford City Council hereby imposes an annual fee pursuant to Indiana Code § 6-1.1-12.1-14 throughout the term of the deduction stipulated in I.C. § 6-1.1-12.1-4.

_____ % percentage to be applied by the Lawrence County Auditor (Not to exceed 15% or the lesser of $100,000.00)

Indiana Code § 6-1.1-12.-14 authorizes the City Council to direct the Lawrence County Auditor to distribute the fees to one (1) or more public or nonprofit entities established to promote economic development within the corporate limits of the City of Bedford. The Bedford City Council hereby directs the Lawrence County Auditor to distribute the fees collected as a result of this property tax abatement as follows:

75 % Bedford Redevelopment Commission

25 % Lawrence County Economic Growth Council

_________% Bedford Revitalization, Inc.

_________% Bedford Urban Enterprise Association

Section 7. This Resolution shall be in full force and effect from and after its passage by the Bedford City Council and acceptance by the Mayor of the City of Bedford.

Adopted by the City of Bedford Common Council of the City of Bedford, Indiana on the _____ day of June, 2026.

The City of Bedford Common Council

Judy Carlisle
Judy Carlisle

Kathy Blackburn
Kathy Blackburn

Craig Turpen
Craig Turpen

Brad Bough
Brad Bough

Heath Hawkins

Larry Hardman

Ryan Griffith

Attested:

Billie Tumey
Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 16 day of June, 2026.

13. StoneGate arts & Education Center June 2026 Update-Linda Henderson

- Ms. Henderson addressed the council and provided them with the StoneGate June 2026 update.
- Revenue updated-projected revenue is up from this time last year.
- Grant Update-Duke Energy Foundation $3,000 to support Skilled Trades Showcase.
- Building Rental Update-Trilogy Health is exploring long-term rental for training for their employees. A site visit is scheduled for July 23. This would be the regional site. They train LPN's and RNs. If the site is selected, it would have a start date of May 2027.
- Collaborations, Community Engagement & Support, Media/StoneGate You Tube, Workforce Development and StoneGate Arts. Kids Camp

14. Discussion

- Fireworks will be at Wilson Park on July 4th.
- The new council chamber is complete and the council chambers that was in city hall was named Mark E Scherschel Council Chamber. The marker was put up in the new area.
- The building is named Bedford Municipal Hall. All meetings will be held in the hall.

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15. Adjourn

- Larry Hardman made the motion adjourn.
- Judy Carlisle seconded the motion,
- ***All votes in favor of the motion, No one opposed, meeting adjourned.***

Bedford City Council 2026

- *Ryan Griffith, President* Ryan D Griffith
- *Kathy Blackburn* Kathy Blackburn
- *Judy Carlile* ______________
- *Heath Hawkins* Heath Hawkins
- *Craig Turpen* Craig Turpen
- *Larry Hardman* Larry Hardman
- *Brad Bough* Brad Bough

Attest: Billie Tumey
Clerk-Treasurer Billie Tumey