City of Bedford

Redevelopment Commission Public Hearing & Meeting
July 21, 2026
5:30 P.M.
Minutes

PUBLIC HEARING:CONSIDERATION OF ADOPTION OF CONFIRMATORY RESOLUTION-
City Attorney Greg Pittman called the hearing to order. Andrew Mouser of Baker Tilly stated that this is the final step in establishing four new allocation areas. The Planning Commission and Common Council has approved them. The last step is to adopt the Confirmatory Resolution. All overlapping taxing units were sent an impact statement by mail. There was a mailing issue for North Lawrence Community Schools, they were emailed the impact statement on July 9th, and a new statement was mailed. Three allocations sit in the consolidated allocation EDA, WAWA, Stone City Development and Limestone Edge. Cardinal Crossing is outside of the current EDA which will be expanded to include the property. Mr. Mouser provided an estimate of assessed values on each property, with January 1, 2026 being the beginning date.
Mr. Pittman invited anyone from the public to give them the opportunity to speak with the time allotted at two minutes each.
With no one speaking, the hearing was concluded.

Call to Order:

The Redevelopment Commission of the City of Bedford, Indiana *met for Regular Meeting on July 21, 2026, at 5:30 PM at Bedford Municipal Hall 1617 K Street, Bedford.*

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
Kathy Blackburn
Shea Hooten
Dustin Matlock
Scott King (nonvoting member)

Members Absent
Judy Carlisle

Reading/Approval of Minutes:

June 16, 2026 – Regular Meeting

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

New Business

1. **Resolution 4-2026-Confirmatory Resolution Establishing New Allocation Areas Within The Established Areas-Andrew Mouser-Baker Tilly**

- Mr. Mouser stated this is the last of the four steps to complete the process for the new allocation areas.

- Kathy Blackburn made the motion for the approval of Confirmatory Resolution 4-2026 ,
- Dustin Matlock seconded the motion,
- ***All votes in favor of the motion, no one opposed, passed.***

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RESOLUTION NO. 4-2026

RESOLUTION OF THE CITY OF BEDFORD REDEVELOPMENT COMMISSION CONFIRMING THE DECLARATORY RESOLUTION OF SAID 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

WHEREAS, the City of Bedford Redevelopment Commission (the "Commission") of the City of Bedford, Indiana (the "City"), on May 19, 2026, adopted its Resolution No. 3-2026, a declaratory resolution (the "Declaratory Resolution"), (a) creating three (3) new allocation areas within the existing Bedford Consolidated Economic Development Area No. 1 (the "Consolidated Area") to be designated as the (i) "Wawa Allocation Area", (ii) the "Stone City Allocation Area" and (iii) the "Limestone Edge Allocation Area", and (b) to (i) enlarging the Consolidated Area to include the 2026 Enlarged Area and (ii) create one (1) new allocation area with the parcels in the 2026 Enlarged Area (as defined in the Declaratory Resolution) 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"), pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act"); and

WHEREAS, the Declaratory Resolution approved the amendments to the Amended and Restated Plan presented at the May 19, 2026 meeting of the Commission (the "Plan"), which amendments include, among other matters, (i) the boundaries of the Consolidated Area are enlarged to include the 2026 Enlarged Area, which parcels comprise the Cardinal Crossing Allocation Area, (ii) the projects for the 2026 Enlarged Area and 2026 Allocation Areas (the "Projects"), and (iii) the costs of the Projects which are estimated at $3,000,000, inclusive of financing costs; and

WHEREAS, the Declaratory Resolution recognized that there were no current plans for the acquisition of real estate within the Area; and

WHEREAS, in connection with the establishment of the Wawa Allocation Area, the Stone City Allocation Area, and the Limestone Edge Allocation Area, the parcels comprising the same will be removed from the Consolidated Allocation Area; and

WHEREAS, the Commission submitted the Declaratory Resolution and supporting data to the City of Bedford Plan Commission (the "Plan Commission") and the Plan Commission issued its written order on June 9, 2026 approving the Declaratory Resolution and the Plan as submitted; and

WHEREAS, on June 16, 2026, the Common Council of the City approved the order of the Plan Commission and the establishment of the 2026 Enlarged Area as part of an economic development area pursuant to the Act; and

WHEREAS, the Commission has found that there will be no residents of the Consolidated Area who will be displaced by the Projects; and

WHEREAS, the Commission published notice of the adoption and substance of the Declaratory Resolution in *The Bedford-Times Mail* on June 24, 2026, in accordance with Indiana Code 36-7-14-17 and Indiana Code 5-3-1, which notice also gave notice of a hearing on the proposed Projects to be held by the Commission (the "Notice"); and

WHEREAS, the Notice has been filed in the office of the Plan Commission, the Board of Zoning Appeals, the Public Works Board, the Park Board, the Building Commissioner and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, copies of the Notice were filed on or before July 9, 2026, with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the 2026 Allocation Areas, together with a statement disclosing the impact of the 2026 Allocation Areas, including (i) the estimated economic benefits and costs incurred by each of the 2026 Allocation Areas, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values and (ii) the anticipated impact on tax revenues of each taxing unit; and

WHEREAS, on July 21, 2026, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BEDFORD REDEVELOPMENT COMMISSION THAT:

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the amendments to the Consolidated Area and the Projects in, serving or benefiting the 2026 Allocation Areas.

Section 2. The Declaratory Resolution and the Plan, attached hereto as Exhibit A and incorporated herein by reference, approved by the Commission on May 19, 2026, are hereby confirmed in all respects.

Section 3. The Secretary of the Commission is hereby directed to record this resolution with the Lawrence County Recorder, immediately notify the Department of Local Government Finance of the designation of the 2026 Allocation Areas within the Consolidated Area and to file this resolution with the Lawrence County Auditor.

Section 4. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the City of Bedford Redevelopment Commission this 21st day of July, 2026.

CITY OF BEDFORD
REDEVELOPMENT COMMISSION

Craig Fuge
President

Kathy Blackburn
Vice President

M Slea Hoast
Member

David Mattl
Member

Member

ATTEST:

M Slea Hoast
Recording Secretary

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Brenda K. DeVries

This instrument was prepared by Brenda K. DeVries, Esq., Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204; 317-684-5000.

2. **Baker Tilly Annual Redevelopment Commission TIF Presentation-Andrew Mouser-Baker Tilly**

- Mr. Mouser stated that annual TIF Report is required by state statute. Current TIF areas in the city are set to expire between 2036 and 2039. At that time all of the assessed values go back to the areas. The new established areas will have a 25-year life.
- Bedford EDA No.1 Allocation Area was created February 21, 2006 and expires February 1, 2036. The estimated annual TIF for 2026 is $1,854,920.
- East Gate EDA No. 2 Allocation Area was created/expanded on February 12, 2010 and will expire March 12, 2040. The estimated annual TIF for 2026 is $860,700
- Downtown & North Side EDA Allocation Areas (TIF 3) was created/expanded on February 11, 2013 and will expire after 2036. The estimated annual TIF for 2026 is $597,430.
- General Motors Personal Property Allocation was created/expanded on August 16,2013 and will expire after 2036. The estimated annual TIF for 2026 is $1,861,373.
- Future projects funded with TIF revenues:
- Road improvements
- Utility infrastructure
- Public safety equipment, building & property.
- Trail work
- City building improvements and renovations.
- Signage and other projects
- Dog Park
- Public Safety Expenses.
- An Estimated impact on the overlapping taxing units was provided.
- Mayor Craig stated that funds will be used for a new street department and new fire department. Funds were spent on the Spider Creek Project that cost twenty-one million dollars. IDEM required the Spider Creek project. A new sewer project is in the initial stages of planning. IDEM is requiring the new sewer project. The sewer projects are needed for the community and its new construction.

Bedford (010)

ESTIMATED IMPACT ON THE OVERLAPPING TAXING UNITS OF THE ALLOCATION AREAS ENDING (1)

SCENARIO I: PRESENT SITUATION

Represents 2025 taxes payable 2026 property tax levies, assessed valuation, and tax rates.

	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
Lawrence County	$0.4239	$2,409,931,495	$10,215,700
Lawrence County CCD (2)	0.0129	2,409,931,495	310,880
Shawswick Township	0.0262	1,081,138,630	283,258
Bedford Civil City	1.6570	720,432,079	11,937,560
Bedford Civil City CCD (2)	0.0500	720,432,079	360,216
North Lawrence Community School Corporation	0.9481	1,811,217,812	17,172,156
Bedford Public Library	0.0973	1,811,217,812	1,762,315
Lawrence County Solid Waste Management District	0.0776	2,409,931,495	1,870,107
Total Tax Rate (per $100 AV)	$3.2930		

TIF Allocation Fund	Rate	Incremental Assessed Value	Gross Tax Increment	Circuit Breaker	Net Tax Increment
Allocation Area No. 1	$3.2930	$56,764,685	$1,869,260	($14,340)	$1,854,920
Allocation Area No. 2	3.2930	28,321,711	932,630	(71,930)	860,700
Downtown/Northside Allocation Area	3.2930	18,435,007	607,060	(9,630)	597,430
General Motors, Inc. Personal Property	3.2930	56,525,140	1,861,370	0	1,861,370
Totals		$160,046,543	$5,270,320	($95,900)	$5,174,420

SCENARIO II: ASSUMES THE INCREMENTAL ASSESSED VALUE IS PASS THROUGH TO THE OVERLAPPING TAXING UNITS

				Rate Difference From Scenario I	Levy Difference From Scenario 1
Lawrence County	$0.3975	$2,569,978,038	$10,215,700	($0.0264)	$0
Lawrence County CCD (2)	0.0129	2,569,978,038	331,530	0.0000	20,650
Shawswick Township	0.0228	1,241,185,173	283,258	(0.0034)	0
Bedford Civil City	1.3558	880,478,622	11,937,560	(0.3012)	0
Bedford Civil City CCD (2)	0.0500	880,478,622	440,240	0.0000	80,024
North Lawrence Community School Corporation	0.8711	1,971,264,355	17,172,156	(0.0770)	0
Bedford Public Library	0.0894	1,971,264,355	1,762,315	(0.0079)	0
Lawrence County Solid Waste Management District	0.0728	2,569,978,038	1,870,107	(0.0048)	0
Total Tax Rate (per $100 AV)	$2.8723			($0.4207)	$100,674

(1) Based on information provided by the 2026 Lawrence County Budget Order.
(2) Tax rates are not adjusted for rate driven funds. Assumes these funds are at their maximum rates.

Note: If the assessed value is captured by the overlapping taxing units, the Circuit Breaker Tax Credits of the overlapping taxing units may also be impacted. This analysis does not account for any changes in Circuit Breaker Tax Credits.

3. **Review And Consideration of Jay Strauss Devekopment, LLC Tax Abatement (SB-1) Real Estate Improvements-3232 Lisa Drive-Biggby Coffee-Recommendation of Time Period. Percentage of Annual Fee, And Organization Distribution-Pending Common Council Approval-Greg Pittman-City Attorney, Dan Bortner-Economic Growth Council, Jay Strauss-Business Developer.**

- Dan Bortner stated that the request for a real property abatement with a one-million-dollar investment is located at 3232 Lisa Drive. Biggby Coffee with owners Jay Strauss and Cara Williams owners of Strauss Development LLC.
- The estimated tax revenue after the abatement expiration is 10,000 dollars. The business should alleviate traffic on 16th Street, with a competitor.
- Mr. Pittman stated that he sent the RDC board members an application to score the abatement request. Craig Turpen abstained from the scoring. The total score was 58% which allows for a six-year abatement with a 15% fee. The percentage for the abatement is as follows: first year-100%, second year-83%, third year-67%, fourth year-50%, fifth year-34% and the sixth year-17%.

- Shea Hooten made the motion for approval of abatement for Strauss Development LLC to go to the City Council for final approval,
- Kathy Blackburn seconded the motion,
- ***All votes in favor of the motion, Craig Turpen abstaining , passed.***

4. **Discussion-none**

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*** Kathy Blackburn
- ***Dustin Matlock, Member*** Dustin Matlock

Attest:
Secretary, Redevelopment Commission M S Leonhardt