

# City of Bedford – Minutes

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Redevelopment Commission Meeting

May 8, 2023

StoneGate Arts & Education Center

931 15<sup>th</sup> Street , Bedford

4:00 PM

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## ***Call to Order: Penny May***

*The Redevelopment Commission of the City of Bedford, Indiana met for a Regular Meeting on May 8<sup>th</sup>, 2023, at 4:00 PM at StoneGate Arts & Education Center. Penny May Presided and called the meeting to order.*

## ***Roll Call: Penny May***

### **Members Present**

Mayor Samuel J. Craig

Judy Carlisle

Penny May

Shea Hooten

Ryan Griffith

Craig Turpen

***Non-Voting School Board Member:*** Tracy Bailey was absent.

## **Reading of Minutes- April 10, 2023, Regular Meeting**

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

### **1. Request Approval and Acceptance of Lochmueller Group Invoice No. 312316- Project No. #214-\$64,187.12- Bedford Spider Creek PS & Storage- Misty Adams**

- **Misty Adams requested the board approve the monthly invoice.**
- Judy Carlisle made the motion to approve,
- Ryan Griffith seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

**2. Request Approval And Acceptance of Midwestern Engineers Inc. - Fox Construction Inc. Contract Pay Application No.5 - \$209,470.68- New Police Station – Mayor Sam Craig, Chief Terry Moore, Brandon Woodward**

- Delay in the HVAC system, new ship date is August 2nd.
- The contractor may need to put temporary A/C units in the building to keep it from deteriorating.

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

**3. Request Approval And Acceptance Of Midwestern Engineers Inc. – Invoice No. 202205600-07- \$5,500. –Construction Engineering- New Police Station – Mayor Sam Craig, Chief Terry Moore**

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

**4. Review and Consideration of Hoosier Uplands Economic Development Corporation Tax Abatement Statement of Benefits (SB-1)- Development of Limestone Edge, L.P.-32-Unit Affordable Housing Complex for Seniors and Seniors with Special Needs-South Shawnee Drive-Recommendation of Time Period, Percentage of Annual Fee, and Organization Distribution to be Approved by the Common Council- Chuck Heintzelman (Milestone Ventures), Natalie Powell (Hoosier Uplands), Greg Pittman**

- Request if for an abatement at seventy five percent for ten years.
- The city must make host improvements in the amount of \$25,000.
- Looking at sidewalks or streetlights.
- Limestone Edge Partnership LLC will be formed after funding is secured with Hoosier Uplands being the main partner.
- The partnership is a for-profit entity and is subject to property tax.
- The 2023 taxes for Shawnee Hills Apartments are \$31,490, Stonecutters \$23,567 and Stalker Apartments \$12,321.

- Craig Turpen made the motion to approve abatement request go to council.
- Shea Hooten seconded the motion,
- ***All votes were in favor, No One opposed, Approved.***

**5. Request Approval And Acceptance of Payment for Cummins Sales and Service – Invoice No. S1-26137- \$75,283.78 –Generator - New Police Station Project– , Chief Terry Moore**

- The generator was delivered and installed 4 weeks ago.

- Ryan Griffith made the motion to approve invoice,
- Judy Carlisle seconded the motion,

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

**6. Request Approval And Acceptance of Payment for Hoosier PC Corporation Invoices-New police Station- Chief Terry Moore.**

- Invoice No. 5361-\$1,890 -Server Rack and Battery Backup Units; Cable Tracing/Testing and Labor-.
- Invoice No. 5345-\$507.50 New Flooring Status Check/Planning; Wire Termination; Meeting.
- Invoice No. 5352-\$800. Terminations/Cable Testing; Cable Termination/Fiber Pull; Cable Termination/Cable Testing; Termination Coax Lines and Unpacking Network Switches/Attaching Rack Ears

- Ryan Griffith made the motion to approve invoices,
- Shea Hooton seconded the motion,

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

**7. Request Approval and Acceptance of Payment for Baker Tilly Municipal Advisors Invoice No BTMA29497-\$6,902.50-Tax Increment Financing (TIF) April 15<sup>th</sup> Annual DLGF Reporting Requirement and other TIF Management Assistance-Billie Tumey**

- Invoice is to pay for the required reporting assistance.

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

**8. Discussion of Redevelopment Commission Determination to Capture Incremental Assessed Valuation for Tax Year 2023 Payable 2024 and Distribution of Pass-Thru Letters to Each Taxing Units-Billie Tumey**

- The letter is to inform all of the local taxing units that the RDC intends to capture all for the growth of assessed values in the TIF districts.

- Ryan Griffith made the motion to approve the 2023 Payable 2024 TIF capture with no excess assessed values,
  - Judy Carlisle seconded the motion,
- All votes were in favor, No One opposed, Approved.***

**BEDFORD REDEVELOPMENT COMMISSION**

May 8, 2023

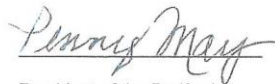
June 15, 2023

Re: Bedford Consolidated EDA Including: Bedford EDA #1, Bedford East Gate, Bedford Northeast/Downtown, and General Motors Allocation Areas

Dear Lawrence County Auditor, Bedford Common Council, and all overlapping taxing units:

In accordance with IC 36-7-14-39(b)(4)(B) (the "Act"), the Bedford Redevelopment Commission (the "Commission") is hereby notifying you of the following determination that it has made concerning its Tax Allocation Areas for 2023 taxes payable 2024. The Commission has determined that there is no "excess assessed value" that may be allocated to the overlapping taxing units in the manner prescribed in subdivision (1) of the Act.

Regards,



President of the Bedford  
Redevelopment Commission

## Discussion

- None.

## Adjourn

- Craig Turpen made the motion to approve,
- Ryan Griffith seconded the motion,
- ***All votes were in favor, No One opposed, Meeting Adjourned, Passed***

## *The Redevelopment Commission 2023*

- *Samuel J. Craig, Mayor* \_\_\_\_\_
- *Penny May, President* \_\_\_\_\_
- *Judy Carlisle, Vice-President* \_\_\_\_\_
- *Ryan Griffith, Secretary* \_\_\_\_\_
- *Shea Hooten, Member* \_\_\_\_\_
- *Craig Turpen, Member* \_\_\_\_\_

*Attest: Ryan Griffith*

*Secretary, Redevelopment Commission* \_\_\_\_\_

