



City of Elkhart
Redevelopment Commission

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, February 13, 2024 at 3:30 pm

THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY VIA WEBEX

To join, go to

<https://coei.webex.com/coei/j.php?MTID=mb7097baf6094c2cbc892a6751031aaf5>

Enter 2311 862 0682 as the event number and ACDC2 as the event password.

To join by phone, call 415-655-0001, enter 2311 862 0682##

*Press *6 to unmute telephone*

1. Call to Order
2. Approval of January 9, 2024 Regular Meeting Minutes
3. Approve Resolution
 - Elkhart City Controller to serve as Controller of the Corporation
4. Approval of January 2024 ACDC Expense Report
5. Adjournment



**Aurora Capital Development Corporation
Meeting Minutes
Tuesday, January 9, 2024**

Present: Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Sherry Weber (Recording Secretary), Drew Wynes, Corinne Straight, and Chris Pottratz (via Webex)

Call to Order:

This meeting was held in-person, telephonically and virtually through WEBEX. Ms. Schreiber called meeting to order at 3:33 pm

Approval of the November 14, 2023 Minutes and the December 12, 2023 Minutes:

Ms. Schreiber asked for a motion to approve the November 14, 2023 Regular Meeting Minutes and the December 12, 2023 Regular Meeting Minutes. The motion was moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote carried with all in favor, non-opposed. Minutes are approved.

Election of Officers

Secretary: Mr. Roberts made a motion to elect Dina Harris for Secretary. Seconded by Mr. Steffen. Voice vote carried with all in favor and non-opposed. Motion approved

Vice President: Ms. Harris made a motion to elect Wes Steffen for Vice President. Seconded by Mr. Roberts. Voice vote carried with all in favor and non-opposed. Motion approved

President: Mr. Steffen made a motion to elect Sandi Schreiber for President. Seconded by Ms. Harris. Voice vote carried with all in favor and non-opposed. Motion approved.

Contract for Steve Watts

Gary Boyn addressed the board and answered questions. Ms. Schreiber asked for a motion to approve the contract with Steve Watts Consulting, LLC for services as presented. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote carried with all in favor. Motion approved.

Adjournment

There being no further discussion, Mrs. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, non-opposed. Motion approved. Meeting adjourned at 3:38 pm. Next meeting is on Tuesday, February 13, 2024 at 3:30 p.m. in Council Chambers.

Sandra Schreiber, President

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
OF
THE AURORA CAPITAL DEVELOPMENT CORPORATION

The Directors of The Aurora Capital Development Corporation, held a special meeting on the 13th day of February, 2024, and unanimously adopted the following resolutions:

BE IT RESOLVED, that the person then serving as the Elkhart City Controller shall also serve as Controller of the Corporation duly authorized to keep and maintain the financial books and records of the Corporation and assist the accounting firm selected by the Board in preparation of all tax filings required of the Corporation. The Controller, in addition to the officers of the Corporation, is authorized to sign all tax forms and returns on behalf of the Corporation. All prior actions of the Controller on behalf of the Corporation are hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned, being the Secretary of The Aurora Capital Development Corporation, has hereunto affixed her signature as of the 13th day of February, 2024.

Dina Harris, Secretary

Steve Watts Consulting, LLC
INVOICE
Aurora Capital Loan Fund
January 31, 2024

DATE	PURPOSE	AMOUNT
1/18/24	Organizational Meeting M.Huber/G.Boyn/D.Wynes 1/2 2.5 hr.	\$125.00
1/18/24	Milage 1/2 of 34 miles @ \$.67/mile	11.39
1/25/24	Review & respond to Aurora email from G.Boyn & S.Schreiber 3/4 hr.	75.00
1/30/24	Review Around the Art, LLC and The Bookworm on Main, Inc. files and report results to G.Boyn & S.Schreiber 5 hrs. total	500.00
1/30/24	Round trip to LCB/Goshen to review files 64 miles @ \$.67	42.88
1/31/24	Site visit to tour Bookworm on Main 1 hr.	100.00
1/31/24	Milage Elkhart roundtrip 34 miles @ \$.67	22.78
GRAND TOTAL		\$877.05



A handwritten signature in black ink, which appears to read "Steve Watts".

City of Elkhart - Aurora Capital Loan Fund

INVESTOR LOAN TOTALS BY CUSTOMER AND LOAN ACTIVITY
FOR PERIOD ENDING 01/31/2024

CITY OF ELKHART-AURORA

Account	Customer	Payment Due Date	Loan Rate	Percent Owned	Monthly Payment Amt	Prior Month Prin Bal	Month End Prin Balance
00003285798-09001	AROUND THE ART LLC	02/10/2024	7.2500	100.00%	365.15	31,647.27	31,479.73
00003285834-09001	POOL TABLES PLUS INC	02/18/2024	6.0000	100.00%	401.50	3,147.42	2,762.19
00003285978-09001	THE BOOKWORM ON MAIN INC	12/15/2023	2.5000	100.00%	271.00	12,069.08	11,824.84
00003286010-09001	DAVID SIMS JR	02/27/2024	4.2500	100.00%	670.28	79,475.74	79,096.28
00003286049-09001	RHONDA POTUCEK	02/15/2024	2.5000	100.00%	330.00	11,698.32	11,393.50
00003286080-09001	ELKHART FIREFIGHTERS LOCAL 33	02/15/2024	5.5000	100.00%	955.06	42,185.61	41,385.41
00003286409-09001	PJ LIMES LLC	02/12/2024	6.2500	100.00%	441.86	17,338.06	16,989.51
Sum:						197,561.50	194,931.46

Transaction Breakdown

Account Number	Customer	Effective Date	Payment Type	Transaction Amount	Principal	Interest
00003285798-09001	AROUND THE ART LLC	01/10/2024	Payment	365.15	167.54	197.61
00003285834-09001	POOL TABLES PLUS INC	01/18/2024	Payment	401.50	385.23	16.27
00003285978-09001	THE BOOKWORM ON MAIN INC	01/12/2024	Payment	271.00	244.24	26.76
00003286010-09001	SIMS DAVID	01/23/2024	Payment	670.28	379.46	290.82
00003286049-09001	POTUCEK RHONDA	01/16/2024	Payment	330.00	304.82	25.18
00003286080-09001	ELKHART FIREFIGHTERS LOC	01/16/2024	Payment	1,000.00	800.20	199.80
00003286409-09001	PJ LIMES LLC	01/12/2024	Payment	441.86	348.55	93.31
Sum:				3,479.79	2,630.04	849.75

Funds will be sent via ACH 2/5/2024