



City of Elkhart  
*Redevelopment Commission*

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
Tuesday, May 14, 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=ma10596cb76a9b414d6750ffecf810e93>

Enter 2302 602 0731 as the event number and ACDC5 as the event password.

To join by phone, call 415-655-0001, enter 2302 602 0731##

*Press \*6 to unmute telephone*

1. Call to Order
2. Approval of April 9, 2024 Regular Meeting Minutes
3. Approval of April 2024 ACDC Expense Report
4. Kruggel Lawton invoice for preparation of 2021 and 2022 forms 990 and reconciliation of fund balance for ACDC in the amount of \$2,450
5. Around the Arts Renewal
6. Adjournment



City of Elkhart  
*Redevelopment Commission*

Aurora Capital Development Corporation  
Meeting Minutes  
Tuesday, April 9, 2024

**Present:** Willie L. Brown, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber, Sherry Weber (Recording Secretary), and Drew Wynes

**Call to Order:**

This meeting was held in-person, telephonically and virtually through WEBEX. Ms. Schreiber called meeting to order at 3:32 pm

**Approval of the March 12, 2024 Regular Meeting Minutes:**

Ms. Schreiber asked for a motion to approve the March 12, 2024 Regular Meeting Minutes. The motion was moved by Mr. Brown. Seconded by Ms. Harris. Voice vote carried with all in favor, non-opposed. Minutes are approved.

**March 2024 ACDC Expense Report**

Ms. Schreiber asked for a motion to approve the March 2024 ACDC Expense Report in the amount of \$400. The motion was moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote carried with all in favor, non-opposed. 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. Brown. Voice vote carried with all in favor, non-opposed. Motion approved. Meeting adjourned at 3:33 pm. Next meeting is on Tuesday, May 14, 2024 at 3:30 p.m. in Council Chambers.

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Sandra Schreiber, President

**STEVE WATTS CONSULTING, LLC  
AORORA CAPITAL LOAN FUND  
APRIL 2024 INVOICE**

| DATE      | ACTIVITY  | HRS/MI      | AMOUNT            |
|-----------|---|-------------|-------------------|
| 4/2/2024  | Phone discussion w/Gary Boyn re:<br>Bookworm On Main situation &<br>Valerie Malone guarantee question             | 0.3333      | \$33.33           |
| 4/4/2024  | Review Around The Art/Jason Kuspa '20,'21<br>& '22 PTR  | 2.75        | \$275.00          |
|           | Trip to Elkhart Chamber   | 34 MI/\$.67 | \$22.78           |
| 4/9/2024  | email to Bookworm On Main regarding<br>delinquency  | 0.25        | \$25.00           |
|           | email response to Ambrose Kamy (COE)<br>re: Small Business Advisory Committee                                     | 0.25        | \$25.00           |
| 4/12/2024 | 1/2 of expense to meet with Ryan Wannerton<br>of Teksource to set up my laptop                                    | 1.75hr      | \$175.00          |
|           | Meet with Jason Kuspa Around the Art  | 1           | \$100.00          |
|           | Trip to Elkhart for meetings on thi is date (1/2)   | 17 mi/\$.67 | 11.39             |
| 4/15/2024 | 1/2 of TEAMS call with Ambrose Kamy &<br>Mike Huber (COE) & Chad Stoltzfus re:<br>Status of Aurora and GLMF funds | .25 hr      | \$25.00           |
| 4/18/2024 | Trip to LCB Goshen to meet w/credit analyst<br>to review Around The Art renewal                                   | 3.0 hrs     | \$300.00          |
| 4/24/2024 | Call on Don Carr/Don Carr's Auto Shop<br>to see shop and discuss loan request                                     | 3.5hrs      | \$350.00          |
|           | Trip to Elkhart for Carr call   | 37 mi/\$.67 | \$24.79           |
| 25-Apr    | Review Jason Kuspa's '23 PTR  | .467 hrs    | \$41.62           |
|           | 1/2 time spent on delinquencies   | .25 hr      | \$25.00           |
| 4/26/2024 | 1/2 time to attend the Small Business<br>Advisory Committee   | 1,25 hr     | \$125.00          |
|           | Trip to LCB Goshen to discuss Don Carr's Auto<br>Application & deliver PTR's to analyst                           | 2 hrs       | \$200.00          |
|           | 1/2 of cost of trip to Elkhart and Goshen for<br>the activities this date   | 30 mi/\$.67 | \$20.10           |
| 4/29/2024 | split cost of my meeting with Ryan Wannerton<br>Teksouce to continue boot up of laptop                            | 1.875 hrs   | \$187.50          |
|           | <b>TOTAL DUE</b>  |             | <b>\$1,966.51</b> |



# INVOICE

317 W. Franklin Street  
Elkhart, IN 46516  
574-264-2247

Aurora Capital Development Corporation  
Sandra M. Schreiber  
dsschreib601@comcast.net

Date: 11/30/2023  
Invoice #: 371368  
Customer #: 26837  
Terms: Due Upon Receipt

Please make checks payable to "Kruggel, Lawton & Company, LLC" and include the invoice number on remittance.  
Pay securely online at: [www.klcpas.com/pay/](http://www.klcpas.com/pay/)

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Preparation of 2021 and 2022 forms 990 for Aurora Capital Development and reconciliation of fund balance.

CURRENT INVOICE \$2,450.00

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Interest will be charged on outstanding balances over 30 days at the rate of 1% per month or 12% per annum.  
Thank you, we appreciate your business!



317 W. Franklin Street  
Elkhart, IN 46516  
574.264.2247

April 24, 2024

**Aurora Capital Development Corporation**

Sandra M. Schreiber

dsschreib601@comcast.net

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Client Statement - Acct# 26837

| <u>Ref #</u>    | <u>Date</u> | <u>Amount</u>     |
|-----------------|-------------|-------------------|
| 371368          | 11/30/2023  | \$2,450.00        |
| Finance Charges |             | \$73.50           |
|                 |             | <u>\$2,523.50</u> |

*\*\*\*NEW\*\*\* Payments can be made online at [www.klcpas.com](http://www.klcpas.com). Payment due upon receipt of invoice. Interest will be charged on outstanding balances over 30 days at the rate of 1% per month, or 12% per annum. Please include the invoice number on your remittance.*

*We appreciate the opportunity to serve you.*