



City of Elkhart
Redevelopment Commission

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, June 11, 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=m6d03d55e123f48ccc13b7f57c88d5f18>

Enter **2306 588 0627** as the event number and **ACDC6** as the event password.

To join by phone, call **415-655-0001**, enter **2306 588 0627##**

*Press * 6 to unmute telephone*

1. Call to Order
2. Approval of May 14, 2024 Regular Meeting Minutes
3. Approval of May 2024 ACDC Expense Report
4. Adjournment



Aurora Capital Development Corporation
Meeting Minutes
Tuesday, May 14, 2024

Present: Willie L. Brown, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen,
Gary Boyn, Sherry Weber (Recording Secretary), and Steve Watts

Present via Webex: Mike Huber, Chris Pottratz, Adam Fann

Call to Order:

This meeting was held in-person, telephonically and virtually through WEBEX. Ms. Schreiber called meeting to order at 3:30 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. Steffen. Seconded by Ms. Harris. Voice vote carried with all in favor. Minutes are approved.

March 2024 ACDC Expense Report

Ms. Schreiber asked for a motion to approve the April 2024 ACDC Expense Report in the amount of \$1,966.51. The motion was moved by Ms. Harris. Seconded by Mr. Brown. Voice vote carried with all in favor. Motion approved.

Kruggel Lawton Invoice

Ms. Schreiber asked for a motion to approve the Kruggel Lawton invoice for preparation of the 2021 and 2022 tax forms 990 and reconciliation of fund balance for ACDC in the amount of \$2,450.00. The motion was moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote carried with all in favor. Motion approved.

Around the Arts, LLC Renewal

Ms. Schreiber asked for a motion to approve the renewal of the Around the Arts, LLC credit approval memorandum in the sum of \$31,311 with a five year term loan with a 10 year amortization at a fixed rate of 8.5%. The motion was moved by Ms. Harris. Seconded by Mr. Steffen. 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 Mr. Steffen. Seconded by Mr. Brown. Voice vote carried with all in favor. Minutes are approved. Meeting adjourned at 3:41 pm. Next meeting is on Tuesday, June 11, 2024 at 3:30 p.m. in Council Chambers.

Sandra Schreiber, President

DRAFT

STEVE WATTS CONSULTING, LLC
AORORA CAPITAL LOAN FUND
May 31, 2024 Invoice

DATE	ACTIVITY	HRS/MI	AMOUNT
5/1/2024	1/2 hr dicussion w/ Sandi Schrieber re Around the Art guarantor question	.5hr	\$50.00
5/14/2024	split of networking call/lunch w/ Carl Bossung, retired Crowe ptrn & founder of Senior1Care (Elkhart location)	1.5hr split	\$75.00
5/14/2024	Trip to Elkhart Chamber	34 MI/\$.67	\$22.78
5/14/2024	prep time and presentation of Around the Art for the Redevelopment Commission & delinquency (split)	2.75hrsplit	\$137.50
5/15/2024	review draft Around Art note & email Gary B.	0.25	\$25.00
5/15/2024	split networking call on Allan Steele & Dan Jones Small Business Dev (IUSB & Elk)	1.25hrsplit	\$62.50
5/15/2024	split travel cost for call on Steele & Jones	20 mi split	\$6.70
5/17/2024	Met with Tabatha Royal & Walter Griffin, Jr. to discuss loan app for Silent Movers, LLC	6.75 hr	\$675.00
	Met w/Ambrose Kayma (City Econ Dev), Nate Overby, & other members of City Econ to discuss issues with DAJ Pyramid Studion App		
	compiled commitment letter to Jason Kuspa for Around the Art renewal approval		
5/17/2024	Trip to Elkhart for meetings on thi is date	34 mi/\$.67	\$22.78
5/20/2024	split Trip to Elkhart for Snyder call	34mi/\$.67	\$11.39
5/20/2024	networking call on Phil Snyder Small Bus Development (IUSB/Elk)	4.50hrsplit	\$225.00
5/21/2024	call & site visit on Kurt Weimer, Premier Arts Academy 115 W Hively	2.25hr	\$225.00
5/22/2024	email communication w/ Gary B & City econ Dev regarding eligibility of Premier Arts Academy for Aurora Fund since it's a Charter School	.25hr	\$25.00
5/23/2024	Sent email requests to Kruggle, Lawton Co. & Insight Accounting seeking contacts for referral for potential appicant Silent Movers, LLC	.25hr	\$25.00
		TOTAL DUE	\$1,588.65