



City of Elkhart
Redevelopment Commission

**AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, July 9, 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=mc6c50cc470805b76740292891ff73e1d>

Enter **2319 767 6622** as the event number and **ACDC7** as the event password.

To join by phone, call **415-655-0001**, enter **2319 767 6622##**

*Press *6 to unmute telephone*

1. Call to Order
2. Approval of June 11, 2024 Regular Meeting Minutes
3. Approval of June 2024 ACDC Expense Report
4. Adjournment



Aurora Capital Development Corporation
Meeting Minutes
Tuesday, June 11, 2024

Present: Willie L. Brown, Dina Harris, Wes Steffen, Gary Boyn, Sherry Weber
(Recording Secretary), Mike Huber, Corinne Straight, Alex Holtz, Dorisanne
Nielsen
Present via Webex: Chris Pottratz

Call to Order:

This meeting was held in-person, telephonically and virtually through WEBEX. Mr. Steffen called meeting to order at 3:30 pm

Approval of the May 14, 2024 Regular Meeting Minutes:

Mr. Steffen asked for a motion to approve the May 14, 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

Mr. Steffen asked for a motion to approve the April 2024 ACDC Expense Report in the amount of \$1,588.65. The motion was moved by Mr. Brown. Seconded by Ms. Harris. Voice vote carried with all in favor, non-opposed. Motion approved.

Adjournment

There being no further discussion, Mr. Steffen asked for a motion to adjourn the meeting. Moved by Mr. Brown. Seconded by Ms. Harris. Voice vote carried with all in favor, non-opposed. Motion approved. Meeting adjourned at 3:32 pm. Next meeting is on Tuesday, July 9, 2024 at 3:30 p.m. in Council Chambers.

Wes Steffen, Vice President

**STEVE WATTS CONSULTING, LLC
AURORA CAPITAL LOAN FUND
June 30, 2024 Invoice**

DATE	ACTIVITY	HRS/MI	AMOUNT
6/10/2024	Split drive to Elkhart to attend EDC Small Business Meeting	34mi/.67 split	\$11.39
	Split EDC meeting	3.75hr split	\$187.50
	Met with Tabitha Royal and Walter Griffin, Jr. to discuss expansion of his moving bus. location will not be downtown	1.5hr	150
6/17/2024	Trip to Elkhart Chamber	34 MI/\$.67 split	\$11.39
	Review of Olive Branch (Vanilla Bean Ice Cream) & communication with Clara Miller & Krista Miller Berkey re: renewal of matured loan	2.60hr split	\$130.00
6/18/2024	split follow-up on Olive Branch & other delinquencies	.75hr split	\$37.50
6/19/2024	split trip to Elkhart	34mi/.67 split	\$11.39
	follow-up on CPA search for Walter Griffin, Jr. request		
	follow-up email to Olive Branch R Insurance		
	text & emails delinquency P.J.Limes		
	follow-up on delinquent payments for Health Lifesyles b.b.a The Monga Tree		
	follow-up note to Gary Boyn and Sandi Schrieber re: Jason Kuspa search for replacement guarantor for ex-wife	3.50hr split	175
6/20/2024	split issuance of intro letters used to also collect updated PFS/PTR & insurance Rirefignters Association 338 David Sims d/b/a Dave's Tax Service	2.00hr split	100

Lexington Investmenets delinquency calls/text/emails				
6/24/2024	split edited intro letters and request for updated PFS/PTR and Insurance mailed letters reviewed delinquencies & communicated to Chad S & Jan Martin LCB	.75hr	split	\$37.50
6/26/2024	split trip to Elkhart follow-up on delinquencies Olive Branch PJ Limes Bookworm on Main Intro letters and request for updated PFS/PTR and insurance coverage Rhonda Potucer/Rhonda's Cake Cottage & Bakery Charming Nany & Company	34mi/.67	split	11.39
		4.25hr	split	212.5
6/28/2024	split costs of additional intro letters including requests for updated PFS/PTR and insurance coverage Jeff Long/R Flagg Holdings, Inc. Health Natural Lifestyles Jeanette & Andy Weaver 212 S 2nd Street, LLC/Bruce Hopkins reviw PFS & PTR for '21, '22 & '23 for Suzanne Kuspa as replacement garantor (Around the Art)			
		2.00hr	split	100
		TOTAL		\$1,175.56