



City of Elkhart

Redevelopment Commission

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, September 10, 2024 at 3:30 pm

THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY VIA WEBEX

To join, go to

<https://signin.webex.com/join>

Enter **2314 859 4642** as the event number and **ACDC9** as the event password.

To join by phone, call **415-655-0001**, enter **2314 859 4642##**

*Press *6 to unmute telephone*

1. Call to Order
2. Approval of August 13, 2024 Regular Meeting Minutes
3. Approval of August 2024 ACDC Expense Report
4. Adjournment



City of Elkhart
Redevelopment Commission

Aurora Capital Development Corporation
Meeting Minutes
Tuesday, August 13, 2024

Present: Dina Harris, Gerry Roberts, Wes Steffen, Gary Boyn, Sherry Weber (Recording Secretary), Adam Fann, Drew Wynes, Ambrose Kanya, Joshua Hofer, and Steve Watts
Present via Webex: Chris Pottratz and ML

Call to Order:

This meeting was held in-person, telephonically and virtually through WEBEX. Ms. Schreiber called meeting to order at 3:31 pm

Approval of the July 9, 2024 Regular Meeting Minutes:

Ms. Schreiber asked for a motion to approve the July 9, 2024 Regular Meeting Minutes. The motion was moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote carried with all in favor, non-opposed. Minutes are approved.

July 2024 ACDC Expense Report

Ms. Schreiber asked for a motion to approve the July 2024 ACDC Expense Report in the amount of \$237.50. The motion was moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote carried with all in favor, non-opposed. Motion approved.

Around the Arts Renewal

Mr. Steven Watts addressed the board and presented a revise request of renewal for Around the Arts. Ms. Schreiber asked for a motion to approve the renewal for Around the Arts. The motion was moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote carried with all in favor, non-opposed. Motion approved.

Adjournment

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote carried with all in favor, non-opposed. Motion approved. Meeting adjourned at 3:37 pm. Next meeting is on Tuesday, September 10, 2024 at 3:30 p.m. in Council Chambers.

Sandra Schreiber, President

STEVE WATTS CONSULTING, LLC
AURORA CAPITAL LOAN FUND
August 31, 2024 Invoice

DATE	ACTIVITY	HRS/MI		AMOUNT
8/6/2024	Text Tiffany Cruz/PJ Limes re Restructure of loan	.25hr	split	\$12.50
8/7/2024	Email Amanda L. re: Loan Apps pdf Email Tiffany Cruz re: PJ Limes	.25hr	split	\$12.50
8/8/2024	emailed forms to PJ Lime follow-up w/ Elk Firefighters 338	.25 hr	split	\$12.50
8/9/2024	Drive to Elk roundtrip 1.5 hr	1.5 hr	split	\$75.00
	Milage reimbursement 36 mi/\$.67	\$24.12	split	\$12.06
	Site visit Bookworm on Main	3.25 hr	split	\$162.50
	Review BTR David Sims/Dave's Tax Service			
	email Phil Snyder Small Business re: referral			
	Review BTR's Elk Firefighters 338			
	Review Loan docs Bookworm on Main			
8/12/2024	Review loan docs Bookworm on Main email Gary Boyn re: same	1.0 hr	split	\$50.00
8/13/2024	Drive to Elk roundtrip	1.50 hr		\$150.00
	Milage reimbursement 36/\$.67/mil			\$24.12
	Review BTR Elk Firefighters 338	3.00 hr		\$300.00
	Review UCC & SA on Bookworm			
	Review PTR Sonny & Tiffany Cruz of PJ Limes			
	Redevelopment Commission Presentation			

for Around the Art renewal

Discuss Bookworm landlord with Ambrose
Kayma, City of Elk Development

8/14/2024	Construct & mail Commitment Ltr Around the Art renewal	.75hr	split	\$37.50
8/15/2024	Contacted Bookworm Landlord shared email update w/ Gary Boyn Began searching for SBA EIDL contact	1.0 hr		\$100
8/16/2024	Contacted Gary Boyn re: Boodworm UCC filings Text & Emailed PJ Limes re: delinquencies	.75 hr	split	\$37.50
8/19/2024	Communicated with G. Boyn & Jason Kuspa re: Around the Art closing docs	.5 hr		\$50.00
	Create Document Exception/Ins tracking worksheet & communicated w/ Chad S.	75 hr	split	\$37.50
8/21/2024	Networking communication to commercial real estate agents	2.0 hr	spit	\$100.00
	preview Around the Art closing docs			
	review release documents for Olive Branch Holdings			
8/22/2024	Create networking communication recreate ltr to Jeff Bliler/Charming Nancy	1.25 hr	split	\$62.50
8/23/2024	Drive to Elk roundtrip	1.5 hr	split	\$75.00
	Milage reimbursement 36mi/\$.67	\$24.12	split	\$12.06
	Review math for accrued int. & future payments for Around the Art & email J. Kuspa	1.5 hr	split	\$75.00
	Settle meeting with Centier Bankers for networking meeting			
8/26/2024	Drive to Elk roundtrip	1.5 hr	split	\$75.00
	Milage reimbursement 36mi/\$.67	\$24.12	split	\$12.06
	Networking call on Centier Bankers	5.25 hr	split	\$262.50

Glenn Peterson, Office Mgr
 Bryan Olund, VP Small Bus Banking

Networking call on Michael Hayes
 THK (Tuesley, Hall, Knopa) atty.

Site visit Morenga Tree

Research Accountants for networking

8/27/2024	Drive to Elk roundtrip	1.5 hr	split	75
	Milage reimbursement 36mi/\$.67	24.12	split	12.06
	Delayed due to computer issues	4.0 hr	split	\$200.00
	Site visit PJ Limes rest. Site Coversation w/ Jeff Bliler/Charming Nancy Coordinate closing w/ Jason Kuspa Around the Art			
8/28/2024	Thank you notes to Centier Bankers Create networking list of Accountants Create networking list of Lawyers	2.5 hr	split	\$125.00
8/29/2024	Networking emails to 7 accountants 2 consultants & 4 atty website portals	2.5 hr	split	\$125.00
8/30/2024	Networking emails to 14 Attorneys	1.75 hr	split	\$87.50
	Drive to Around the Art closing in So.Bend Drive to LCB Goshen to delier loan docs to get posted on the system & renewed Return home to So Bend	1.95 hr	Aurora	\$195.00
	Milate reimbursement 67.4Mi/\$.67/mi			\$45.16
	Time spent at closing and with Elizabeth Schmidlin, Loan Processor at LCB	2.05 hr		\$205.00
		TOTAL		\$ 2,817.52