



City of Elkhart

Redevelopment Commission

**AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, October 8, 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 **2303 673 0173** as the event number and **ACDC10** as the event password.

To join by phone, call **415-655-0001**, enter **2303 673 0173##**

*Press *6 to unmute telephone*

1. Call to Order
2. Approval of September 10, 2024 Regular Meeting Minutes
3. PJ Limes Presentation
4. Approval of September 2024 ACDC Expense Report
5. Approval of 2025 Aurora Capital Development Corporation meeting schedule
6. Adjournment

**STEVE WATTS CONSULTING, LLC
AURORA CAPITAL LOAN FUND
30-Sep-24**

DATE	ACTIVITY	HRS/MI	AMOUNT
9/3/2024	Drive roundtrip to Elk	36 Mi/\$.67 split	\$12.06
	Respond to networking emails: Kruggel Lawton Kreig DeVault	1.0hr split	\$50.00
	follow-up on Cruz data Met w/ Tiffany & Sony Cruz Reviw data delivered by Cruz	3.0 hrs	\$300.00
9/5/2024	Review Loan Reports/delinquencies Respond sto several emails regarding insurance	.25 hrs split	\$12.50
9/9/2024	Respond to phone call from Nick Nicolas AITA RV	.25hrs split	\$12.50
	email exchange Around the Art	.25 hr	\$25.00
9/10/2024	Email George Anagnose (523 Tap) re: delinquencies (GMLF) Review renewal for Rockyh Mountain emailed Chad S re: Nick Nicolas emailed Jason Kuspa re: auto debit	1.0 hr split	\$50.00
9/11/2024	150 hr roundtrip drive to Elk Milage	1.50 hr split 36 mi/\$.67 split	\$75.00 \$12.06
	ReviewRocky Mountain Purch Agmt Email comments Send guarantee release to Sandi S Oive Branch Holdings for releases Review Collateral docs for Pool Tables payoff Coordinate checks to renewal Around the Art w/LCB	3.0hr spit	\$150.00
9/12/2024	Follow-up email w/Gary B & Sandi S re: Around the Art release of Gty PJ Limes review Coordinate payoff of R. Flagg Holdings	1.5hr .5hr split	\$150.00 \$25.00

	Redevelopment Commission Presentation for Around the Art renewal			
9/13/2024	Obtain & arrange payoff for R. Flagg Holdings w/ Meridian Title	.5hr		\$50.00
9/17/2024	Milage to Elk, Gary B & LCB Goshen		split	\$12.06
	4.75 hr work & travel Respond to Lexington Event email Review Rocky Mountain renewal CAM/ respond to analyst Reviw R. Flagg Holdings for doc release Pick up release documents at Gary's Office Pick up Around the Art checks for int. & fee at LCB Goshen	4.75 hr	split	\$237.50
9/18/2024	Follow-up on email from Shannon Buari re: ATIA RV email follow-up on 523 Tap delinquency Bill Lavery email re: releases	.50 hr	split	\$25.00
9/19/2024	Roundtrip to Elk	1.5hr	split	\$75.00
	Milage	36mi/\$.67	split	\$12.06
	Deal w/ Around the Art guarantee Checks to City Forecast to Tiffany Cruz/PJ Limes email Sheila Gordy/1st State Bk Follow up w/Bookworm-texted Forward collatereal release docs to Levon Followed up on Olive Branch Holdings mortgage release/assignment of lease docs Sent Reimbursement Release doc re: Olilve Branch payoff email contact info to Keith Goodman LCB of Nick Nicolas/AITA RV	4.0hr	split	\$200.00
9/20/2024	Phone tag with Sheila Gordy & Jim Neff	.25 hr	split	\$12.50
	Respond to Olive Branch Holdings releases	.50 hr	split	\$12.50
9/23/2024	Discuss Around the Art int. pmts.	1.0hr		\$100.00

w/Sherry
Send Cruz PTR to LCB from FEDEX

9/24/2024	150 hr roundtrip drive to Elk	1.50 hr	split	75
	Milage	36 mi/\$.67	split	12.06
	Send Cruz '19 PTR and review to LCB			
	Send Around the Art ins cert to LCB			
	Letter to Moringa Tree			
	Meet w/K uspa to sign ex's gty release			
	Delive R.Flugg Holdings docs to Bill Lavery	4.75 hr	split	237.5
		TOTAL		1935.3



City of Elkhart

2025
AURORA CAPITAL
DEVELOPMENT CORPORATION
MEETING DATES

The Aurora Capital Development Corporation meets the second Tuesday of each month at 3:30 PM and will broadcast from the 2nd floor, Council Chambers, Municipal Building, 229 S. Second Street, Elkhart, Indiana

January	14
February	11
March	11
April	8
May	13
June	10
July	8
August	12
September	9
October	14
November	12
December	9