



City of Elkhart

*Redevelopment Commission*

**AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
Tuesday, November 12, 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 **2301 173 4909** as the event number and **ACDC11** as the event password.

To join by phone, call **415-655-0001**, enter **2301 173 4909 ##**

*Press \*6 to unmute telephone*

1. Call to Order
2. Approval of October 8, 2024 Regular Meeting Minutes
3. Approval of October 2024 ACDC Expense Report
4. Adjournment



City of Elkhart  
*Redevelopment Commission*

Aurora Capital Development Corporation  
Meeting Minutes  
Tuesday, October 8, 2024

Present: Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Willie Brown, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Joshua Hofer, Ambrose Kanya and Steve Watts

Present via Webex: Chris Pottratz and Corinne Straight

**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 Regular Meeting Minutes:**

Ms. Schreiber asked for a motion to approve the September 10, 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.

**PJ Limes Presentation**

Mr. Steve Watts addressed the Board and answered questions. Ms. Schreiber asked for a motion to approve a new loan for PJ Limes, LLC to refinance existing debt and provide additional working capital. The motion was moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote carried with all in favor, non-opposed. Motion approved.

**September 2024 ACDC Expense Report**

Ms. Schreiber asked for a motion to approve the September 2024 ACDC Expense Report in the amount of \$1,935.30. The motion was moved by Mr. Steffen. Seconded by Ms. Brown. Voice vote carried with all in favor, non-opposed. Motion approved.

**2025 Aurora Capital Development Corporation Meeting Schedule**

Ms. Schreiber asked for a motion to approve the 2025 ACDC Meeting Schedule. The motion was moved by Ms. Harris. Seconded by Ms. Brown. 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 Mr. Brown. Seconded by Ms. Harris. Voice vote carried with all in favor, non-opposed. Motion approved. Meeting adjourned at 3:45 pm. Next meeting is on Tuesday, November 12, 2024 at 3:30 p.m. in Council Chambers.

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Sandra Schreiber, President

DRAFT

**STEVE WATTS CONSULTING, LLC  
AURORA CAPITAL LOAN FUND  
31-Oct-24**

DATE	ACTIVITY	HRS/MI		AMOUNT
10/1/2024	Drive roundtrip to Elk	36 Mi/\$.67	split	\$12.06
	Time for travel	1.5 hr	split	\$75
	Respond to networking emails:	1.5hr	split	\$75.00
	Review CAM draft P.J. Limes Prepare release docs & deliver to Gary Boyn	1.5 hr		\$150.00
10/2/2024	Review CAM PJ Limes	1.0 hr		\$100.00
10/3/2024	Drive roundtrip to Elk	36 Mi/\$.67	split	\$12.06
	Time for travel	1.5 hr	split	\$75.00
	Network meeting with Michael Schramm (Kreig DeVault)	1.5hr	split	\$75.00
	Review PJ Limes Respond to Lexington Event Center email & other emails	2.5hr	split	\$125.00
10/4/2024	150 hr roundtrip drive to Elk	1.50 hr	split	\$75.00
	Mileage	36 mi/\$.67	split	\$12.06
	Meet w/Gary Boyn & Sandi Schreiber re: PJ Limes	1.5hr	split	\$75.00
	Meet w/ Jeremy Perez-Lexington Event Center Circulate PJ Limes CAM	.25hr		\$25.00
10/8/2024	150 hr roundtrip drive to Elk	1.50 hr	split	\$75.00
	Mileage	36 mi/\$.67	split	12.06
	Michiana Economic Club networking	1.0hr	split	\$50.00
	Cost of lunch meeting (Pd via PayPal, no receipt) Tim Sexton VP Notre Dame	\$32	split	\$16.00

	PJ Limes presentation to Redevelopment Commission	1.5hr		\$150.00
10/9/2024	Review PJ Limes website	.25hr		\$25
	Send Commitment Ltr. & deliver mail	8.0 mi/\$.67		\$5.36
	Prepare Homebuilder Parameter Plan	2.0hr		\$200.00
10/10/2024	confirm network bkfst w/Ryan Bender of Centier Bank	3.0 hr split	75%/25%	\$225.00
	Respond to PJ Limes questions			
	Respond to email from Loucks & Weaver for Lexington Investments			
	Work on Homebuilder requirements			
10/12/2024	Site visit to Bookworm	36mi/\$.67		\$24.12
	Visit Bookworm & travel time	1.75hr		\$175.00
	Work on Homebuilder parameters	1.5hr		\$150.00
10/14/2024	Drive to Elkhart meet w/ Ryan Bender of Centier Bank at Stacks-roundtrip	1.75hr		\$175.00
	Mileage	86mi/\$.67		\$57.62
	networking & homebuilder market assessment			
	Communicate w/ Gary Boyn re: PJ Limes, ownership issues,	4.25hr		\$425.00
	Draft house construction program plans			
10/15/2024	Drive to Elk roundtrip	1.50hr	split	\$75.00
	Reimburse mi	36mi/\$.67	split	\$12.06
	Meet w/ Tiffany & Sonny Cruz/PJ Limes			
	Gather Lexington Investments BTR info	2.75 hr	split	\$137.50
	Create Ltr re: Mary Sisti Guarantee release (Around the Art, LLC)			
	report problems with release docs to Amanda Logsdon			
10/21/2024	Respond to emails re: Insurance certificates-Dave Sims Tax Lexington Investments	.75 hr	split	\$37.50
	texts to Bookworm			
10/22/2024	Follow-up emails	.75hr	split	\$37.50
	Bill Lavery			
	Sam Costellas-CDFI			
	Jan Martin-delinquencies			

Spenser Gilbert-Kruggel, Lawton

10/23/2024	Drive to Elk roundtrip	1.50hr	split	75
	Reimburse mileage	36mi/\$.67	split	12.06
	Cost of Cookies for Kruggel group*	1 doz	split	\$19.29
	follow-up email-Sheila Gordy-1st State Bk	.75hr	split	\$37.50
	Meet w/Kruggel, Lawton CPA's	1.0hr	split	\$50.00
	review Bookworm Guarantee doc	0.75hr	split	\$37.50
10/25/2024	Respond to email from Sherry Weber-Aurora activity for audit	.25hr		\$25.00
10/30/2024	Drive to Elkhart roundtrip	1.5hr	split	\$75.00
	Mileage reimbursement	36 mi/\$.67	split	\$12.06
	Lunch networking w/Sheila Gordy, 1st State	1.50hr	split	\$75.00
	Bank SVP Old Style Deli invoice*	\$25.82	split	\$12.91
	respond to emails and review releases	1.0hr	split	\$50.00
	Networking meeting w/Sam Centellas from Community Development Financial Institution (CDFI)	1.25hr	split	\$62.50
		<b>TOTAL DUE</b>		<b>\$3,494.72</b>

\* receipts accompany the invoice