



City of Elkhart

Redevelopment Commission

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, January 14, 2025 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 **2308 672 2851** as the event number and **ACDC1** as the event password.

To join by phone, call **415-655-0001**, enter **2308 672 2851 ##**

*Press *6 to unmute telephone*

1. Call to Order
2. Approval of December 10, 2024 Regular Meeting Minutes
3. Approval of December 2024 ACDC Expense Report
4. Approval of Kruggel Lawton invoice #382975 for \$2,402.50
5. Adjournment



City of Elkhart
Redevelopment Commission

Aurora Capital Development Corporation
Meeting Minutes
Tuesday, December 10, 2024

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

Present via Webex: Chris Pottratz and Mary Lou Timmons

Call to Order:

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

Approval of Regular Meeting Minutes:

Mrs. Schreiber asked for a motion to approve the November 12, 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.

October 2024 ACDC Expense Report

Mrs. Schreiber asked for a motion to approve the November 2024 ACDC Expense Report in the amount of \$723.68. The motion was moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote carried with all in favor, non-opposed. Motion approved.

Aurora Capital Tax Filing Procedures

Mrs. Schreiber asked for a motion to approve and ratify tax filing procedures for Aurora Capital. The motion was moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote carried with all in favor, non-opposed. Motion approved.

Other Business: Bookworm Recommendation from Steve Watts

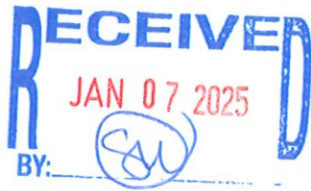
Mr. Steve Watts addressed the Board regarding the current Aurora loan for the Bookworm. Mrs. Schreiber asked for a motion to authorize Mr. Watts to proceed with further discussions and negotiations with Bookworm. The motion was moved by Mr. Steffen. Seconded by Mr. Brown. Voice vote carried with all in favor, non-opposed. Motion approved.

Adjournment

There being no further discussion, Mrs. 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 3:43 pm.

Sandi Schreiber, President

DRAFT



STEVE WATTS CONSULTING, LLC
AURORA CAPITAL DEVELOPMENT FUND INVOICE
 31-Dec-24

DATE	ACTIVITY	HRS/MI		AMOUNT
12/3/2024	Drive roundtrip to Elk meeting	60mi/\$/67/m	split	\$20.10
	Time for travel roundtrip	1.5 hr	split	\$75
	Meeting w/ Josh Hendricks/Creekside Real.	1.0hr	split	\$50.00
	cost of coffee \$8.55 split		split	\$4.28
12/7/2024	follow-up on various emails	.50hr	split	\$25.00
12/9/2024	Review emails, delinquencies	.75hr	split	\$37.50
12/9/2024	Email re: 523 Tap & Grill renweal Text to Tiffany Cruz/PJ Limes Email to Gary B. & Sandi Schrieber Re: Bookworm Restructure	1.0hr 75%	split 75/25	\$75.00
12/10/2024	1.50 hr roundtrip drive to Elk	1.50 hr	split	\$75.00
	Mileage	72 mi/\$.67	split	\$24.12
	Attend Redevelopment Commission re: Bookworm restructur (prep & attend)	1 hr		\$100.00
	Respond to voicemail, review invoices for GMLF Review Moringa Tree for renewal	1 hr split	split	\$50.00
12/11/2024	follow-up on emails send PFS to George Anagnos Prepare Bookworm proposal ltr.	.5hr	split	\$25.00
12/12/2024	1.50 hr roundtrip drive to Elk	1.50 hr		\$150.00
	Mileage roundtrip	72mil/\$.67		\$48.40
	Meet w/ Chrissi Cornell re: new retail retail outdoors clothing store	1.0 hr		\$100.00
	Finalize letter to Bookworm(restructure)	1.0 hr		\$100.00
12/13/2024	Drive to SB Chocolate for meet	12mi/\$/67	split	\$2.01
	Drivetime for meeting/roundtrip	1.hr	split	\$50.00

	Meet w/Carol Muturi/Safe Harbor Services	1.5hr	split	\$75.00
	Coffee costs	\$8.66	split	\$4.33
12/16/2024	worked on Bookworm documentation emailed Jan Martin/LCB & finalize Bookworm letter	2.75hr		\$275.00
12/19/2024	Respond to Gary B. re: Bookworm Note Respond to Paula Kalamaros/Mount North Capitl (prospect)	.25hr	split	\$12.50
12/20/2024	Follow-up on Bookworm Ltr. Follow-up on PJ Limes renewal	.75 hr		\$75.00
12/23/2024	Roundtrip drive to Elkhart	72mi/\$.67	split	\$24.20
	Drive-time to Elkhart roundtrip	1.5hr	split	\$75.00
	Review delinquencies follow-up on emails to Bookworm follow-up on emails to setup Zoom meet follow-up on text to George Anagonos/523	1hr	split	\$50.00
			TOTAL	\$1,602.44

CHOCOLATE CAFE DTSS

122 SOUTH MICHIGAN STREET
SOUTH BEND, IN 46601
5742870725

ORDER: s
Here

Cashier: Becky
13-Dec-2024 10:06:07A
Transaction 324391



Welcome to Tradewinds
Restaurant
The Galley Sports Pub

12/3/24, 11:28 AM Ticket: 515
Server: Allivia P
Tradewinds Table 43
Seat 1 & 2
Invoice: 241203-07-15

1 Small Chal Latte \$5.25
1 Small Flavor Shot/Soy/
Almond \$1.50
soy

Subtotal \$6.75
IN 7% \$0.47

Total \$7.22
Tip \$1.44

DEBIT CARD SALE \$8.66
VISA 1549

Retain this copy for statement validation

13-Dec-2024 10:06:38A
\$8.66 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXXX1549
VISA CARDHOLDER
Reference ID: 434800503000
Auth ID: 090638
MID: *****8882
AID: A0000000980840
AthNtwkNm: VISA
RtInd:CREDIT

Online: <https://clover.com/p/T1YDS26714R3Y>



T1YDS26714R3Y

Clover ID: 3Q7YAKP1XV7MA
Payment T1YDS26714R3Y

Clover Privacy Policy
<https://clover.com/privacy>

Credit Sale Status: 000000 - Approved

Card Type: VISA
Card Number: XXXXXXXXXXXXX1549
Card Owner: WATTS/STEVEN C
Entry Method: Chip
Auth Code: 102803
APPLAB: VISA DEBIT
AID: A0000000031010
TC:

1 Coffee 2.59
1 Tomato Juice 3.99
Large

Subtotal 6.58
State Tax .47

Total 7.05

VISA - xxxx1549 7.05

AMOUNT 7.05

TIP 1.50

TOTAL 8.55

Sign *[Signature]*

I agree to pay the total amount above according to the card issuer agreement.

JOSE HENDRICKS
Suggested Tips

15%= .99 10%= 1.10 20%= 1.32

Duplicate Copy

Thank you for visiting us!
Half Price Apps Monday-Thursday



210 S. Michigan Street Suite 200
South Bend, IN 46601
574-289-4011

INVOICE

Aurora Capital Development Corporation
Sherry Weber
Sherry.Weber@coei.org

Date: 11/30/2024
Invoice #: 382975
Customer #: 26837
Terms: Due Upon Receipt

Please make checks payable to "Kruggel, Lawton & Company, LLC" and include the invoice number on remittance.
Pay securely online at: www.klcpas.com/pay/

Preparation of 2023 forms 990 for Aurora Capital Development and reconciliation of fund balance and communications with client.

CURRENT INVOICE \$2,402.50

Interest will be charged on outstanding balances over 30 days at the rate of 1% per month or 12% per annum.
Thank you, we appreciate your business!