



City of Elkhart

*Redevelopment Commission*

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
Tuesday, February 11, 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 **2318 466 4322** as the event number and **ACDC2** as the event password.

To join by phone, call **415-655-0001**, enter **2318 466 4322 ##**

*Press \*6 to unmute telephone*

1. Call to Order
2. Approval of January 14, 2025 Regular Meeting Minutes
3. Approval of January 2025 ACDC Expense Report
4. Adjournment



City of Elkhart  
*Redevelopment Commission*

Aurora Capital Development Corporation  
Meeting Minutes  
Tuesday, January 14, 2025

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

Present via Webex: Chris Pottratz

**Call to Order:**

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

**Approval of Regular Meeting Minutes:**

Mrs. Schreiber asked for a motion to approve the December 10, 2024, Regular Meeting Minutes. The motion was moved by Ms. Harris. Seconded by Mr. Brown. Voice vote carried with all in favor, non-opposed. Minutes are approved.

**December 2024 ACDC Expense Report**

Mrs. Schreiber asked for a motion to approve the December 2024 ACDC Expense Report in the amount of \$1,602.44. The motion was moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote carried with all in favor, non-opposed. Motion approved.

**Kruggel Lawton Invoice**

Mrs. Schreiber asked for a motion to approve the Kruggel Lawton invoice #382975 in the amount of \$2,402.50. The motion was moved by Ms. Harris. Seconded by Mr. Steffen. 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 Ms. Harris. Seconded by Mr. Brown. Voice vote carried with all in favor, non-opposed. Motion approved. Meeting adjourned at 3:32 pm.

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Sandra Schreiber, President

**STEVE WATTS CONSULTING, LLC**  
**AURORA CAPITAL DEVELOPMENT FUND INVOICE**  
**31-Jan-25**

DATE	ACTIVITY	HRS/MI		AMOUNT
1/7/2025	Zoom call w/Paula Kalamaros of North Mount Capital, LLC & Drew Wynes/Josh Hofer City of Elk Dev. Owners of 112 Lexington Ave. Meridian Title Bld. Truth Building Masonic Temple	1hr	split	\$50.00
1/9/2025	review Cruz Will (PJ Limes) emails to Tiffany Cruz & Gary Boyn review Henry & Elizabeth Cruz, JR. PTR	2.25hr		\$225.00
1/13/2025	Reviewe all tax returns for Henry Cruz & Tiffany Cruz, III (PJ Limes)	.75hr		\$75.00
1/14/2025	Worked on PJ Limes, George Anagnos renewal 1hr Grank Cassell/Rocky Moutian Investments payoff Jenny Weaver/Moringa Tree Restaurant	1hr	split	\$50.00
15-Jan	Responod to emails Re: North Mount Capital Rocky Mountain Investments owes bal \$8,308.27 Tet Carolina Preciado/Bookworm	1hr	split	\$50.00
1/17/2025	Communicate w/ Gary Boyn Re; PJ Limes text Tiffany Cruz Email Gary Danielson re: referral	.25hr	split	\$12.50
1/27/2025	Respond to emails for Levon Johnson, Review POA of Elizabeth Cruz (PJ Limes) email Gary Boyn re: Bookworm text to Bookworm	2.75hr		\$275.00
1/24/2025	Reimburse for Printer Ink (\$100.27)		split	\$50.28
1/28/2025	Roundtrip drive to Ellkhart Drive-time to Ellkhart roundtrip	72mi/\$.67 1.5hr	split split	\$24.12 \$75.00
	Review PJ Limes OA for ownership email Gary Boyn re; review and link to Elizabeth Cruz and Henry Cruz, Jr.legally Email Karen Sears re: Olive Branch releases Email Jenny Weaver re: statue of refi Email Sonja Gilman, CPA re: Jenny Weaver PTR/BTR	3.75hr	split	\$175.00
1/29/2025	Roundtrip drive to Ellkhart Drive-time to Ellkhart roundtrip	72mi/\$.67 1.5hr	split split	\$24.12 \$75.00
	Responod to emails: Tom Smith being replaced by Nick Matthews/Inova on GMLF Review PJ Limes and Review Rocky Mountain Investments file for electronic filing & shred	1.75hr	split	\$87.50
	Attend E5 networking event at L Restaurant	2 hr	split	\$100.00
<b>TOTAL</b>				<b>\$1,348.52</b>