



## City of Elkhart

*Redevelopment Commission*

AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
Tuesday, April 8, 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 **2307 064 4947** as the event number and **ACDC4** as the event password.

To join by phone, call **415-655-0001**, enter **2307 064 4947 ##**

*Press \*6 to unmute telephone*

1. Call to Order
2. Approval of March 11, 2025 Regular Meeting Minutes
3. Approval of March 2025 ACDC Expense Report
4. Adjournment



Aurora Capital Development Corporation  
Meeting Minutes  
Tuesday, March 11, 2025

Present: Sandi Schreiber, Dina Harris, Willie Brown, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Drew Wynes and Steve Watts

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 February 11, 2025, Regular Meeting minutes. The motion was moved by Mr. Steffen. Seconded by Mr. Brown. Voice vote carried with all in favor. Minutes are approved.

**P.J. Limes**

Mr. Steve Watts addressed the commission regarding PJ Limes, LLC. Ms. Schreiber asked for a motion to approve the amended note which includes an extension of new credit in the amount of \$10,000, the revised interest rate and extension of due date, all set forth in the documents attached, supported by collateral in the security agreement of March 12, 2020, the original guarantees and the new guarantees of Henry Cruz III and Tiffany Cruz. The motion was moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote carried with all in favor. Motion approved.

**February 2025 ACDC Expense Report**

Mrs. Schreiber asked for a motion to approve the February 2025 ACDC Expense Report in the amount of \$362.50. The motion was moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote carried with all in favor. 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. Steffen. Voice vote carried with all in favor. Motion approved. Meeting adjourned at 3:37 pm.

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Sandra Schreiber, President

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

DATE	ACTIVITY	HRS/MI		AMOUNT
3/3/2025	Phone call with Sonny Cruz/PJ Limes	.25hr		\$25.00
3/4/2025	Review 4 emails & mail docs to Tiffany Cruz	1.0 hr	split	\$50
3/4/2025	emails for tax credit referrals	.25hr	split	\$12.50
3/5/2025	review PJ Limes docs & email to Gary B.	.75hr		\$75.00
3/10/2025	Round trip driver to Elkhart & Back	1.5hr	split	\$75.00
	Milage reimbursement	72mi/\$.67mi	split	\$24.12
	Review & Prepare draft memo for 523 Tap & return emails re: tax credit research	2.25hr	split	\$112.50
3/13/2025	Roundtrip to Elkhart & Return	1.50hr	split	\$75.00
	Milage reimbursement	72mi/\$.67mi	split	\$24.12
	Review PJ Limes closing document			
	Review Healthy Natural Lifestyles, LLC d/b/a The Moringa Tree	2.5hr	split	\$125.00
3/17/2025	Drive to Elkhart	.75hr	split	\$37.50
	Milage reimbursement	36mi/\$.67mi	split	\$12.06
	Review PJ Limes loan docs for signature	1.0hr		\$100.00
	Milage reimbursement	72mi/\$.67mi		\$48.24
	Drive from Chamber to Interra Goshen	.5hr	split 25/75	\$12.50
	Milage reimbursement Elkhart to Goshen	10mi/\$.67mi	split 25/75	\$1.68
	Return Home from Goshen split 25% Aurora	.80hr	split 25%	\$20.00
	Milage reimbursement Goshen to SB	30mi/\$.67mi	split 25/75	\$5.03
3/24/2025	Drive roundtrip to Elkhart	1.5hr		\$150.00
	Pick up PJ Limes signed closing docs & go to LCB for process of draw	1.0hr		\$100.00
3/27/2025	Zoom call with Paula Kalamaras & Paul Kraly of Scribes Unlimited, LLC representing an owner of multiple buildings in Elkhart	.75hr		\$37.50
		<b>TOTAL</b>		<b>\$1,122.75</b>