



City of Elkhart  
*Redevelopment Commission*

**AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
Tuesday, March 14, 2023 at 3:30 pm**

**CITY HALL ELEVATOR IS TEMPORARILY OUT OF SERVICE**

The elevator at City Hall 229 S. Second Street, Elkhart Indiana is temporarily out of service beginning Monday, February 6, 2023 until completed while the elevator is under construction to maintain elevator safety and maintenance. During this temporary interruption in service, the City is recommending individuals with disabilities who require the elevator to appear at City Council or other governmental meetings use the option of Webex from their personal phone or computer. Alternatively, the City will provide a Webex opportunity on the first floor of the municipal building for those who choose to appear in person. We apologize for any inconvenience. If you have questions or concerns, please contact the Office of the Mayor at (574) 293-8968.

**THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY VIA WEBEX**

To join, go to

<https://coei.webex.com/coei/j.php?MTID=me43dba9dba43808e1c9688c89e535f16>

Enter **2313 744 9032** as the event number and "ACDC3" as the event password.

To join by phone, call **415-655-0001**, enter **2313 744 9032 ##**

*Press \* 6 to unmute telephone*

1. Call to Order
2. Approval of February 14, 2023 Minutes
3. Elkhart Chamber Expense Report
4. Aurora Loan Balances
5. Adjournment



**Aurora Capital Development Corporation  
Meeting Minutes  
Tuesday, February 14, 2023**

Present: Alex Holtz, Dina Harris, Dorisanne Nielsen, Gary Boyn, Mike Huber, Kristen Smole, Drew Wynes and Sherry Weber (Recording Secretary)  
Via Webex: Gerry Roberts and Chris Pottratz

**Call to Order:**

This meeting was held in-person, telephonically and virtually through WEBEX. Mr. Holtz ran the meeting as Mrs. Schreiber attended via Webex. Mr. Holtz referred to Indiana Code 36-7-14-3.1 and 14.5-9.5 authorizes us to proceed with 2 people in attendance. Mr. Holtz called meeting to order at 3:31 pm. Roll call was taken at the beginning of the meeting.

**Approval of January 10, 2023 Minutes:**

Mr. Holtz asked for a motion to approve the January 10, 2023 minutes. The motion was moved by Ms. Harris. Seconded by Mr. Roberts. Roll call vote, all in favor, non-opposed. Minutes are approved.

**Elkhart Chamber Expense Report**

Mr. Holtz asked for a motion to approve the January 2023 Elkhart Chamber expense report for \$678.13. The motion was moved by Ms. Harris. Seconded by Mr. Roberts. Roll call vote, all in favor, non-opposed. Motion approved.

**Aurora Loan Balances**

Mr. Holtz noted the Aurora Capital Loan Fund and the Gateway Mile Loan Fund balance sheets are in the packet for review.

**Adjournment**

With no further items, motion was made by Ms. Harris and seconded by Mr. Roberts to adjourn the meeting. Roll call vote, all in favor, non-opposed. Motion approved.

Meeting adjourned at 3:34 pm.

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Alex Holtz, Secretary



	<u>Name</u>	<u>Address</u>	<u>Principals</u>	<u>Due Date</u> <u>Last Pay</u>	<u>Original</u> <u>Amount</u>	<u>Balance</u> <u>at 3/9/23</u>	<u>%</u> <u>Rate</u>	<u>P &amp; I</u>	<u>Maturity</u>	<u>Collateral</u>	<u>Gty.</u>
1	Around the Art, LLC	111 E. Lexington Ave. Elkhart 46516	Jason Kuspa & Mary Sisti	10th Feb. '23	\$40,000.00	\$33,474.54	7.75%	\$365.15	12/31/23	Assets & Life Ins. Loan Agreement	Principals
2	Elkhart Firefighters Local 338	P.O. Box 130, Elkhart 46515 411 S. Main, Elkhart		28th Mar. '23	\$40,000.00	\$39,099.98	P+1	Int. only thru 5/23 \$837.87		2nd mtg. + assign of rent/leases Loan Agreement	None
3	P.J. Limes, LLC (Catering)	P.O. Box 2873 Elkhart 46515 516 W. Washington, Elkhart, 46516 Restaunt: 102 Middlebury	Henry & Elizabeth Cruz	12th Dec. '22	\$30,000.00	\$21,414.37	6.25%	\$441.86	6/12/25	All equip & food truck Loan Agreement	Principals
4	Pool Tables Plus, LLC	519 S. Main, Elkhart, 46515	George Anagnos Nickolas & Katina Anagnos	15th Feb. '23	\$50,000.00	\$6,898.75	6.00%	\$401.50	5/18/28	Mtg. + assign of rent/leases Loan Agreement	Principals
5	The Bookworm on Main, LLC	128 S. Main, Elkhart, 46516	Carolina Preciado	25th Feb. '23	\$28,700.00	\$14,014.86	P+1	\$271.00	11/11/27	All Assets Loan Agreement	Principal
6	Rhonda's Cake Cottage & Bakery	58420 Valley View Dr., Elkhart, 46517	Rhonda & Dennis Potucek	30th Aug. '22	\$19,457.87	\$16,240.40	2.50%	\$330.00	1/15/22	All assets	Principals
7	David Sims d/b/a Dave's Tax Service	2615 W. Washington, Elkhart, 46514	David Sims	27th Feb. '23	\$89,100.00	\$84,018.01	4.25%	\$670.28	1/27/37	1st mtg + assign Loan Agreement	Principal
					<b>\$297,257.87</b>	<b>\$215,160.91</b>					