

Sandi Schreiber
President
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

Luke Lefever
Member
Appointed by Mayor
Feb. 6, 2025 to Jan. 1, 2027

Willie L. Brown
Member
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027



Dina Harris
Secretary
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2024

Wes Steffen
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2024

**AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, August 12, 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 **2316 611 4593** as the event number and **ACDC8** as the event password.

To join by phone, call **415-655-0001**, enter **2316 611 4593 ##**

*Press * 6 to unmute telephone*

1. Call to Order
2. Approval of July 8, 2025 Regular Meeting Minutes
3. Approval of July 2025 ACDC Expense Report
4. PJ Limes Inspection Report
5. Adjournment

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Aurora Capital Development Corporation
Meeting Minutes
Tuesday, July 8, 2025

Present: Willie Brown, Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Sherry Weber
(Recording Secretary), and Drew Wynes

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 3:31 pm

Approval of Regular Meeting Minutes:

Mrs. Schreiber asked for a motion to approve the June 10, 2025, Regular Meeting minutes. The motion was moved by Mr. Brown. Seconded by Ms. Harris. Voice vote carried with all in favor. Minutes are approved.

April 2025 ACDC Expense Report

Mrs. Schreiber asked for a motion to approve the June 2025 ACDC Expense Report in the amount of \$211.62. The motion was moved by Ms. Harris. Seconded by Mr. Brown. 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 Mr. Brown. Seconded by Mr. Steffen. Voice vote carried with all in favor. Motion approved. Meeting adjourned at 3:32 pm.

Sandra Schreiber, President

STEVE WATTS CONSULTING, LLC INVOICE
AURORA CAPITAL DEVELOPMENT CORPORATION
31-Jul-25

DATE	ACTIVITY	HRS/MI		AMOUNT
7.8.25	Drive to Elkhart Round Trip	1.5		\$150.00
	Mileage reimbursement	72mi/\$.67		\$48.24
	Review Charming Nancy documentation to determine correct maturity date	2.0hr		\$200.00
	Cumunicate email to Jeff Bliler maturity date and request updated financial information			
7.9.25	email to Chad Stoltzofus re: 523 Tap & Grill text to Sony Cruz regarding PJ Limes inspection	.25hr	split	\$12.50
7.28.25	Review past dues, email to Ms. Kristy Curtis of 1st Source Bank re: refinance of 523 Tap & Grill Text PJ Limes regarding inspection approvals, etc.	.5hr	split	\$25.00
7.30.25	Drive to Elkhart Round Trip	1.5	split	\$75.00
	Mileage reimbursement	72mi/\$.67		\$24.12
	Attend Kruggel, Lawton Open House			
	Follow up on emails & inform Chad Stoltzofus of 212 S Main, LLC payoff coming Document PJ Limes inspection and email Aurora Capital with inspection report/photos	3.0hr	split	\$150.00
TOTAL AMOUNT DUE				\$684.86

CREDIT MEMORANDA

NAME: PJ LIMES, LLC (Aurora Capital Development Fund)/City of Elkhart

GRADE:

Date: 6/24/2025 Officer: Steve Watts Acct#: 3286409-09001

Doc. Type: Memo Doc. Application: Commercial

Steve Watts completed a physical site inspection of the property for Parmajacos, at 102 Middlebury St., Elkhart, IN 46516 on 6/24/25 to determine if the scope of work was in line with the disbursement request dated 6/20/25.

The property inspection revealed that the interior of the building rented by PJ Limes has been improved, with complete kitchen equipment, stove, venting and sinks have been installed. All furniture has been placed in the restaurant serving area. The project is 100% completed with this billing request and the last \$5,000 available has been disbursed by the City of Elkhart's Aurora Capital Development loan funds. The final inspection has been approved and the certificate of Occupancy will be issues upon the Health Department's visit when they are opening on Monday, August 4, 2025.

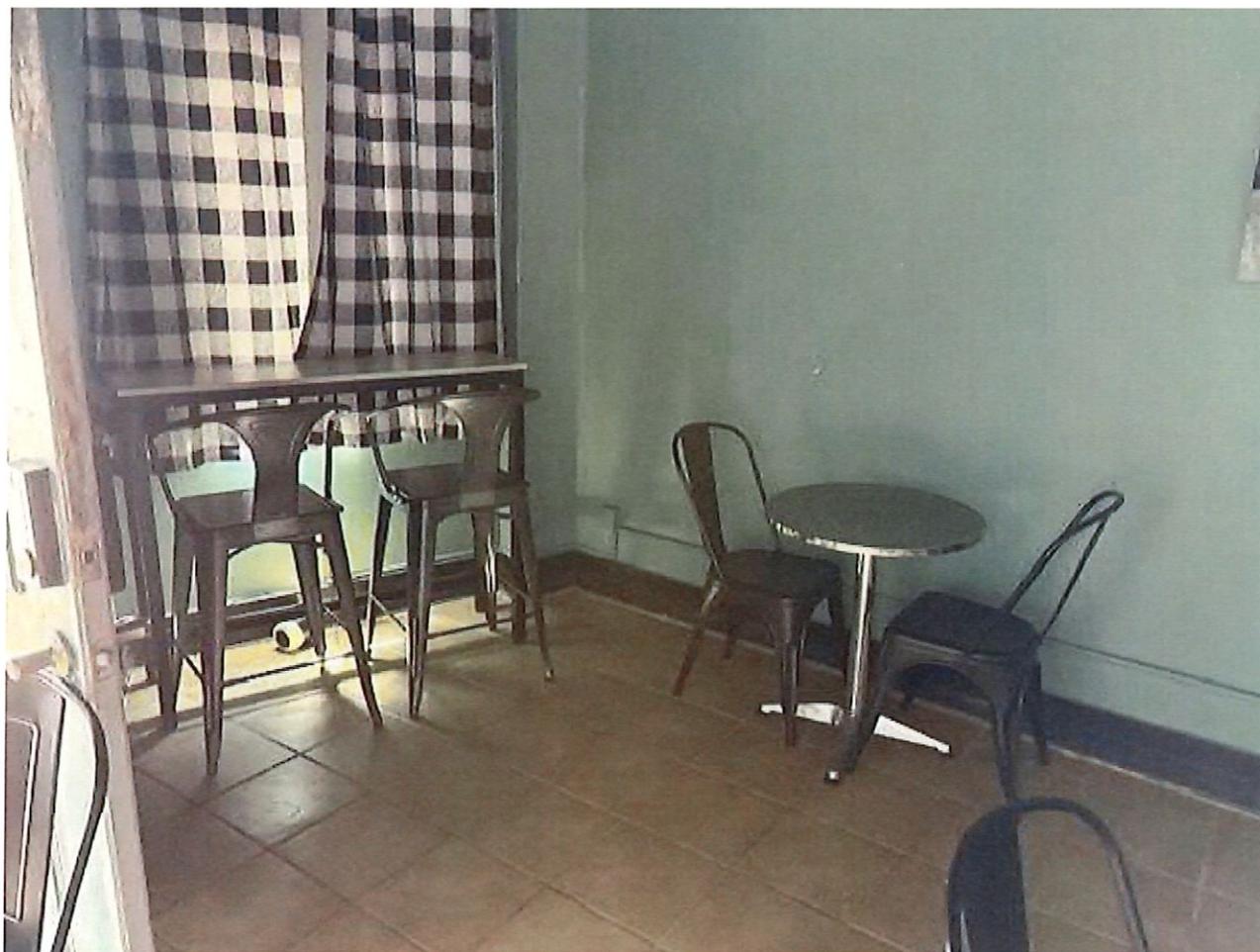
Below are photographs and completion reports on the progress on the property.

CREDIT MEMORANDA



Seating area 1

CREDIT MEMORANDA



Seating area 2

CREDIT MEMORANDA



Refrigerator for guests 1

CREDIT MEMORANDA



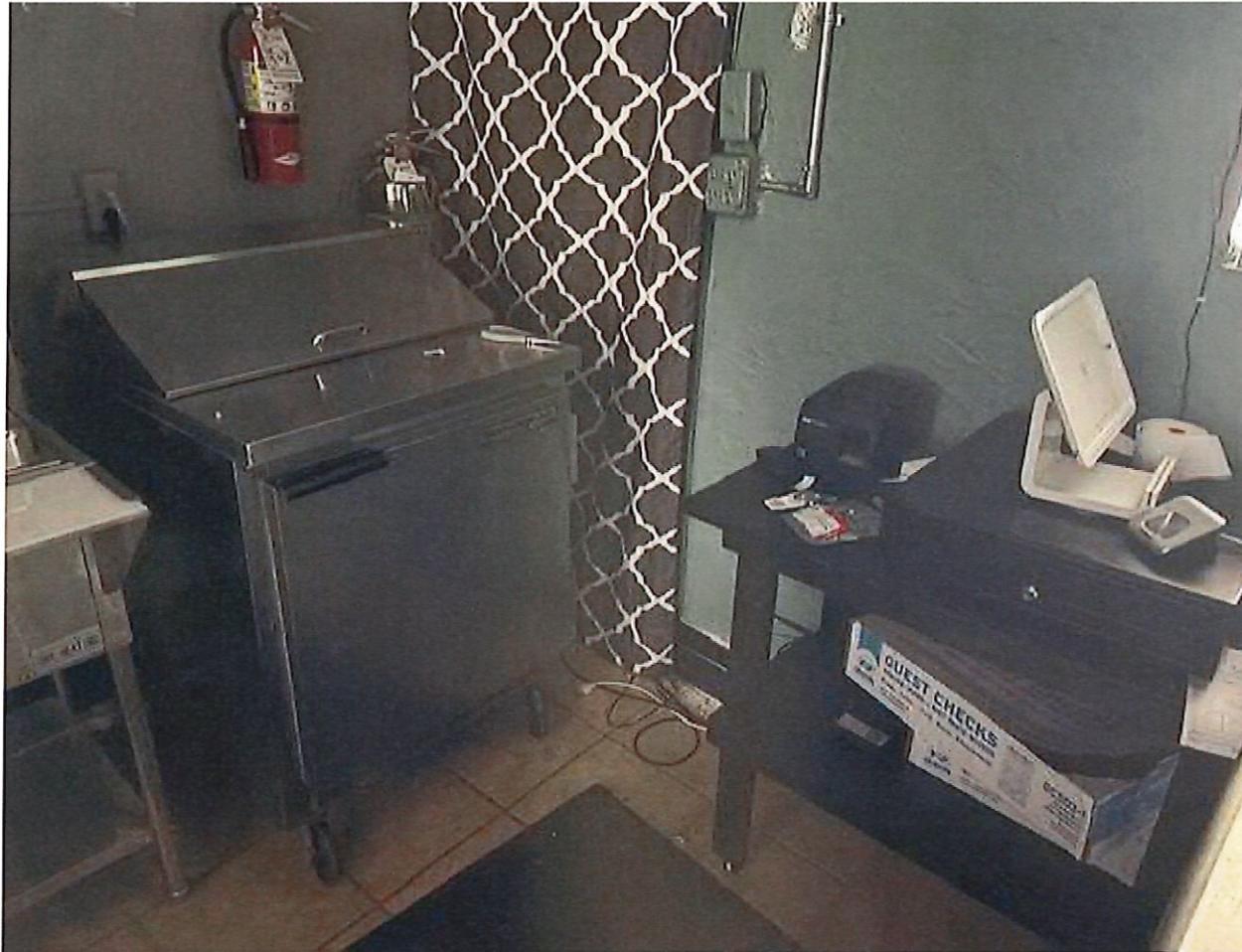
Freezer 1

CREDIT MEMORANDA



Freezer 2

CREDIT MEMORANDA



refrigerator and work space 1

CREDIT MEMORANDA



farmers 1