

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
Secretary
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027



Dina Harris
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

Cindy Ostrom
Member
Appointed by Council
Feb. 1, 2026 to Dec. 31, 2027

**AGENDA FOR AURORA CAPITAL DEVELOPMENT CORPORATION
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
Tuesday, March 10, 2026 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 **2303 780 3748** as the event number and **ACDC3** as the event password.

To join by phone, call **415-655-0001** enter **2303 406 2511##**

*Press *6 to unmute telephone*

1. Call to Order
2. Approval of February 10, 2026 Regular Meeting Minutes
3. Approval of February 2026 ACDC Expenses
4. Adjournment

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Aurora Capital Development Corporation
Meeting Minutes
Tuesday, February 10, 2026

Present: Dina Harris, Sandi Schreiber, Willie Brown, Cindy Ostrom, Gary Boyn, Sherry Weber
(Recording Secretary), Mike Huber, and Adam Fann

Present via Webex:

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

Amend Agenda:

Mrs. Schreiber asked for a motion to amend the February 10, 2026, ACDC Agenda to elect new officers. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

Acceptance of Wes Steffen Resignation:

Mrs. Schreiber asked for a motion to accept Mr. Wes Steffen's resignation from the Aurora Capital Development Corporation Board. Moved by Mr. Brown. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

Election of Cindy Ostrom to the Aurora Capital Development Corporation Board:

Mrs. Schreiber asked for a motion to accept Ms. Cindy Ostrom as the Council appointed ACDC board member to replace Mr. Wes Steffen.

Election of Officers:

Mr. Brown made a motion to elect Ms. Dina Harris as Vice President. Second by Ms. Cindy Ostrom. Voice vote, all in favor. Motion approved.

Ms. Harris made a motion to elect Mr. Willie Brown as Secretary. Seconded by Ms. Cindy Ostrom. Voice vote, all in favor. Motion approved.

Approval of Regular Meeting Minutes:

Mrs. Schreiber asked for a motion to approve January 13, 2026, Regular Meeting minutes. The motion was moved by Mr. Brown. Second by Ms. Harris. Voice vote carried with all in favor. Minutes are approved.

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January 2026 ACDC Expense Report

Mrs. Schreiber asked for a motion to approve the January 2026 ACDC Expense Report in the amount of \$374.12. The motion was moved by Ms. Harris. Second 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. Second by Ms. Harris. Voice vote carried with all in favor. Motion approved. Meeting adjourned at 3:34 pm.

Sandra Schreiber, President

STEVE WATTS CONSULTING, LLC INVOICE
 AURORA CAPITAL DEVELOPMENT CORPORATION
 2.28.26

DATE	ACTIVITY	HRS/MI		AMOUNT
2/1/2026	Prepare Engagement Letter for Appraisal on 523 S. Main & 521 S. Main, Elkhart for the 523 Tap & Grill, Inc loan	.25hr	split	\$12.50
2/2/2026	Drive to Elkhart Round Trip	1.5hr	split	\$75.00
	Mileage reimbursement	72mi/\$.67		\$24.12
	Meet with Iverson Grove, MAJ, SRA to discuss appraisal of on 523 S. Main & 521 S. Main, Elkhart for the 523 Tap & Grill, Inc loan	1.75hr	split	\$87.50
2/9/2026	Review Grove's Appraisal for 523 Tap & Grill, Inc. Respond to email from a loan applicant Email George Anagnos regarding appraisal	1.0hr	split	\$50.00
2/11/2026	Review Meridian Title Certificates for 523 Tap & Grill, Inc. properties email George Anagnos	1.0hr	split	\$50.00
	Emails to William Lavery, 1st Source Bank and Meridian Title regarding closing	1.0hr	split	\$50.00
2/12/2026	phone call to Jime Hughey/Meridian Title re: 523 Tap & Grill, Inc. & Katina Anagnos closing	.5hr	split	\$25.00
	email to Jan Martin/LCB re: payoffs for 523 Tap & Grill, Inc. & Katina Anagnos closing			
2/16/2026	Review Meridian Title continuations Email George Anagnos re: 1st Source prepayment penalty & encouraged that he negotiate that away	.25hr	split	\$12.50
2/17/2026	Review and circulate 1st Source's payoff letter to George Anagnos, Jan Martin/LCB, William Lavery & Meridian Title	.5hr	split	\$25.00
2/18/2026	Drive to Elkhart Round Trip	1.5hr	split	\$75.00
	Mileage reimbursement	72mi/\$.67		\$24.12
	Calculate GMLF loan fees, create scanned files for 523 Tap & Grill, Inc. & Katina Anagnos new & renewed loans	2.0hrs	split	\$100.00
	Emails to William Lavery & Jim Hughey re: documents	.5hr	split	\$25.00
2/23/2026	Emails with Lavon Johnson, Jan Miller/LCB, Gary Boyn/ Atty, and Jim Hughey/Meridian	.50hr	split	\$25.00
	Discussion with William Lavery, Atty re: closing document Discussion centered on previous documentation and relationship with new documentation required	1.75hr	split	\$87.50
2/24/2026	Emails to William Lavery, Jan Miller, & Mary Nichols re: wire & Payoff of 1st Source	.5hr	split	\$25.00
	Varliou emails regarding closing	1.0hr	split	\$50.00
	Review Aurora Capital Development Corporation guarantee documents	.25hr	split	\$12.50
	Respond to relief request regarding fees & Interest due on loans for closing	.25hr	split	\$12.50
2/26/26/	Email documents to George Anagnos & Katina Anagnos	.25hr	split	\$12.50
	Communication after review of all documents w/Garu Gary Boyn, atty, and William Lavery, Atty.	2.0hr	split	\$100.00
	Review modification of documents & send to George Anagnos	.75hr	split	\$37.50
2/27/2026	Drive to Elkhart for preparation of all documents and for closing	.75hr	split	\$37.50
		36mi/\$.67	split	\$12.06
	Print & organize loan documents for closing	1.75hr	split	\$87.50
	Drive to Meridian Title for closing	.25hr	split	\$12.50
		5mi/\$.67		\$1.67
	Loans closing	1.0hr	split	\$50.00
	Drive to Lake City Bank, Goshen	.25hr	split	\$12.50
		16mi/\$.67	split	\$5.36
	Drive home from LCB Goshen	.8334hr	split	\$41.67
	TOTAL AMOUNT DUE			\$1,259.00