

## CITY OF SOUTH BEND BUILDING CORPORATION 227 West Jefferson Boulevard, Room 1400, South Bend, Indiana

# Agenda

Scheduled Meeting, April 18, 2018 11:00 a.m.

- 1. Roll Call
- 2. Approval of Minutes
  - A. Approval of Minutes of the March 29, 2018 meeting

## 3. Election of Officers

## 4. New Business

- A. Exhibit C (First Mortgage Revenue Refunding Bonds, Series 2012 Police and Fire Stations Project)
- B. Exhibit C (First Mortgage Revenue Bond of 2013)
- C. COIT Ref 2010
- 5. Adjournment

## NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS

Auxiliary Aid or Other Services are Available upon Request at No Charge. Please Give Reasonable Advance Request when Possible.





### CITY OF SOUTH BEND BUILDING CORPORATION MEETING

March 29, 2018 9:00 a.m. Presiding: Jennifer Hockenhull, President

227 West Jefferson Boulevard South Bend, Indiana

The meeting was called to order at 9:02 a.m.

## 1. ROLL CALL

Members Present:	Jennifer Hockenhull, President Jose Alvarez, Vice President
Members Absent:	
Legal Counsel:	Elliot A. Anderson, Esq.
Recording Secretary:	Mary Brazinsky

Others:

## 2. APPROVAL OF MINUTES

## A. Approval of Minutes of the April 26, 2017 Meeting

Upon a motion by Vice President Alvarez, seconded by President Hockenhull the motion unanimously carried, the Board approved the Minutes of the April 26, 2017 meeting.

John March

## 2. ELECTION OF OFFICERS

A Motion was made by Jose Alvarez nominating Jennifer Hockenhull as President of the City of South Bend Building Corporation.

A Motion was made by Jennifer Hockenhull nominating Jose Alvarez as Vice-President of the City of South Bend Building Corporation.

The City of South Bend Building Corporation approved the slate of officers for 2018.

### 3. NEW BUSINESS

A. First Mortgage Revenue Refunding Bonds, Series 2012 (Police and Fire Stations Project)

John March presented the First Mortgage Revenue Refunding Bonds, Series 2012 (Police and Fire Stations Project). This is the annual compliance to US Bank providing proof of insurance. The enclosed packet once approved by the Commission will be returned to US Bank. This insurance certificate holds an A rating with Lexington Insurance Company providing coverage. Gibson Insurance is the producer of the policy.

Upon a motion by Vice President Alvarez, seconded by President Hockenhull the motion unanimously carried, the Board approved the First Mortgage Revenue Refunding Bonds, Series 2012 (Police and Fire Stations Projects) submitted on March 29, 2018.

#### B. First Mortgage Revenue Bond of 2013

John March presented the First Mortgage Revenue Bond of 2013. The enclosed packet once approved by the Commission will be returned to US Bank. This insurance certificate holds an A rating with Lexington Insurance Company providing coverage. Gibson Insurance is the producer of the policy.

Upon a motion by Vice President Alvarez, seconded by President Hockenhull the motion unanimously carried, the Board approved the First Mortgage Revenue Bond of 2013 submitted on March 29, 2018.

### C. COIT Ref 2010

John March presented COIT 2010. The enclosed packet once approved by the Commission will be returned to Wells Fargo Bank N.A. This insurance certificate holds an A rating with Lexington Insurance Company providing coverage. Gibson Insurance is the producer of the policy.

Upon a motion by President Hockenhull, seconded by Vice-President Alvarez the motion unanimously carried, the Board approved COIT 2010 submitted on March 29, 2018.

South Bend Building Corporation Meeting – March 29, 2018 Page 3

### 5. ADJOURNMENT

Upon a motion by Vice President Alvarez, seconded by President Hockenhull the motion unanimously carried the meeting was adjourned at 9:08 a.m.

Jennifer Hockenhull, President City of South Bend Building Corporation Jose Alvarez, Vice President City of South Bend Building Corporation

#### ITEM: 3A1



Global Corporate Trust Services 60 Livingston Avenue, EP-MN-WS3C St. Paul, MN 55107

usbank.com

March 1, 2019

Ms. Jennifer Hockenhull, Controller City of South Bend, Indiana 1400 County-City Building 227 West Jefferson Blvd. South Bend, IN 46601

Re: City of South Bend Building Corporation First Mortgage Revenue Refunding Bonds, Series 2012 (Police and Fire Stations Project)

Dear Ms. Hockenhull:

This letter is being sent in advance of the due date of the following item(s) to assist you in providing us with the required documentation in a timely manner.

ltem	Document Reference
Exhibit C Regarding Insurance Compliance	Mortgage and Trust Agreement 6.02

Due Date

03/31/2019

If the requested item(s) has been sent, you may disregard this letter.

If possible, please send your item(s) to us electronically in an unalterable portable document format (pdf).

We appreciate your attention to this matter. Please contact me at the telephone number or email address below to discuss any questions or concerns you may have regarding the content of this letter. You may also contact your Relationship Manager, T. Scott Fesler, at 317-264-2501.

Sincerely,

Diane Carlson Trust Review Analyst Telephone: 651-466-6288 Facsimile: 651-466-7427 Email: diane.carlson@usbank.com

Account Number: 200396000 Tickler Number(s): 1157524



Dept of Admin & Finance

See Attached Overflow Pages

× PROPERTY

CAUSES OF LOSS

BASIC

BROAD

SPECIAL

WIND

FLOOD

CAUSES OF LOSS

CRIME

TYPE OF POLICY

X

EARTHQUAKE

Equipment

INLAND MARINE

NAMED PERILS

BOILER & MACHINERY /

EQUIPMENT BREAKDOWN

TYPE OF INSURANCE

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BUILDING

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South Bend

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PERSONAL PROPERTY

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BLANKET BUILDING

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BLANKET BLDG & PP

Per occurrence

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EXTRA EXPENSE

RENTAL VALUE

BUILDING

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Gibson Insurance Agency, Inc.		PHONE (800) 814-2122 FAX (A/C, No): (A/C, No):	(800) 836-2122
130 S Main St, Ste 400		E-MAIL ADDRESS: sswihart@gibsonins.com	
PO Box 11177		PRODUCER 00003140	
South Bend	IN 46601-0177	INSURER(S) AFFORDING COVERAGE	NAI
INSURED		INSURER A: Lexington Ins Co	19437
1. City of South Bend and Any Subsidiary		INSURER B :	
227 W Jefferson Blvd			

IN

CERTIFICATE NUMBER:

Loc# 00001: Dept. of Admin. & Finance 1200 N County-City Building South Bend IN 46601

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

017471589/05

TYPE OF POLICY

POLICY NUMBER

POLICY NUMBER

46601

18/19 Prop

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS,

INSURER C :

**INSURER D** :

**INSURER E** : **INSURER F** :

07/01/2018

POLICY EFFECTIVE | POLICY EXPIRATION

DATE (MM/DD/YYYY) DATE (MM/DD/YYYY)

07/01/2019

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Total Insured Limit: \$550,000,000. Listing of carriers for Excess Limits above \$25,000,000 available upon request. This confirms the City of South Bend Building Corporation, re: First Mortgage Revenue Refunding Bonds, Series 2012 (Police and Fire Stations Bond), has adequate coverage as required by Section 6.02 of the Trust Indenture.

CERTIFICATE HOLDER		CANCELLATION
US Bank - Global Corporate Trust Se 60 Livingston Avenue	ervices Diane Carlson, Trust	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
EP-MN-WS3C		AUTHORIZED REPRESENTATIVE
St. Paul	MN 55107	Alikson Insurance Agong the

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#### **OFFICER'S CERTIFICATE**

Reference is made to the Mortgage and Trust Indenture dated as of May 1, 2001 (the "Governing Document"), between the City of South Bend Building Corporation, a not-for-profit corporation organized and existing under the laws of the State of Indiana, as amended, and Wells Fargo Bank, N.A., as trustee (the "Trustee").

The undersigned officer hereby certifies to the Trustee that:

- i. I have read all relevant sections of the Governing Documents relating to insurance and the definitions relating thereto;
- ii. I have made such examination or investigation as is necessary or appropriate in order to make the statements contained herein;
- iii. I have made such examination or investigation as is necessary to enable me to express an informed opinion as to whether or not the terms, conditions and covenants in the Governing Documents with respect to insurance matters have been complied with; and
- iv. Based on examination and review of the Governing Documents all of the terms, conditions and covenants set forth in the Governing Documents as they relate to Insurance matters have been satisfied and are in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Officer's Certificate This <u>14th</u> day of <u>March</u> 2019

#### CITY OF SOUTH BEND BUILDING CORPORATION

Daniel T. Name:

Title: President, City of South Bend Building Corporation



Global Corporate Trust Services 60 Livingston Avenue, EP-MN-WS3C St. Paul, MN 55107

usbank.com

March 1, 2019

Ms. Jennifer Hockenhull, Controller City of South Bend, Indiana 1400 County-City Building 227 West Jefferson Blvd. South Bend, IN 46601

Re: City of South Bend Building Corporation First Mortgage Revenue Bond of 2013

Dear Ms. Hockenhull:

This letter is being sent in advance of the due date of the following item(s) to assist you in providing us with the required documentation in a timely manner.

ltem	Document Reference	Due Date
Exhibit C Regarding Insurance Compliance	Mortgage, Indenture of Trust & Agreement 6.03	03/31/2019

If the requested item(s) has been sent, you may disregard this letter.

If possible, please send your item(s) to us electronically in an unalterable portable document format (pdf).

We appreciate your attention to this matter. Please contact me at the telephone number or email address below to discuss any questions or concerns you may have regarding the content of this letter. You may also contact your Relationship Manager, T. Scott Fesler, at 317-264-2501.

Sincerely,

Diane Carlson Trust Review Analyst Telephone: 651-466-6288 Facsimile: 651-466-7427 Email: diane.carlson@usbank.com

Account Number: 206670000 Tickler Number(s): 1231185



DATE (MM/DD/YYYY) 0018

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						06/22/2018
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PRODUCER			CONTACT NAME:	Stephen Swihart		
Gibson Insurance Agency, Inc.			PHONE (A/C, No, Ext	(800) 814-2122	FAX (A/C, No	(800) 836-2122
130 S Main St, Ste 400			E-MAIL ADDRESS:	sswihart@gibsonins.com	1.0.337.55	
PO Box 11177			PRODUCER	00003140		
South Bend	IN	46601-0177		INSURER(S) AFFORDING CO	OVERAGE	NAIC
INSURED			INSURER A :	Lexington Ins Co		19437
1: City of South Bend and Any Subsidiary						

COVERAGES	CERTIFICATE NUMBER:	18/19 Prop	REVISION NUMBER:	
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Dept of Admin & Finance			INSURER D :	
227 W Jefferson Blvd			INSURER C :	
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LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, If more space is required)

Loc# 00001: Dept. of Admin. & Finance 1200 N County-City Building South Bend IN 46601 See Attached Overflow Pages

See	Allachec	Overnov	v Page

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS. EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Total Insured Limit: \$550,000,000. Listing of carriers for Excess Limits above \$25,000,000 available upon request. This confirms the City of South Bend Building Corporation, re: First Mortgage Revenue Bond of 2013, has adequate coverage as required by Section 6.03 of the Trust Indenture.

LD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE
XPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN RDANCE WITH THE POLICY PROVISIONS.
ZED REPRESENTATIVE
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The undersigned officer hereby certifies to the Trustee that:

- i. I have read all relevant sections of the Governing Documents relating to insurance and the definitions relating thereto;
- ii. I have made such examination or investigation as is necessary or appropriate in order to make the statements contained herein;
- iii. I have made such examination or investigation as is necessary to enable me to express an informed opinion as to whether or not the terms, conditions and covenants in the Governing Documents with respect to insurance matters have been complied with; and
- iv. Based on examination and review of the Governing Documents all of the terms, conditions and covenants set forth in the Governing Documents as they relate to Insurance matters have been satisfied and are in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Officer's Certificate This <u>14th</u> day of <u>March</u> 2019

> CITY OF SOUTH BEND BUILDING CORPORATION

Name: Daniel T. Parker

Title: President, City of South Bend Building Corporation

### **Tony Sergio**

#### Subject:

Covenant Compliance Request from Wells Fargo

------ Original message ------From: <u>susan.hallerman@wellsfargo.com</u> Date: 3/18/19 4:01 AM (GMT-05:00) To: Elizabeth Leonard <<u>eleonard@southbendin.gov</u>> Subject: Covenant Compliance Request from Wells Fargo

Dear Beth Leonard,

Wells Fargo Corporate Trust Services is required to collect certain covenant compliance documents and information for the following transaction(s). The below item(s) are now due or will soon be due to Wells Fargo Corporate Trust Services:

Issuance	Item Requested	Item Due Date	Document	Section/Article
So Bend Bldg Corp COIT Ref 2010	Obligor's Certificate of Insurance Compliance	05/01/2019		Article: VI Section: 6.03

Please send the above referenced documents to my attention at your earliest convenience. You may email it to my attention at <u>susan.hallerman@wellsfargo.com</u> or send via mail to my attention at the address in my signature line below.

Please don't hesitate to contact me via email (<u>susan.hallerman@wellsfargo.com</u>) or phone (612/667-4933) with any questions or concerns.

Sincerely,

Susan M. Hallerman CTS Account Associate Wells Fargo Corporate Trust Services | Corporate Trust Services 600 S 4TH ST | MINNEAPOLIS | MN | 55415 MAC: N9300-073 Phone: 612/667-4933 Email: susan.hallerman@wellsfargo.com



DATE (MM/DD/YYYY) 06/22/2018

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		Insurance Agen	cv. Inc.				800) 814-2122		FAX (A/C, No):	(800)	836-2122		
		lain St, Ste 400	-),			E-MAIL CC	wihart@gibsonins.co	nm	(A/C, No):	(000)	000 2122		
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	ERTIFICATE HOLDER Wells Fargo Bank N.A. MAC N8622-033 111 E Wayne St						CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE						
		Fort Way		IN	46802		Libion Insurance Agrangi Inn						

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		Insurance Ager	acy Inc			PHONE (800) 814-2122 FAX (800) 836-2122							
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							© 1995-2015	ACO	ORD CORPORATION.	All rie	ahts reserv		

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## **OFFICER'S CERTIFICATE**

Reference is made to the Mortgage and Trust Indenture dated as of May 1, 2001 (the "Governing Document"), between the City of South Bend Building Corporation, a not-for-profit corporation organized and existing under the laws of the State of Indiana, as amended, and Wells Fargo Bank, N.A., as trustee (the "Trustee").

The undersigned officer hereby certifies to the Trustee that:

- i. I have read all relevant sections of the Governing Documents relating to insurance and the definitions relating thereto;
- I have made such examination or investigation as is necessary or appropriate in order to make the statements contained herein;
- iii. I have made such examination or investigation as is necessary to enable me to express an informed opinion as to whether or not the terms, conditions and covenants in the Governing Documents with respect to insurance matters have been complied with; and
- iv. Based on examination and review of the Governing Documents all of the terms, conditions and covenants set forth in the Governing Documents as they relate to Insurance matters have been satisfied and are in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Officer's Certificate This 18th day of March 2019

#### CITY OF SOUTH BEND BUILDING CORPORATION

Name: Daniel T. Parker

Title: President, City of South Bend Building Corporation