



**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.

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**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: John March

**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.

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

**5. ADJOURNMENT**

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

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Jennifer Hockenull, President  
City of South Bend Building Corporation

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Jose Alvarez, Vice 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 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.

<u>Item</u>	<u>Document Reference</u>	<u>Due Date</u>
Exhibit C Regarding Insurance Compliance	Mortgage and Trust Agreement 6.02	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,

A handwritten signature in blue ink, appearing to read "D. Carlson".

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



## 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 14th day of March 2019.

CITY OF SOUTH BEND  
BUILDING CORPORATION

By: 

Name: Daniel T. Parker

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.

<u>Item</u>	<u>Document Reference</u>	<u>Due Date</u>
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





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This 14th day of March 2019.

CITY OF SOUTH BEND  
BUILDING CORPORATION

By: 

Name: Daniel T. Parker

Title: President, City of South Bend Building Corporation

**Tony Sergio**

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**Subject:** Covenant Compliance Request from Wells Fargo

----- Original message -----

From: [susan.hallerman@wellsfargo.com](mailto:susan.hallerman@wellsfargo.com)

Date: 3/18/19 4:01 AM (GMT-05:00)

To: Elizabeth Leonard <[eleonard@southbendin.gov](mailto:eleonard@southbendin.gov)>

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	Trust Indenture	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 [susan.hallerman@wellsfargo.com](mailto:susan.hallerman@wellsfargo.com) or send via mail to my attention at the address in my signature line below.

Please don't hesitate to contact me via email ([susan.hallerman@wellsfargo.com](mailto:susan.hallerman@wellsfargo.com)) 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](mailto:susan.hallerman@wellsfargo.com)







# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

06/22/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

<b>PRODUCER</b> Gibson Insurance Agency, Inc. 130 S Main St, Ste 400 PO Box 11177 South Bend IN 46601-0177	<b>CONTACT NAME:</b> Stephen Swihart <b>PHONE (A/C, No, Ext):</b> (800) 814-2122 <b>E-MAIL ADDRESS:</b> sswihart@gibsonins.com <b>PRODUCER CUSTOMER ID:</b> 00003140	<b>FAX (A/C, No):</b> (800) 836-2122
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> 1. City of South Bend and Any Subsidiary 227 W Jefferson Blvd Dept of Admin & Finance South Bend IN 46601	<b>INSURER A:</b> Lexington Ins Co	19437
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** 18/19 Prop      **REVISION NUMBER:**


**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

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.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS		
A	<input checked="" type="checkbox"/>	PROPERTY	017471589/05	07/01/2018	07/01/2019	BUILDING	\$		
	CAUSES OF LOSS					DEDUCTIBLES	PERSONAL PROPERTY	\$	
		BASIC				BUILDING	BUSINESS INCOME	\$	
		BROAD				CONTENTS	EXTRA EXPENSE	\$	
		SPECIAL					RENTAL VALUE	\$	
		EARTHQUAKE					BLANKET BUILDING	\$	
		WIND					BLANKET PERS PROP	\$	
		FLOOD					BLANKET BLDG & PP	\$	
	<input checked="" type="checkbox"/>	Equipment				50,000	<input checked="" type="checkbox"/>	Per occurrence	\$ 25,000,000
									\$
	<b>INLAND MARINE</b>	TYPE OF POLICY				\$			
	CAUSES OF LOSS					\$			
	NAMED PERILS	POLICY NUMBER				\$			
	<b>CRIME</b>					\$			
	TYPE OF POLICY					\$			
	<b>BOILER &amp; MACHINERY / EQUIPMENT BREAKDOWN</b>					\$			
						\$			
						\$			

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

Wells Fargo Bank Indiana, N.A. is named as Mortgagee with respects to 701 W Sample St, South Bend IN (Municipal Services) and 5303 York Road, South Bend, IN (Fire Station #10) City of South Bend Building Corporation

<b>CERTIFICATE HOLDER</b>  Wells Fargo Bank N.A. MAC N8622-033 111 E Wayne St Fort Wayne IN 46802	<b>CANCELLATION</b>  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 
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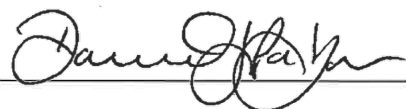
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This 18th day of March 2019.

CITY OF SOUTH BEND  
BUILDING CORPORATION

By: 

Name: Daniel T. Parker

Title: President, City of South Bend Building Corporation