

RESOLUTION NUMBER 7819

WHEREAS, the City of Beatrice, Nebraska, has been awarded Two Hundred Fifty-Six Thousand Six Hundred Sixty-Five Dollars (\$256,665.00) in financial assistance from the Nebraska Game and Parks Commission National Park Service Land and Water Conservation Fund (“LWCF”) Stateside Assistance Program for the purpose of constructing new pickleball courts at Chautauqua Park (the “Project”); and

WHEREAS, part of the Project involves the purchase of real property; and

WHEREAS, under said grant program, the City is required to conduct a Yellow Book appraisal and a review of said appraisal prior to the purchase of said real property; and

WHEREAS, on April 20, 2026, the City retained Kubert Appraisal Group to provide the Yellow Book appraisal; and

WHEREAS, under said grant program, a second appraiser is required to review the first appraisal; and

WHEREAS, the Mayor and City Council for the City of Beatrice, Nebraska, desire to retain RL Keith Consultant, Inc., to conduct the second review of said appraisal.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That the Mayor and City Clerk are hereby authorized to enter into an Engagement Letter for Appraisal Review Services between the City of Beatrice, Nebraska and RL Keith Consultant, Inc., to conduct a second review of the Yellow Book appraisal conducted by Kubert Appraisal Group. A copy of said Engagement Letter for Appraisal Review Services, marked as Exhibit “A”, is attached hereto and incorporated by reference.


SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 6th day of July, 2026.

Attest:



Erin Saathoff, MMC, City Clerk



Robert Morgan, Mayor

Exhibit "A"

RL KEITH CONSULTANT, INC.
419 NW 7TH Place, Cape Coral, FL 33993
402-890-9629 RKEITH@RLKEITH.COM

Richard L. Keith, MAI, AI-GRS
NE Certified General #950208

June 30, 2026

City of Beatrice
Taylor Rivera, City Attorney
400 Ella Street
Beatrice, Nebraska 68310

RE: Kubert Appraisal Group appraisal of 3.33 Acres at 1306 South 9th Street, Beatrice, NE

Dear Mr. Rivera,

Thank you for the opportunity to provide this proposal related to the above-referenced project. The following is a summary of the proposal for appraisal review services.

SCOPE OF APPRIASAL REVIEW SERVICES: This proposal is to provide the appraisal review services including consistency and compliance with USPAP and UASFLA (Yellow Book) requirements.

QUALIFICATIONS: I have attached *Qualifications of Review Appraiser* which is a summary of professional qualifications.

COMPLETION: If determined to be an acceptable report as written, completion of the review report is estimated to be 7 business days from your authorization to proceed. If errors, omissions and/or editing of the report is required, the final appraisal review report will be completed in a timely manner upon receipt of any revised appraisal report. The appraisal review report will be transmitted electronically.

FEE: The appraisal review fee will be \$1,400.00.

Thank you for this opportunity to provide this proposal. Please contact me for any additional information and/or questions.

Respectfully submitted,



Richard L. Keith, MAI, AI-GRS
NE Certified General Appraiser #950208

ACCEPTED BY



DATE

7-6-26

QUALIFICATIONS OF REVIEW APPRAISER

Richard L. Keith, MAI, AI-GRS

EXPERIENCE

RL Keith Consultant, Inc. – Cape Coral, Florida, Lincoln, Nebraska Review Appraiser, President	2011-Pesent
USDA Rural Development, Lincoln, Nebraska NE State Appraiser, Regional Review Appraiser	2009-2015
Great Plains Appraisal Company - Lincoln, Nebraska Commercial appraiser, President, CEO	1995-2011
Allied Appraisal Associates of New England, Inc. - Worcester, Massachusetts Commercial appraiser, Executive Vice President	1989-1995
Trampe & Associates Company, Subsidiary-Commercial Federal Savings & Loan - Lincoln, Nebraska Senior Vice President, Commercial Department Manager	1984-1989
Trampe Appraisal Company - Lincoln, Nebraska Commercial appraiser, Vice President	1972-1984
Nebraska Department of Roads – Lincoln, Nebraska Staff Appraiser	1969-1972

Extensive experience since 1969 in the appraisal of agricultural, residential, commercial, industrial, and special purpose properties. Extensive experience in litigation-related appraising, and qualified as an expert witness in various jurisdictions including District Courts in Nebraska, Superior Courts in Massachusetts, and Federal Courts.

Extensive review appraisal experience since 2009 completing appraisal reviews on agricultural, residential, commercial, industrial, and special purpose properties. Reviews included compliance with USPAP, Uniform Appraisal Standards for Federal Land Acquisition, and compliance with various federal and state regulatory agencies.

Served on various committees of the Nebraska Chapter and the Greater Boston Chapter of the Appraisal Institute. Also serves on various national committees of the Appraisal Institute.

EDUCATION

Syracuse University - Syracuse, New York

University of Nebraska at Lincoln - Lincoln, Nebraska

Appraisal Institute Educational Offerings – Completed over 750 hours of courses and seminars offered by the Appraisal Institute including the required curriculum associated with the MAI and AI-GRS designations. Have met the continuing education requirements of the Appraisal Institute.

Other Professional Education – Completed numerous educational offerings of other professional appraisal organizations and providers including IRWA and Review Training Sessions provided by the Nebraska Real Property Appraiser Board.

Transcripts and details of professional education available upon request.

LICENSES

Nebraska Certified General Appraiser #950208. Have met the continuing education requirements of the Nebraska Real Property Appraiser Board.

MEMBERSHIPS

Appraisal Institute, MAI designation and AI-GRS designation