

RESOLUTION NUMBER 7810

WHEREAS, on September 20, 2024, the Community Redevelopment Authority of the City of Beatrice, Nebraska (the "Authority") and City of Beatrice, Nebraska ("Redeveloper") entered into a Redevelopment Agreement (the "Agreement") for the Lincoln School Redevelopment Project (the "Project") in Redevelopment Area No. 11; and

WHEREAS, on or about March 17, 2025, the Premises was replatted; and

WHEREAS, on or about May 9, 2025, the Authority and Redeveloper executed the First Amendment to the Redevelopment Agreement to amend the legal description of the Premises included in the Redevelopment Agreement; and

WHEREAS, on or about December 5, 2025, the Authority and Redeveloper executed the Second Amendment to the Redevelopment Agreement to modify the Effective Date of the Redevelopment Project, and to modify the amount of the Series A and Series B TIF Notes for the project; and

WHEREAS, the Authority and Redeveloper desire to amend the Redevelopment Agreement to modify the anticipated Effective Date of the Redevelopment Project; and

WHEREAS, pursuant to Section 18-2117 of the Act, the Authority does not consider the modification to substantially change the Redevelopment Plan as previously approved by the City.

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 execute the Third Amendment to Redevelopment Agreement, attached hereto as Exhibit "A" and incorporated by reference.

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 That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 15th day of June, 2026.

Attest:



Erin Saathoff, MMC, City Clerk



Robert Morgan, Mayor

**THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT
(LINCOLN SCHOOL REDEVELOPMENT PROJECT)**

16th This Third Amendment to Redevelopment Agreement ("Second Amendment") dated this day of June, 2026 is entered into by and between the Community Redevelopment Authority of the City of Beatrice ("CRA") and the City of Beatrice, Nebraska, a municipal corporation ("Redeveloper").

RECITALS

- A. The CRA and Redeveloper entered into a Redevelopment Agreement dated September 20, 2024 ("Redevelopment Agreement").
- B. On or about March 17, 2025, the Premises was replatted.
- C. On or about May 9, 2025, the CRA and Redeveloper executed the First Amendment to the Redevelopment Agreement to amend the legal description of the Premises included in the Redevelopment Agreement.
- D. On or about December 5, 2025, the CRA and Redeveloper executed the Second Amendment to the Redevelopment Agreement to modify the Effective Date of the Redevelopment Project, and to modify the amount of the Series A and Series B TIF Notes for the project.
- E. The CRA and Redeveloper desire to amend the Redevelopment Agreement to modify the anticipated Effective Date of the Redevelopment Project.

NOW THEREFORE, in consideration of mutual promises contained herein and in the Redevelopment Agreement, the parties agree to amend the Redevelopment Agreement as follows:

1. Section 1.01(F).

- a. Section 1.01(F) is hereby deleted and restated as follows:

"F. "Effective Date" Effective Date" means the date to begin dividing taxes. Each phase of the Project shall have a separate Effective Date. Subject to the terms and conditions of Section 3.01 and any permitted changes to the projected construction schedule, the Effective Date for Phase One of the Project is anticipated to be January 1, 2027, with a base year of 2026. The Effective Dates for subsequent phases will be determined prior to undertaking a new phase, and shall be conclusively determined based upon the filing of the Notice to Divide Taxes for each subsequent phase."

This Third Amendment to Redevelopment Agreement is effective as of the date reflected in the first paragraph above.

THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF BEATRICE,
NEBRASKA

ATTEST:



Craig Zarybnicky, Secretary

By: 

Doug Kennedy, Chairman

"REDEVELOPER"
City of Beatrice, Nebraska,
a Nebraska municipal corporation, Grantor



Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this 16th day of June, 2026, by Robert Morgan, Mayor and authorized signatory for the City of Beatrice, Nebraska, a Nebraska municipal corporation, to be his voluntary act and deed on behalf of the City of Beatrice, Nebraska.



Notary Public

