

RESOLUTION NUMBER 7870

WHEREAS, the City of Beatrice, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as amended for Small Cities Community Development Block Grant Program; and

WHEREAS, the City of Beatrice was awarded a Four Hundred Thirty-Five Thousand Dollars (\$435,000.00) Community Development Block Grant ("CDBG") from the Nebraska Department of Economic Development ("NDED") for a Downtown Revitalization Project ("23-DTR-002"); and

WHEREAS, the Mayor and City Council for the City of Beatrice, Nebraska desire to submit Payment Request #14 to the Nebraska Department of Economic Development for the reimbursement of eligible costs under said grant program.

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

SECTION 1. That the Mayor and City Administrator are authorized and directed to proceed with the formulation of any and all applications, contracts, documents or other memoranda between the City of Beatrice, Nebraska and the Nebraska Department of Economic Development submit Payment Request #14 to the Nebraska Department of Economic Development for the reimbursement of eligible costs under said grant program.

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 That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 19th day of October, 2026.

Attest:


Erin Saathoff, MMC, City Clerk


Michael McLain, Mayor



10/02/2026

City of Beatrice, NE
Attn: Tobias Tempelmeyer
400 Ella Street
Beatrice, NE 68310

RE: City of Beatrice Grant #23-DTR-002 Drawdown #14

Dear Mr. Tempelmeyer:

Enclosed is Drawdown #14 for the Downtown Revitalization project. After you have reviewed the materials, please have Mayor Robert Morgan and yourself sign the Drawdown (DD) as noted and mail the original DD form back to SEND D for processing. Please sign all documents in **"BLUE INK"** and place in File #4.

After the drawdown documents are submitted and approved by the Department of Economic Development (DED), the City can expect an automatic transfer from the DED within at least 10-30 business days that will be deposited into the designated Community Development Block Grant (CDBG) account. Once received, please write the following check(s):

Drawdown #14: The following #14E Commercial Rehabilitation bill has not yet been paid:			
Activity Code	Total	CDBG	Match
#14E: Commercial Rehabilitation Hydo Rentals - 500-502 Court Street	\$ 69,000.00	\$ 51,750.00	\$ 17,250.00
#14E: Commercial Rehabilitation	\$0.00	\$0.00	\$0.00
#14E: Construction Management	\$0.00	\$0.00	\$0.00
Totals:	\$ 69,000.00	\$ 51,750.00	\$ 17,250.00

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7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



According to the above figures, the City should make the following payments following CDBG funds disbursement.

Activity Code: #14E Commercial Rehabilitation

Amount: \$51,750.00

To: Hydo Rentals (John & Rita Hydo)

Mailing Address: PO Box 37 Beatrice, NE 68310

NOTES:

1. Upon completed processing at NDED/State, the CDBG funds will be electronically deposited in the identified City's account. **Please disperse NDED funds within five days**; otherwise, it may result in a finding during monitoring.
2. If you make a payment with local funds before the CDBG funds are electronically deposited in your City account, that will be "reimbursement" and those funds are no longer considered "federal" and may be transferred to local accounts as you wish.
3. Please remember to keep copies of the checks made as payment for CDBG activities and keep copies of the bank statements showing deposits of CDBG funds and clearance of checks distributed. **Once funds have cleared your bank account, please send all source documentation, including a copy of the canceled check, the corresponding bank statement, and a copy of this cover letter to your grant administrator.**

Please feel free to give me a call at (402) 475-2560 if you have any questions.

Sincerely,

James Owens

James Owens

Sr. Community Development Specialist

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402-475-2560



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Request for Funds (Drawdown/Payment Request)
Community Development Block Grant Program
 Nebraska Department of Economic Development

Name of Subrecipient (Local Unit of Government) City of Beatrice			Mailing Address 400 Ella Street		City Beatrice	State NE	ZIP 68310
CDBG Agreement Number 23-DTR-002	Federal Identification Number 47-6006092	DUNS Number	UEI Number SDA1U4LQJ5E9	SAM Expiration Date 12/12/2026	Number sequence order of funds 14	Final Drawdown	DED Program Representative Gina Doose

Part I – STATUS OF FUNDS

1. CDBG Funds Received to Date	\$ 308,832.86
2. Add: Program Income Received to Date (exclude RLF)	
3. Subtotal	\$ 308,832.86
4. Less: Federal Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)	\$ 308,832.86
5. Total: Federal Funds On Hand (Must Agree To Part II, Line 6)	

Part II – CASH REQUIREMENTS (Identify all activities listed in the CDBG Agreement, even if funds are not being requested.)

Activity/Budget Category	#21A General Administration	#14E Construction Management	#14E Commercial Rehabilitation				TOTAL
1. Total Cash Requirements To Date	\$ 25,000.00	\$ 7,420.00	\$ 449,232.38	\$ 0.00			\$ 481,652.38
2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income)	\$ 0.00	\$ 0.00	\$ 121,069.52	\$ 0.00			\$ 121,069.52
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$ 25,000.00	\$ 7,420.00	\$ 276,412.86	\$ 0.00			\$ 308,832.86
4. Total Current Cash Requirements			\$ 51,750.00				\$ 51,750.00
5. Less: Unpaid Previous Request.							
6. Less: Federal Funds On Hand (Must Agree To Part I, Line 5)							
7. Net Amount of Federal Funds Requested							\$ 51,750.00

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award, I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812). I also certify that the amount of the request for federal funds is not in excess of current needs.

Signature of Authorized Official (Mayor/Board Chairman) 	Typed Name of Authorized Official Michael McClain, Mayor	Date 10-19-26
Signature of Authorized Official (Clerk/Treasurer) 	Typed Name of Authorized Official Tobias Tempelmeyer, City Administrator	Date 10-19-26
Person Preparing Request for CDBG Funds Form Name: James Owens	Organization: Southeast Nebraska Development District	Telephone Number: 402-475-2560
		Email: jowens@sendd.org

PLEASE REFER TO INSTRUCTIONS FOR ADDITIONAL GUIDANCE. INCOMPLETE OR INCORRECT FORMS WILL NOT BE PROCESSED

****To update calculations, either tab two (2) fields or click on a different field with your mouse.**

City of Beatrice Downtown Revitalization Contract Obligation Spreadsheet

Recipient City of Beatrice		Elected Official	Robert Morgan	Clerk/City Admin.	Tobias Tempelmeyer	SENDD Admin	James Owens	Approval	
CDBG Grant # 23-DTR-002		DED Program Rep.	Gina Doose	Clerk/Admin Email	ttempelmeyer@beatrice.ne.gov	SENDD Admin Email	jowens@sendd.org		
Mailing Address	400 Ella St	SOURCES CDBG OTHER (Business) TOTAL	21A General Admin.	14E Const. Mgmt	14E Commercial Rehab		TOTAL		
Fed. ID #	47-6006092		\$ 25,000.00	\$ 10,000.00	\$	400,000.00	\$	435,000.00	
DUNS			\$ -		\$	100,000.00	\$	100,000.00	
UEI	SDA1U4LQJ5E9		\$ -					\$ -	
Release of Funds	5/21/2024							\$ -	
Program Income	No		\$ 25,000.00	\$ 10,000.00	\$	500,000.00	\$	535,000.00	
Sam.gov Expiry	12/12/2026	% CDBG	100.00%	100.0000%			80.0%		
Amendment #	n/a	% Other Business					20.0%		
Contract End Date	5/14/2026	HCF	0.00%	0.0000%			0.0%		
USDA/Other Reporting		LB840	0.00%	0.0000%			0.0%		
		1.Total Cash Requirements to Date	\$ 25,000.00	\$ 7,455.00	\$	449,232.38	\$ 481,687.38	Current Fund Request 14	
		2.Local Funds Disbursed	\$ -	\$ -	\$	121,069.52	\$ 121,069.52	7. Net Fund Request \$ 51,750.00	
		3.Federal Funds Disbursed	\$ 25,000.00	\$ 7,455.00	\$	276,412.86	\$ 308,867.86	Fed Funds Disbursed \$ 308,867.86	
		4.Total Cash Required to Date	\$ -	\$ -	\$	51,750.00	\$ 51,750.00	Local Funds Disbursed \$ 121,069.52	
		5. Total Funds Remaining	\$ -	\$ 2,545.00	\$	50,767.62	\$ 53,312.62	Funds Remaining \$ 53,312.62	
Previous Fund Requests	Submit Date	Net Amount of Fed. Fund Request	21A General Admin.	14E Const. Mgmt	14E Commercial Rehabilitation			Disbursement Date	
			CDBG	CDBG	INVOICE TOTAL	CDBG	LOCAL		
1		\$ 7,729.50	\$ 7,729.50	\$ -	\$ -	\$ -	\$ -		
2		\$ 10,548.32	\$ 8,133.32	\$ 2,415.00	\$ -	\$ -	\$ -		
3		\$ 35,625.00	\$ -		\$ 47,500.00	\$ 35,625.00	\$ 11,875.00		
4		\$ 24,794.89	\$ 3,010.00	\$ 2,310.00	\$ 25,966.53	\$ 19,474.89	\$ 6,491.64		
5		\$ 17,098.11	\$ -	\$ -	\$ 25,966.53	\$ 17,098.11	\$ 8,868.42		
6		\$ 20,732.40	\$ 3,290.00	\$ 1,190.00	\$ 26,056.54	\$ 19,542.40	\$ 6,514.14		
7		\$ 14,065.00			\$ 18,850.00	\$ 14,065.00	\$ 4,785.00		
8		\$ 69,909.00			\$ 95,000.00	\$ 69,909.00	\$ 25,091.00		
9		\$ 7,149.46			\$ 11,915.78	\$ 7,149.46	\$ 4,766.32		
10		\$ 26,817.75			\$ 40,002.00	\$ 26,817.75	\$ 13,184.25		
11		\$ 3,750.00			\$ 5,000.00	\$ 3,750.00	\$ 1,250.00		
12			\$ 2,837.18	\$ 1,540.00					
13		\$ 62,981.25			\$ 83,975.00	\$ 62,981.25	\$ 20,993.75		
14					\$ 69,000.00	\$ 51,750.00	\$ 17,250.00		
Fund Request Details									
Drawdown 14									
Business	Contractor	Invoice Date	Invoice #	CDBG 21A Gen. Admin	CDBG 14E Const Mgmt.	Invoice Total	CDBG 14E	Match 14E	
Hydo Properties - 500-502 Court Street	Lammel Plumbing	8/4/2026	88741			\$ 69,000.00	\$ 51,750.00	\$ 17,250.00	
				Totals	\$ -	\$ -	\$ 69,000.00	\$ 51,750.00	\$ 17,250.00

Hydo Rentals - 500-502 Court Street					
Sam.gov Expiration	RENEW	CDBG Subaward	\$ 75,000.00		
UEI	KSEBCDJV46C8	Match (25% Min.)	\$ 18,750.00	Notice of Completion	
Contractors	Total	CDBG	Match	DD#	Notes
Lammel	\$ 69,000.00	\$ 51,750.00	\$ 17,250.00	13	Roof rehab for Code remediation, facade and exterior improvements
Total Drawdowns	\$ 69,000.00	\$ 51,750.00	\$ 17,250.00		
Adjustment					
Adjusted Total	\$ 69,000.00	\$ 51,750.00	\$ 17,250.00		
Remaining	\$ 24,750.00	\$ 23,250.00	\$ 1,500.00		

LAMMEL PLUMBING, INC
 200 N 7th Ste. 1
 BEATRICE, NE 68310

Invoice

Date	Invoice #
8/4/2026	88741

Bill To
HYDO, JOHN PO BOX 37 BEATRICE, NE 68310

P.O. No.	Terms	Project
	Net 30	502 COURT

Item	Description	Qty	Rate	U/M	Amount
	FOR 104 N 5TH / GEMS N JUNK DRAW 1 - FACADE IMPROVEMENT PERMITS, MASONRY, ELECTRICAL, LABOR, ROOFING REPAIR MATERIAL REBUILT THE AWNING, RE-ROOFED THE ROOF, INSTALLED NEW ELECTRICAL SERVICE FROM POLE TO PANELS, REPAIRED THE EAST COMMON WALL				
FB_Item	PROPOSAL 2025-035 104 N 5TH WALL, ROOF, ELECTRICAL REPAIRS	1	14,655.00		14,655.00
FB_Item	CB MASONRY / MASON	1	3,640.00		3,640.00
FB_Item	CITY OF BEATRICE PERMITS	1	994.00		994.00
FB_Item	MATERIALS : EDM, RUBBER ROOFING, SEAM REPAIR, WATER STOP, LUMBER, NAILS, SCREWS, GUTTER, EXTERIOR TRIM	1	11,505.00		11,505.00
FB_Item	PHILLIP ELECTRIC / ELECTRICIAN	1	19,130.00		19,130.00
FB_Item	LAMMEL PLUMBING LABOR / CARPENTER & GENERAL LABORER	1	19,076.00		19,076.00
			Subtotal		
			\$69,000.00		

A Late Charge of 1% (12% APR) will be assessed on all past due accounts over 30 days.

Sales Tax (7.5%)	\$0.00
Total	\$69,000.00

Phone #	Fax #	E-mail
402-223-4132	402-223-5146	lammelpumbinginc@gmail.com

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 1 OF 1 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 07/28/26

PERIOD TO: START-07/28/26

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)
	JOHN & RITA HYDO 104 N 5TH ST / 500 COURT ST BEATRICE		FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
	PROPOSAL 2025-035							
1	AWNING REBUILD	\$14,655.00		\$14,655.00		\$14,655.00	100.00%	\$0.00
2	MASONRY	\$17,500.00		\$3,640.00		\$3,640.00	20.80%	\$13,860.00
	ROOFING MATERIALS: EDM, RUBBER, ROOFING, SEAM REPAIR, WATER STOP, LUMBER, NAILS, SCREWS, GUTTER EXTERIOR							
3	TRIM	\$11,505.00		\$11,505.00		\$11,505.00	100.00%	\$0.00
4	CITY OF BEATRICE PERMITS	\$994.00		\$994.00		\$994.00	100.00%	\$0.00
5	PHILLIPI ELECTRIC	\$19,130.00		\$19,130.00		\$19,130.00	100.00%	\$0.00
	LAMMEL PLUMBING LABOR / CARPENTER							
6	GENERAL LABORER	\$23,076.00		\$19,076.00		\$19,076.00	82.67%	\$4,000.00
8	CORNICE REPAIR	\$18,000.00					0.00%	\$18,000.00
9	LIFT / MACHINERY USE	\$12,140.00					0.00%	\$12,140.00
	CHANGE ORDERS / NON BID WORK							
	GRAND TOTALS	\$117,000.00	\$0.00	\$69,000.00	\$0.00	\$69,000.00	58.97%	\$48,000.00

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CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

7/16/2025

To Whom It May Concern,

RE: Inspection of 502 Court Street

Property Address: 502 Court Street, Beatrice, NE
Owner(s): Woodward Brothers Properties

Occupancy:

1st floor: Commercial

2nd floor: Unused

Deficiencies found:

Inspection of the interior of the second floor showed evidence of water intrusion from the roof. Several locations of the ceiling tile were observed to have water stains. Water stains and fallen plaster were observed throughout the second floor of the building. Buckets used to catch water were observed. Some of the buckets contained water. Evidence of water leaking around the skylight was observed. Missing glass tiles were seen in the skylight.

2021 IPMC 304.7 Roofs and drainage. – The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstruction.

Inspection of the exterior of the building revealed a portion of the cornice on the west side of the building has fallen off. The underlying wood framing is showing signs of deterioration. The exposed limestone block wall is missing grout and needs repair to prevent blocks from dislodging and falling to the sidewalk below. Damaged exposed wood needs to be repaired, and protective treatment applied.

2021 IPMC 304.8 Decorative features. – Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

2021 IPMC 304.2 Protective treatment. - Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.

Chet McGrury
Community Development Director