

RESOLUTION NUMBER 7780

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 #8 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 #8 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 That all resolutions or parts of resolutions in conflict herewith are hereby repealed.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 4th day of May, 2026.

Attest:


Erin Saathoff, MMC, City Clerk

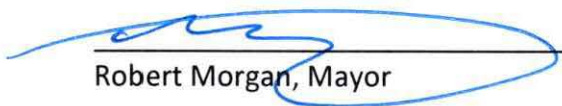

Robert Morgan, Mayor

Exhibit #4



3/10/2026

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

RE: City of Beatrice Grant #23-DTR-002 Drawdown #8

Dear Mr. Tempelmeyer:

Enclosed is Drawdown #8 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 SENDD 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):

Activity Code	Total	CDBG	Match
#21A: General Administration	\$0.00	\$0.00	\$0.00
#14E: Commercial Rehabilitation Hubka & Hubka - 508 Court St.	\$95,000.00	\$69,909.00	\$25,091.00
#14E: Construction Management	\$0.00	\$0.00	\$0.00
Totals:	\$95,000.00	\$69,909.00	\$25,091.00

Drawdown #8: The following #14E Commercial Rehabilitation bill has not yet been paid:

SENDD is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



According to the above figures, the City should make the following payments:

Activity Code: #14E Commercial Rehabilitation

Amount: \$69,909.00

For: Black Diamond Roofing Invoice #708 Reimbursement

To: Jeff Hubka

Mailing Address: 508 Court Street, 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,

Andrew Allen

Andrew Allen
Community Development Specialist

SENDD is an Equal Opportunity Employer



7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org





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 8	Final Drawdown	DED Program Representative Gina Doose

Part I – STATUS OF FUNDS

1. CDBG Funds Received to Date	\$ 133,883.22
2. Add: Program Income Received to Date (exclude RLF)	
3. Subtotal	\$ 133,883.22
4. Less: Federal Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)	\$ 133,883.22
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	\$ 22,162.82	\$ 5,915.00	\$ 239,339.60				\$ 267,417.42
2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income)			\$ 63,625.20				\$ 63,625.20
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$ 22,162.82	\$ 5,915.00	\$ 105,805.40				\$ 133,883.22
4. Total Current Cash Requirements			\$ 69,909.00				\$ 69,909.00
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							\$ 69,909.00

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 Robert Morgan, Mayor	Date 5-4-26
Signature of Authorized Official (Clerk/Treasurer) 	Typed Name of Authorized Official Tobias Tempelmeyer, City Administrator	Date 5-4-26
Person Preparing Request for CDBG Funds Form Name: Andrew Allen	Organization: Southeast Nebraska Development District	Telephone Number: 402-475-2560
		Email: aallen@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.

Hubka & Hubka - 508 Court Street					
Sam.gov Expiration	6/19/2026	CDBG Subaward	\$ 69,909.00	Notice to Proceed	11/13/2025
UEI	W5L6Y6KJDT51	Match (25% Min.)	\$ 17,477.25	Notice of Completion	
Contractors	Total	CDBG	Match	DD#	Notes
Black Diamond Roofing	\$ 95,000.00	\$ 71,250.00	\$ 23,750.00	8	Roof rehabilitation
					Adjustment due to subaward terms to business owner for a total of \$69,909.00, based on a 75/25 split of (eligible) expense estimates submitted at time of application. Final project expenses were \$7,613.75 higher than originally projected, necessitating an adjustment, with a final split of ~73.6/26.4, in order to satisfy the subaward reimbursement total.
Total Drawdowns	\$ 95,000.00	\$ 71,250.00	\$ 23,750.00		
Adjustment		\$ (1,341.00)	\$ 1,341.00		
Adjusted Total	\$ 95,000.00	\$ 69,909.00	\$ 25,091.00		
Remaining	\$ -	\$ -	\$ -		

Black Diamond Exteriors, LLC
 56940 714th Rd
 Fairbury, NE 68352-4040 US
 4023003129
 info@blackdiamondexteriors.com
 www.blackdiamondexteriors.com

Invoice



BILL TO
 Jeff Hubka
 508 Court Street
 Beatrice, NE 68310

SHIP TO
 Jeff Hubka
 508 Court Street
 Beatrice, NE 68310

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
708	01/16/2026	\$55,000.00	02/01/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/05/2025	02 Site Work	Scope of Work: Re-Roof Office Building Remove roofing and replace with Carlisle Rhino Bond TPO Roof System Install 2.6 secure shield Poly-iso Insulation 4 x 8 sheets w 3" plates Install new termination bars Install bond primers and adhesives Install all new Carlisle Sure-weld molded pipe flashings Install Carlisle 10'x100' rolls TPO 2 4" plates **Any unsuitable decking will be replaced with new OSB @ \$65/sheet	1	95,000.00	95,000.00

Thank you for your business!

is due upon completion/inspection. We do accept
cards. but there will be a 3.5% processing fee added to
the balance due. We also accept checks, money orders, and
cashier's checks.

Black Diamond Exteriors LLC EIN #85-0756018

Pay Invoice

SUBTOTAL	95,000.00
TAX	0.00
TOTAL	95,000.00
PAYMENT	40,000.00
BALANCE DUE	\$55,000.00

paid in full
\$55,000

1-23-20

Dick Schmitt

Thank you for your business!



Current Date: February 09, 2026
 Account Number: 1014852
 Capture Date: December 09, 2025
 Item Number: 5250013268122
 Posted Date: December 09, 2025
 Posted Item Number: 343003594
 Amount: 40,000.00
 Record Type: Debit
 Run Number: 2504
 Batch Number: 250018

SHELLI K HUBKA
 JEFFREY B HUBKA
 HOUSE ACCOUNT
 316 N 21ST ST
 BEATRICE NE68310-3321

Check Unlimited 1 800 210-0468 www.checkunlimited.com

76-1381/1041 3893

SHELLI K. HUBKA
HOUSE ACCOUNT
 316 N. 21ST ST.
 BEATRICE, NE 68310

Date 11/28/25

Pay To The Order of Black Diamond Ext. \$ 40,000
Forty Thousand & no/100 Dollars

SECURITY FIRST BANK
 MEMBER FDIC
 (877) 747-3139
 WWW.SECURITY1STBANK.COM

WITH GOD, ALL THINGS ARE POSSIBLE.

Shelli K Hubka

⑆ 104 1138 19⑆ 1014852⑆ 03893

BranchName=FAIRBURY BRANCHBr=13
 BusDt=12/08/25-TranDt=12/08/25
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 StartTm= 9:50:29 AM-TlrID=1305

BranchName=FAIRBURY BRANCHBr=13
 BusDt=12/08/25-TranDt=12/08/25
 Inst=INST-RtNum=>104901597<
 StartTm= 9:50:29 AM-TlrID=1305

PAY TO THE ORDER OF
 Heartland Bank
 Fairbury, NE 68352
 104901597
 13390614

FOR DEPOSIT ONLY
 CHECK Black Diamond Exterior Sign Only

NAME OF FINANCIAL INSTITUTION DATE
 60 PGM 1 1/2" X 2 1/4" STAMP ON CHECK HELD UNTIL 15:00
 PREPARED FOR FINANCIAL INSTITUTION USE




**Security
First
Bank**

Current Date: February 09, 2026

Account Number: 1014852
 Capture Date: January 27, 2026
 Item Number: 5250013398218
 Posted Date: January 27, 2026
 Posted Item Number: 27002994
 Amount: 55,000.00
 Record Type: Debit
 Run Number: 2504
 Batch Number: 250015

SHELLI K HUBKA
 JEFFREY B HUBKA
 HOUSE ACCOUNT
 316 N 21ST ST
 BEATRICE NE68310-3321

Checks Unlimited 1-800-210-0408 www.checkfirst-nead.com

 SHELLI K. HUBKA
 HOUSE ACCOUNT
 316 N. 21ST ST.
 BEATRICE, NE 68310

76-1381/1041
 SECURED BY
 EZSHIELD

3903

Date 1/22/2026

Pay To The Order of Black Diamond Exteriors \$ 55,000.⁰⁰

Fifty Five Thousand & no/100 Dollars

FLORAL SKETCHBOOK

SECURITY FIRST BANK
 MEMBER FDIC
 (877) 747-3139
 WWW.SECURITY1STBANK.COM

WITH GOD, ALL THINGS ARE POSSIBLE.

[Signature]

⑆ 104 1138 19⑆ 1014852⑆ 03903

PAY TO THE ORDER OF
 Heartland Bank
 Fairbury, NE 68352
 104901597

CHECK FOR DEPOSIT ONLY / DEPOSIT ONLY
 AT
 Black Diamond Exteriors
 MAIL OF FINANCIAL INSTITUTION USE ONLY
 DO NOT WRITE STAMP OR SIGNATURE ON THIS CHECK
 RESERVED FOR FINANCIAL INSTITUTION USE

-BranchName=FAIRBURY BRANCHBr=13
 -BusDt=01/26/26-TranDt=01/26/26
 -Inst=INST-RtNum=>104901597<
 -StartTm=10:35:41 AM-TID=1305

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