

**RESOLUTION NUMBER 7771**

**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 prior to the purchase of said real property; and

**WHEREAS**, the Mayor and City Council for the City of Beatrice, Nebraska desire to retain Kubert Appraisal Group to conduct 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 Commercial Appraisal Services between the City of Beatrice, Nebraska and Kubert Appraisal Group to provide appraisal services for property legally described as follows:

The Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), Block Seventeen (17), and all the vacated alley within said Block Seventeen (17), and the South 100 feet of Lots Five (5), Six (6), Seven (7), Eight (8), and Nine (9), Block Sixteen (16), and Green Avenue and Nicholls Avenue lying East of Ninth Street, both heretofore vacated, all in Riverside Park Addition to the City of Beatrice, Gage County, Nebraska.

A copy of said Engagement Letter for Commercial Appraisal 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**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.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 20<sup>th</sup> day of April, 2026.

Attest:



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Erin Saathoff, MMC, City Clerk



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Robert Morgan, Mayor

Exhibit 'A'



Lincoln Office: (531) 500-0890 tkubert@kubertappraisal.com 6001 South 58<sup>th</sup> Street, Suite F, Lincoln, NE 68516

## Engagement Letter for Commercial Appraisal Services

April 8, 2026

**Client:** City of Beatrice  
**Client Contact:** Taylor Rivera, City Attorney  
**Delivery Address:** 400 Ella Street, Beatrice, NE 68310  
**Contact Phone Number:** Taylor: 402-228-5200  
**Contact E-mail:** Trivera@beatrice.ne.gov  
**Secondary Contact:** N/A

Kubert Appraisal Group is proposing to provide a UASFLA (Yellow Book) appraisal report for the following property:

**Owner Name:** Roger Aden Rentals, LLC  
**Property Address:** 1306 South 9<sup>th</sup> Street, Beatrice, NE  
**Legal Description and/or PID:** 014171000 and 014169000 (Gage Co.)  
**Property Type:** Vacant Land

### Initial Information Needed from Client for the Appraisal:

#### Property Access:

- Contact Name: N/A – Vacant Land
- Contact Email: N/A – Vacant Land
- Phone Number: N/A – Vacant Land
- Relationship to Property: N/A – Vacant Land
  
- 3-years of historic real estate income/expense data
- Rent roll and/or copies of existing leases
- Appraisals of subject property completed in previous 3 years
- Effective Date of Appraisal (if other than date of inspection): \_\_\_\_\_
- Easements or private agreements related to the property, if applicable/available

The use of this report is for a potential acquisition, and the intended user is to be the client. This proposal is contingent upon R.L. Keith Consultant, Inc. being the review appraiser.

**Proposed Total Appraisal Fee:** \$4,200

**Required Retainer:** \$0

To be paid prior to commencement of appraisal services, with remainder of fee due upon delivery of appraisal report.

**Proposed Completion Date:** 4-6 weeks



Thomas W. Kubert, MAI, CCIM

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## Engagement Letter for Commercial Appraisal Services (Page 2)

**Additional Services:** Billed at a rate of \$280 per hour for services after delivery of the original appraisal Report. These services include, but is not limited to additional meetings, depositions, testimony, travel, and/or preparation for such services.

**Copies of Appraisal Report:** A PDF version of the completed appraisal report will be provided, with printed copies of the appraisal report available upon request.

The Appraisal Report shall be completed in accordance with the Uniform Standards of Professional Appraisal Practices (USPAP) and in conformity with the Code of Professional Ethics and Standards of the Appraisal Institute. This report will be completed in compliance with UASFLA (Yellow Book) Standards.

The Client, by signing this engagement letter, agrees that no other reporting standards apply other than those noted in this engagement letter.

The Client also acknowledges that the appraisal results are not assignable nor transferable to alternate client or use after the engagement and delivery of appraisal services.

Thomas W. Kubert, MAI, CCIM has not performed prior appraisal services as an appraiser, or in any other capacity, regarding this property within the three-year period immediately preceding this proposal.

### Acceptance of Proposal

This Proposal is submitted by:

Date: 04-08-2026

Thomas W. Kubert

This Proposal shall be valid for **20 Days** from date indicated with the above signature.

According to the terms of this Proposal, I/We accept your proposal and work is authorized to begin upon receipt of this notice, any required retainer fees, and receipt of all data requested. All remaining professional fees are due upon receipt of the Appraisal Report.

Client Signature:

Date: 4-20-2026

Print Name:

Robert Morgan