

## RESOLUTION NUMBER 7828

**WHEREAS**, on April 7, 2025, the City of Beatrice, Nebraska ("City") entered into a Contract for Sale of Real Estate with Hoppe & Son, LLC, for the following parcel of real estate (the "Agreement"):

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the East, and Lots 139, 140, 141, 142, 143, and 144 on the West, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, now replatted as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Stoddard Place Addition to the City of Beatrice, Gage County, Nebraska (the "Property"); and

**WHEREAS**, on or about November 17, 2025, the City and executed the First Amendment to Agreement extending the closing date from December 31, 2025 to August 7, 2026; and

**WHEREAS**, the City and Hoppe & Son, LLC, desire to amend the Agreement in order to extend the closing date from August 7, 2026 to September 2, 2026.

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 Second Amendment to the Contract for Sale of Real Estate with Hoppe & Son, LLC in order to extend the closing date from August 7, 2026 to September 2, 2026. A copy of the said Amendment, 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**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.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 3<sup>rd</sup> day of August, 2026.

Attest:



Erin Saathoff, MMC, City Clerk



Robert Morgan, Mayor

## SECOND AMENDMENT

This Second Amendment to Contract for Sale of Real Estate ("First Amendment") dated this 30<sup>th</sup> day of August, 2026 is entered into by and between the City of Beatrice, Nebraska, a municipal corporation, and Hoppe & Son, LLC, a Nebraska limited liability company.

### RECITALS

**WHEREAS**, on April 7, 2025, the City of Beatrice, Nebraska ("City") entered into a Contract for Sale of Real Estate with Hoppe & Son, LLC ("Hoppe"), for the following parcel of real estate (the "Agreement"):

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the East, and Lots 139, 140, 141, 142, 143, and 144 on the West, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, now replatted as:

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**WHEREAS**, on or about November 17, 2025, the City and executed the First Amendment to Agreement extending the closing date from December 31, 2025 to August 7, 2026; and

**WHEREAS**, the City and Hoppe & Son, LLC, desire to amend the Agreement in order to extend the closing date from August 7, 2026 to September 2, 2026.

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

**1. Section 9. CONTINGENCIES.**

a. Section 9 is hereby deleted and restated as follows:

**"9. CONTINGENCIES:** Closing of this transaction is expressly contingent upon the release and availability of HOME Funds committed to the project. In the event the HOME Funds have not been released by September 2, 2026, Closing shall be extended as set forth in Section 13 below."

**2. Section 13. CLOSING**

a. Section 13 is hereby deleted and restated as follows:

**"13. CLOSING:** The parties shall close this transaction at such time and place as they may mutually agree, and in the absence of prior mutual agreement, this transaction shall close at the City Offices, 400 Ella Street, Beatrice, Nebraska 68310, on or before 10:00 a.m. Central Standard Time on September 2, 2026. If, as of that date, the HOME Funds have not yet been released, the Closing shall automatically be extended and shall occur within five (5) days after Buyer's receipt

of such HOME Funds, but in no event later than thirty (30) days after September 2, 2026. At the time of Closing, Seller shall deliver to Buyer a Warranty Deed and Real Estate Transfer Statement in exchange for payment of the balance of the purchase price due from Buyer to Seller in the form of a cashier's check or cash."

This Second Amendment to Contract for Sale of Real Estate is effective as of the date reflected in the first paragraph above.

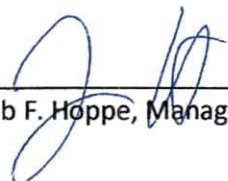
Attest

  
Erin Saathoff, City Clerk

THE CITY OF BEATRICE  
NEBRASKA, a Municipal  
Corporation, Seller

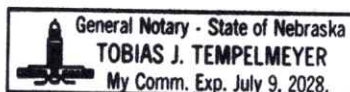
By:   
Robert Morgan, Mayor

HOPPE & SON, LLC, a Nebraska limited liability  
company, Buyer

By:   
Jacob F. Hoppe, Manager

STATE OF NEBRASKA       )  
                                      ) ss:  
COUNTY OF GAGE        )

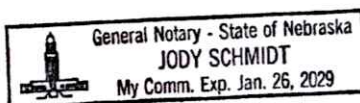
The foregoing instrument was acknowledged before me this 3 day of August 2026, by Robert Morgan, Mayor, City of Beatrice, to be his voluntary act and deed on behalf of the City.

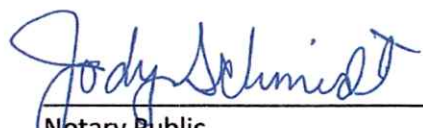


  
Notary Public

STATE OF NEBRASKA       )  
                                      ) ss:  
COUNTY OF Lancaster    )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2026, by Jacob F. Hoppe, signatory and Manager of Hoppe & Son, LLC, to be his voluntary act and deed on behalf of Hoppe & Son, LLC.



  
Notary Public

 **STAKE  
YOUR  
CLAIM**  
**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**MEMORANDUM**

**TO:** Mayor & City Council

**DATE SUBMITTED:** July 30, 2026

**FROM:** Taylor Rivera  
City Attorney

**FOR AGENDA OF:** August 3, 2026

**SUBJECT:** Sale of Real Estate – Stoddard South Parcel  
Second Amendment

**EXHIBIT(S):**

On or about April 7, 2025, the City entered into a Contract for Sale of Real Estate to convey the South parcel of the Stoddard School Site to Hoppe & Son, LLC. Pursuant to said agreement, closing was to occur on December 31, 2025. On or about November 17, 2025, the City and Hoppe executed the First Amendment to said Contract for Sale of Real Estate to extend the closing date from December 31, 2025, to August 7, 2026. Hoppe has since indicated that they are ready to close on this property within the next thirty (30) days. The proposed Second Amendment extends the closing date from August 7, 2026 to September 2, 2026.

