

RESOLUTION NUMBER 7818

A resolution authorizing the Mayor and City Clerk to execute an Engagement Letter for Commercial Appraisal Services between the City of Beatrice, Nebraska and Kubert Appraisal Group to provide appraisal services for real property owned by the City of Beatrice, commonly known as 917 South 11th Street, Beatrice, Nebraska.

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 real property owned by the City of Beatrice, commonly known as 917 South 11th Street, Beatrice, 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 That all resolutions or parts of resolutions in conflict herewith are hereby repealed.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 6th day of July, 2026.

Attest:


Erin Saathoff, MMC, City Clerk


Robert Morgan, Mayor

Exhibit "A"



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

Engagement Letter for Commercial Appraisal Services

June 24, 2026

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

Kubert Appraisal Group is proposing to provide an appraisal report in accordance with USPAP, but not Yellowbook, for the following property:

Owner Name: City of Beatrice
Property Address: 917 South 11th Street, Beatrice, NE
Legal Description and/or PID: 013428200 and 013428100 (Gage County)
Property Type: Service and Land

Initial Information Needed from Client for the Appraisal:

Property Access:

- Contact Name: _____
- Contact Email: _____
- Phone Number: _____
- Relationship to Property: _____

- 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
- Floor Plans or building layout map, if available
- Summary of improvement renovation/construction costs in the last 5 years, if applicable/available

The use of this report is for an internal ownership decision process, and the intended user is to be the client.



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Engagement Letter for Commercial Appraisal Services (Page 2)

Proposed Total Appraisal Fee: \$3,950

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 weeks

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.

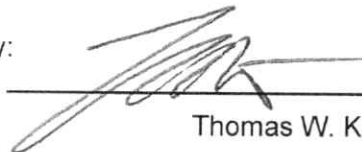
The Client, by signing this engagement letter, agrees that no other reporting standards apply other than those noted in this engagement letter.

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:



Thomas W. Kubert

Date: 06-24-2026

This Proposal shall be valid for **10 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: 7-6-26

Print Name:

Robert Morgan