

RESOLUTION NUMBER 7858

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 #13 to the Nebraska Department of Economic Development for the reimbursement of eligible costs under said grant program.

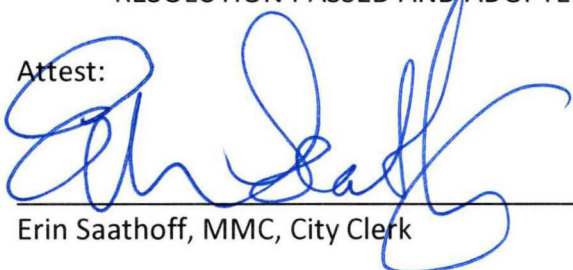
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

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 #13 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 That all resolutions or parts of resolutions in conflict herewith are hereby repealed.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 5th day of October, 2026.

Attest:


Erin Saathoff, MMC, City Clerk


Michael McLain, Mayor



9/30/2026

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

RE: City of Beatrice Grant #23-DTR-002 Drawdown #13

Dear Mr. Tempelmeyer:

Enclosed is Drawdown #13 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):

Drawdown #13: The following #14E Commercial Rehabilitation bill has not yet been paid:			
Activity Code	Total	CDBG	Match
#14E: Commercial Rehabilitation Hydo Properties - 303 Court Street	\$83,975.00	\$62,981.25	\$ 20,993.75
#14E: Commercial Rehabilitation	\$0.00	\$0.00	\$0.00
#14E: Construction Management	\$0.00	\$0.00	\$0.00
Totals:	\$83,975.00	\$62,981.25	\$ 20,993.75

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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: \$62,981.25

To: Hydo Properties

Mailing Address: 200 North 7th Street STE 1 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 13	Final Drawdown	DED Program Representative Gina Doose

Part I – STATUS OF FUNDS

1. CDBG Funds Received to Date	\$ 245,886.61
2. Add: Program Income Received to Date (exclude RLF)	
3. Subtotal	\$ 245,886.61
4. Less: Federal Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)	\$ 245,886.61
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	\$ 7,455.00	\$ 380,232.38	\$ 0.00			\$ 412,687.38
2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income)	\$ 0.00	\$ 0.00	\$ 103,819.52				\$ 103,819.52
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$ 25,000.00	\$ 7,455.00	\$ 213,431.61				\$ 245,886.61
4. Total Current Cash Requirements			\$ 62,981.25				\$ 62,981.25
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							\$ 62,981.25

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 Michael McLain, Mayor	Date 10-5-26
Signature of Authorized Official (Clerk/Treasurer)	Typed Name of Authorized Official Tobias Tempelmeyer, City Administrator	Date 10-5-24
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	lowens@sendd.org		
Mailing Address	400 Ella St	SOURCES CDBG OTHER (Business)	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	TOTAL	\$ 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	\$	380,232.38	\$ 412,687.38	Current Fund Request	13
		2.Local Funds Disbursed	\$ -	\$ -	\$	103,819.52	\$ 103,819.52	7. Net Fund Request	\$ 62,981.25
		3.Federal Funds Disbursed	\$ 25,000.00	\$ 7,455.00	\$	213,431.61	\$ 245,886.61	Fed Funds Disbursed	\$ 245,886.61
		4.Total Cash Required to Date	\$ -	\$ -	\$	62,981.25	\$ 62,981.25	Local Funds Disbursed	\$ 103,819.52
		5. Total Funds Remaining	\$ -	\$ 2,545.00	\$	119,767.62	\$ 122,312.62	Funds Remaining	\$ 122,312.62
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	
Fund Request Details									
Drawdown 13									
Business	Contractor	Invoice Date	Invoice #	CDBG 21A Gen. Admin	CDBG 14E Const Mgmt.	Invoice Total	CDBG 14E	Match 14E	Check #
Hydo Properties - 303 Court Street	Skyline Construction	7/20/2026	NE-230558-1			\$ 83,975.00	\$ 62,981.25	\$ 20,993.75	
Totals				\$ -	\$ -	\$ 83,975.00	\$ 62,981.25	\$ 20,993.75	

Hydo Properties - 303 Court Street					
Sam.gov Expiration	6/23/2027	CDBG Subaward	\$ 62,981.25		
UEI	RLBKUDEK4GV8	Match (25% Min.)	\$ 15,745.31	Notice of Completion	
Contractors	Total	CDBG	Match	DD#	Notes
Skyline	\$ 83,975.00	\$ 62,981.25	\$ 20,993.75	13	Roof rehab for Code remediation
Total Drawdowns	\$ 83,975.00	\$ 62,981.25	\$ 20,993.75		
Adjustment					
Adjusted Total	\$ 83,975.00	\$ 62,981.25	\$ 20,993.75		
Remaining	\$ (5,248.44)	\$ -	\$ (5,248.44)		



Skyline Construction (NEW)
2201 S 84th St
Lincoln, NE 68506
4028755876
Sales@skylineconstinc.com
www.SkylineConstInc.com

Invoice NE-230558-1

BILL TO

Hydo Properties
Hydo Properties (Todd
Hydo)
200 North 7th Street
STE 1
Beatrice, NE 68310
United States

DATE
07/20/2026

PLEASE PAY
\$83,975.00

DUE DATE
09/15/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/20/2026	RE-COVER SYSTEM SCOPE OF WORK	1	83,975.00	83,975.00
	1. JOB SITE PREPARATION & SAFETY - Establish controlled work areas, OSHA-compliant fall protection, barricades, signage, daily safety procedures, project supervision, material staging, rooftop loading, and site access while protecting surrounding building components and minimizing disruption. 2. EXISTING ROOF PREPARATION - Inspect the existing aluminum-coated modified bitumen barrel roof, remove debris, secure loose or deteriorated areas, and remove existing parapet, curb, penetration, and related flashings as required for the new recover system. 3. SEPARATION LAYER / SLIP SHEET - Install manufacturer-approved slip sheet over the existing roof to separate the modified bitumen from the new membrane, accommodate movement, provide a uniform substrate, and improve long-term system performance. 4. OPTIONAL 5" POLY-ISO INSULATION UPGRADE - In lieu of the slip sheet, install approximately 5" of polyisocyanurate insulation in multiple staggered layers, mechanically fastened per manufacturer and wind-uplift requirements. Upgrade improves R-value, energy efficiency, substrate uniformity, and overall roof performance. NOTE: Poly-iso upgrade is not included in the base scope and is available as an additional-cost option. 5. NEW PVC OR TPO ROOF SYSTEM - Install a mechanically attached PVC or TPO single-ply membrane over the prepared substrate. Heat-weld seams and complete installation according to			

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DATE	DESCRIPTION	QTY	RATE	AMOUNT
	manufacturer requirements for wind uplift, barrel-roof movement, watertight performance, and warranty eligibility. 6. FLASHINGS, PENETRATIONS & EDGE DETAILS - Provide new membrane flashings at penetrations, curbs, vents, walls, parapets, and perimeter transitions. Install termination bars, sealants, metal edge details, and other manufacturer-approved components as required. UPGRADED DETAIL OPTIONS: • Parapets over 2': Extend membrane vertically and terminate with termination bar. • Parapets under 2': Fully envelope parapet with adhered membrane extending over the exterior fascia with integrated metal edge. • Front Parapet: Install T-bar termination and membrane enclosure while maintaining existing Christmas-light installation. • Rear Edge: Install new integrated metal drip edge with approved fastening and cover tape. Included in base scope. 7. DRAINAGE & TRANSITIONS - Evaluate drainage and transition areas, reinforce membrane at high-wear locations, and provide proper tie-ins to maintain positive water flow. Major slope corrections or tapered insulation are excluded unless specifically added. 8. FINAL INSPECTION & WARRANTY - Coordinate manufacturer inspection, complete required punch-list items, register the selected 15- or 20-year warranty, and provide final closeout and warranty documentation. = BASE PROJECT PRICE = \$54,980 + INCLUDES: Labor, materials, insurance, equipment, haul-away, and standard manufacturer warranty. - EXCLUDES: Permit fees, material sales tax, lift rental, and unforeseen conditions. *** INCLUDED WARRANTY: 15-Year Manufacturer Written Labor & Material Warranty. = ADDITIONAL SELECTED OPTIONS = \$28,995 1. Poly-Iso Insulation Upgrade – Used Material: \$18,000 2. Upgraded Parapet / Edge Details: \$7,500 3. 20-Year Warranty Upgrade: \$3,495 *** GRANT PROJECT BREAKDOWN *** - LABOR & BURDEN= \$30,310 - MATERIALS = \$36,870 - OVERHEAD & PROFIT = \$16,795			
				Subtotal: 83,975.00

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TOTAL DUE

\$83,975.00

THANK YOU.

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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

March 17, 2026

To: Hydo Properties, LLC

Re: Inspection of 303 Court Street – Downtown Improvement Grant Application

Property Address: 303 Court Street
Owners: Hydo Properties

Occupancy Type:
1 Story: Storage

Deficiencies found:

Roofing membrane is showing signs of deterioration. Separation and cracking of the membrane and materials used to seal the membrane to the building and parapets was observed in several locations around the perimeter of the roof. Wrinkling of the roof membrane was observed on the northeast corner of the roof. Wrinkles in the roofing membrane have been trapping water and not allowing it to drain from the roof.

A piece of the membrane has detached from the adjoining building to the west creating a gap where water can enter the building below. A crack in the wall of the Brewery building was observed in the location of this separated roofing material.

A downspout on the southwest corner of the building is missing. Water drains directly from the gutter to the wall and foundation below without being redirected away from the building.

Code Reference - **2021 IPMC 304.7**

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 obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Chet McGrury
Community Development Director