

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Tuesday, September 2, 2025 at 5:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - 2.a. Approve agenda as submitted
 - 2.b. Receive and place on file all notices pertaining to this meeting
 - 2.c. Receive and place on file all materials having any bearing on this meeting
 - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on July 7, 2025, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering adoption of Plan Modification "25-2" to the Redevelopment Plan for Redevelopment Area No. 9. (Manes Way Redevelopment Project)
 - 3.b. Public Hearing for the purpose of considering the rezoning of real property commonly known as 29912 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, from "AG" Agricultural District to "RR" Rural Residential District. ***Postponed to September 15, 2025***
4. **RESOLUTIONS**
 - 4.a. Resolution Number 25-11 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "25-2" to the Redevelopment Plan for Redevelopment Area No. 9. (Manes Way Redevelopment Project)
 - 4.b. Resolution Number 25-12 recommending to the City Council approval of the Final Plat Application request by Gail D. Berke and Kimberly M.B. Straub, to replat their property as Tsianna Heights Addition.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
 - 7.a. The next regular Planning & Zoning meeting is September 15, 2025 at 5:00 p.m. in the BPS Administration Building Board Room

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 7th day of July, 2025 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Commission Members: Aden, Fetty, Fletcher, Franz, McGhee, Wright

Absent: Bradney, Fralin, Riha

Chairman Fetty announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on June 2, 2025, as on file in the City Clerk’s Office.

Moved by Franz, seconded by McGhee, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Aden, Fetty, Fletcher, Franz, McGhee, Wright

Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing for the purpose of considering declaring an area to be substandard and blighted and to consider adopting a redevelopment plan for Redevelopment Area #13

Chairman Fetty announced that a public hearing will now be held for the purpose of considering declaring an area to be substandard and blighted and to consider adopting a redevelopment plan for Redevelopment Area #13.

Taylor Rivera, City Attorney, reported to the Commission the City is seeking to declare the area east of the YMCA and south of the Good Samaritan Center as blighted and substandard in order to qualify the area to be redeveloped with TIF funding. Rivera noted the developer plans to construct market-rate townhomes and as senior housing apartment complex.

Moved by Franz, seconded by Wright, that the public hearing be closed at 5:04 p.m.

Roll Call: Yea: Aden, Fetty, Fletcher, Franz, McGhee, Wright

Nay: None

MOTION CARRIED.

RESOLUTIONS

Resolution Number 25-10 recommending to the Beatrice City Council that Redevelopment Area #13 be declared substandard and blighted area in need of redevelopment as defined in Neb. Rev. Stat. §18-2103 and to consider the adoption of the Redevelopment Plan for Redevelopment Area #13

There was no further discussion by the Commission or public.

Moved by Franz, seconded by Aden, that Resolution Number 25-10 be passed and adopted.

Roll Call: Yea: Aden, Fetty, Fletcher, Franz, McGhee, Wright
Nay: None

MOTION CARRIED.

Resolution Number 25-10 has been passed and adopted.

ORDINANCES

There were no ordinances.

PUBLIC FORUM

No one appeared during public forum.

DISCUSSIONS/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for July 21, 2025 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by McGhee, seconded by Franz, that the meeting be adjourned at 5:05 p.m.

Roll Call: Yea: Aden, Fetty, Fletcher, Franz, McGhee, Wright
Nay: None

MOTION CARRIED.

PUBLIC HEARING NOTICE
PLAN MODIFICATION “25-2” TO THE REDEVELOPMENT PLAN FOR
REDEVELOPMENT AREA NO. 9

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing on Tuesday, September 2, 2025, at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, for the purpose of considering adoption of Plan Modification “25-2” to the Redevelopment Plan for Redevelopment Area No. 9. The developer, Manes Way, LLC, a Nebraska limited liability company, has proposed the redevelopment of the redevelopment of the building located at 2223 Court Street, and all required public infrastructure improvements within Redevelopment Area #9 in accordance with the redevelopment plan. The developer further proposes financial assistance from the City of Beatrice Community Redevelopment Authority using monies collected and held in a special fund established under Section 18-2147 of the Nebraska Revised Statutes (tax increment financing). At the hearing all interested parties shall be afforded an opportunity to express their views regarding the proposed Modification “25-2”. The plan, maps of the area, and the proposed modifications are available for public inspection in the office of the City Clerk, 400 Ella Street, Beatrice, Nebraska or online at www.beatrice.ne.gov.

Erin Saathoff, MMC, City Clerk

August 15 and 22, 2025

**RESOLUTION NUMBER 25-11
PLANNING AND ZONING COMMISSION**

WHEREAS, the Planning and Zoning Commission of the City of Beatrice received the proposed Modification 25-2 to Redevelopment Area No. 9 regarding the Manes Way Redevelopment Project; and

WHEREAS, the Commission reviewed the proposed Modification in accordance with Neb.Rev.Stat. Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission reviewed the proposed Plan Modification 25-2 to Redevelopment Area No. 9 regarding the Manes Way Redevelopment Project and finds that the Modification is in conformity with the general plan for the development of the City as a whole.

SECTION 2. The Commission recommends to the Beatrice Community Redevelopment Authority and the Beatrice City Council to approve Plan Modification 25-2 to Redevelopment Area No. 9 regarding the Manes Way Redevelopment Project. Said Plan Modification is marked as "Exhibit A", attached hereto and incorporated by reference.

SECTION 3. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 2nd day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

**PLAN MODIFICATION "25-2" TO REDEVELOPMENT AREA #9
OF THE CITY OF BEATRICE, NEBRASKA
(MANES WAY REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #9. The Redevelopment Plan was approved by the Mayor and City Council on April 20, 2020. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

I. PROJECT-SPECIFIC AMENDMENT

A. The Project Site

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Manes Way Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located at 2223 Court Street, Beatrice, NE 68310, Parcel No. 012583000. The Project consists of the redevelopment of the bowling alley located on the Project Site, along with all required public improvements within Redevelopment Area #9. The initial upfront costs associated with the necessary public improvements makes development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

B. Description of the Manes Way Redevelopment Project

Manes Way, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project consists of the redevelopment of the bowling alley located at 2223 Court Street, Beatrice, Nebraska, along with all required public improvements within Redevelopment Area #9. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

1. The Private Improvements

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project consists of the redevelopment of the bowling alley located at 2223 Court Street, Beatrice, Nebraska, along with all required public improvements within Redevelopment Area #9.

2. The Public Improvements

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper currently owns the building to be redeveloped.

Site Development: Expenses for site development will include demolition.

Professional Fees: The Redeveloper anticipates costs for legal fees in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and parking spaces.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax increment revenues

generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #9. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

C. Implementation of the Manes Way Redevelopment Project

The Project will be completed in up to two (2) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

D. Statutory Elements

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

E. Cost-Benefit Analysis

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

EXHIBIT "A"
Project Site

A portion of Block Two (2) and Three (3), and a portion of Virginia Avenue, now vacated, all in Kyles and Wright's Second Subdivision, an Addition to the City of Beatrice, Gage County, Nebraska, described as follows: Commencing at the Southeast corner of Block Three (3), Kyles and Wright's Second Subdivision, thence West along the North line of Market Street 300 feet; thence North 300 feet to the South line of Court Street; thence East 300 feet along the South line of Court Street to the West line of 23rd Street; thence South 300 feet to the point of beginning; except that portion commencing at the Southeast corner of said Block Three (3), thence West along the North line of Market Street, a distance of 100 feet; thence North 300 feet; thence East 100 feet; thence South 300 feet more or less to the point of beginning.

Parcel No. 012583000. *

*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.

EXHIBIT "B"
Site Plan



EXHIBIT "C"
Statutory Elements

A. Property Acquisition, Demolition and Disposal

The Redeveloper currently owns the Project Site. Some demolition is expected for this project. No relocation of families is necessary to accomplish the Project.

B. Population Density

Population density is not expected to be significantly affected by the Project. The Project Site has a commercial building located thereon, which will remain on the Project Site after the project is completed. The Project will bring more business to the Project Site, but is not expected to significantly increase population density.

C. Land Coverage

The Project Site consists of approximately 1.387 acres of land. The footprint of the improvements is approximately 15,614 ft². The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts and traffic capacity are expected to suffice.

E. Parking

The Project Site currently has off-street parking available for employees and customers.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned General Commercial (GC). The parcel will not require rezoning to permit the construction of planned improvements; the Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

EXHIBIT "D"
Cost-Benefit Analysis
Manes Way Redevelopment Project

This Cost-Benefit Analysis of the Manes Way Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #9. The Project will consist of the redevelopment of the bowling alley located at 2223 Court Street, Beatrice, Nebraska, along with all required public improvements within Redevelopment Area #9. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Manes Way Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Manes Way Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

1. Tax shifts* resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$183,860.00
b.	Estimated Completed Project Assessed Valuation:	\$1,042,315.00
c.	Estimated Increase in Valuation	\$858,455.00
d.	Estimated Annual Projected Tax Increment:	\$17,580.00

Notes:

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Manes Way Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.686636, which is the Gage County tax levy based on the*

most current information set forth on the website for the Gage County Assessor, and is subject to change.

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Manes Way Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Manes Way Redevelopment Project.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of Four Hundred Thousand Dollars (\$400,000.00) for the redevelopment of the redevelopment of the bowling alley located on the Project Site, along with all required public improvements within Redevelopment Area #9, including expenditures for eligible public improvements. It is proposed that up to approximately One Hundred Thirty-Five Thousand Eight Hundred Dollars (\$135,803.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. The impact on Beatrice Public Schools is expected to be minimal. This project will enable the Redeveloper to redevelop the bowling alley located on the Project Site, which is unlikely to have a significant impact on the number of school aged children in the community.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future without the Project. While the use of tax increment financing will defer the receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create long-

term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project is not expected to have a material impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is not anticipated to impose a burden or have a negative impact on other local area employers.

5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to One Hundred Thirty-Five Thousand Eight Hundred Dollars (\$135,803.00) in TIF to create approximately Four Hundred Thousand Dollars (\$400,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redevelopers costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

**RESOLUTION NUMBER 25-11
PLANNING AND ZONING COMMISSION**

WHEREAS, the Planning and Zoning Commission of the City of Beatrice received the proposed Modification 25-2 to Redevelopment Area No. 9 regarding the Manes Way Redevelopment Project; and

WHEREAS, the Commission reviewed the proposed Modification in accordance with Neb.Rev.Stat. Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission reviewed the proposed Plan Modification 25-2 to Redevelopment Area No. 9 regarding the Manes Way Redevelopment Project and finds that the Modification is in conformity with the general plan for the development of the City as a whole.

SECTION 2. The Commission recommends to the Beatrice Community Redevelopment Authority and the Beatrice City Council to approve Plan Modification 25-2 to Redevelopment Area No. 9 regarding the Manes Way Redevelopment Project. Said Plan Modification is marked as "Exhibit A", attached hereto and incorporated by reference.

SECTION 3. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 2nd day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

**PLAN MODIFICATION "25-2" TO REDEVELOPMENT AREA #9
OF THE CITY OF BEATRICE, NEBRASKA
(MANES WAY REDEVELOPMENT PROJECT)**

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Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

I. PROJECT-SPECIFIC AMENDMENT

A. The Project Site

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Manes Way Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located at 2223 Court Street, Beatrice, NE 68310, Parcel No. 012583000. The Project consists of the redevelopment of the bowling alley located on the Project Site, along with all required public improvements within Redevelopment Area #9. The initial upfront costs associated with the necessary public improvements makes development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

B. Description of the Manes Way Redevelopment Project

Manes Way, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project consists of the redevelopment of the bowling alley located at 2223 Court Street, Beatrice, Nebraska, along with all required public improvements within Redevelopment Area #9. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

1. The Private Improvements

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project consists of the redevelopment of the bowling alley located at 2223 Court Street, Beatrice, Nebraska, along with all required public improvements within Redevelopment Area #9.

2. The Public Improvements

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper currently owns the building to be redeveloped.

Site Development: Expenses for site development will include demolition.

Professional Fees: The Redeveloper anticipates costs for legal fees in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and parking spaces.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax increment revenues

generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #9. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

C. Implementation of the Manes Way Redevelopment Project

The Project will be completed in up to two (2) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

D. Statutory Elements

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

E. Cost-Benefit Analysis

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

EXHIBIT "A"
Project Site

A portion of Block Two (2) and Three (3), and a portion of Virginia Avenue, now vacated, all in Kyles and Wright's Second Subdivision, an Addition to the City of Beatrice, Gage County, Nebraska, described as follows: Commencing at the Southeast corner of Block Three (3), Kyles and Wright's Second Subdivision, thence West along the North line of Market Street 300 feet; thence North 300 feet to the South line of Court Street; thence East 300 feet along the South line of Court Street to the West line of 23rd Street; thence South 300 feet to the point of beginning; except that portion commencing at the Southeast corner of said Block Three (3), thence West along the North line of Market Street, a distance of 100 feet; thence North 300 feet; thence East 100 feet; thence South 300 feet more or less to the point of beginning.

Parcel No. 012583000. *

*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.

EXHIBIT "B"
Site Plan



EXHIBIT "C"
Statutory Elements

A. Property Acquisition, Demolition and Disposal

The Redeveloper currently owns the Project Site. Some demolition is expected for this project. No relocation of families is necessary to accomplish the Project.

B. Population Density

Population density is not expected to be significantly affected by the Project. The Project Site has a commercial building located thereon, which will remain on the Project Site after the project is completed. The Project will bring more business to the Project Site, but is not expected to significantly increase population density.

C. Land Coverage

The Project Site consists of approximately 1.387 acres of land. The footprint of the improvements is approximately 15,614 ft². The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts and traffic capacity are expected to suffice.

E. Parking

The Project Site currently has off-street parking available for employees and customers.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned General Commercial (GC). The parcel will not require rezoning to permit the construction of planned improvements; the Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

EXHIBIT "D"
Cost-Benefit Analysis
Manes Way Redevelopment Project

This Cost-Benefit Analysis of the Manes Way Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #9. The Project will consist of the redevelopment of the bowling alley located at 2223 Court Street, Beatrice, Nebraska, along with all required public improvements within Redevelopment Area #9. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Manes Way Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Manes Way Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

1. Tax shifts* resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$183,860.00
b.	Estimated Completed Project Assessed Valuation:	\$1,042,315.00
c.	Estimated Increase in Valuation	\$858,455.00
d.	Estimated Annual Projected Tax Increment:	\$17,580.00

Notes:

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Manes Way Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.686636, which is the Gage County tax levy based on the*

most current information set forth on the website for the Gage County Assessor, and is subject to change.

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Manes Way Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Manes Way Redevelopment Project.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of Four Hundred Thousand Dollars (\$400,000.00) for the redevelopment of the redevelopment of the bowling alley located on the Project Site, along with all required public improvements within Redevelopment Area #9, including expenditures for eligible public improvements. It is proposed that up to approximately One Hundred Thirty-Five Thousand Eight Hundred Dollars (\$135,803.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. The impact on Beatrice Public Schools is expected to be minimal. This project will enable the Redeveloper to redevelop the bowling alley located on the Project Site, which is unlikely to have a significant impact on the number of school aged children in the community.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future without the Project. While the use of tax increment financing will defer the receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create long-

term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project is not expected to have a material impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is not anticipated to impose a burden or have a negative impact on other local area employers.

5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to One Hundred Thirty-Five Thousand Eight Hundred Dollars (\$135,803.00) in TIF to create approximately Four Hundred Thousand Dollars (\$400,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redevelopers costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

RESOLUTION NUMBER 25-____
PLANNING AND ZONING COMMISSION

WHEREAS, Gail D. Berke and Kimberly M.B. Straub, as co-trustees, and their successors in trust under the Gary D. Berke Revocable Trust dated June 7, 2011, as amended or restated from time to time (hereinafter, "Property Owner"), owner of property legally described in Exhibit "A", attached hereto and incorporated herein by reference, wishes to replat their property as Tsianna Heights Addition; and

WHEREAS, the aforementioned property lies within the city limits of the City of Beatrice; and

WHEREAS, the Property Owner has properly applied to replat the property and have paid the corresponding fees; and

WHEREAS, all prerequisites for a replat have been satisfied and the final plat has been prepared in compliance with applicable state law.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby recommends to the Beatrice City Council, that the request by the Property Owner to replat their property as Tsianna Heights Addition, be approved.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED AND ADOPTED this 2nd day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

Exhibit "A"

The South half of the Northwest Quarter (S ½ NW ¼) of Section Twenty-seven (27), Township Four (4) North, Range Six (6) East of the 6th P.M. Gage County, Nebraska, lying East of the Railroad right-of-way. EXCEPT,

Lots 1 and 2, Berke's Fifth Addition to the City of Beatrice, Gage County, Nebraska.

AND EXCEPT,

Lots 1, 2, 4, and 5, Christenson's Second Addition to the City of Beatrice, Gage County, Nebraska,

AND EXCEPT;

Commencing at the Southwest (SW) corner of Christenson's Second Addition to Beatrice, thence West along the North line of Dorsey Avenue extended, 430 feet, thence due North 200 feet, thence due East 430 feet to the Northwest (NW) corner of said Christenson's Second Addition, thence South along the West line of said Addition 200 feet to the place of beginning, being a part of the South Half of the Northwest Quarter (S ½, NW ¼) of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska,

AND EXCEPT;

Commencing at the Northwest corner of Christenson's Second Addition to Beatrice, thence West parallel to and 200 feet North of the North line of Dorsey Avenue, 430 feet; thence North at right angles a distance of 100 feet; thence East at right angles a distance of 430 feet; thence South at right angles a distance of 100 feet to the point of beginning, being a part of the South half of the Northwest Quarter (S ½ NW ¼) of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska.

AND EXCEPT,

Lots 1,2,3 and Outlot A, Birchwood Estates Retirement Village Addition to the City of Beatrice, Gage County, Nebraska,

AND EXCEPT;

Dorsey Avenue Addition to the City of Beatrice, Gage County, Nebraska.

NOTE: Exceptions are now platted. See Book 192, Page 114 & Book 243, Page 484 for original metes and bounds.

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.223.5252
community@beatrice.ne.gov



REVIEW NUMBER: _____

SUBDIVISION PRELIMINARY PLAT APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): Gail Berke

Name(s): _____

Address: 910 DORSEY ST BEATRICE, NE 68310

Address: _____

Phone: 402-239-1794

Phone: _____

Email: gailberke@vne.com

Email: _____

PROPOSED PROJECT DETAILS

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: R-2 Proposed Zone: R-2 Lot(s): 1 Block: 1 Addition: Tsianna Heights

Legal Description: Located on a part of the South Half of the Northwest Quarter of Section 27, Township 4 North, Range 6 East, of the 6th P.M., Gage County, Nebraska

Description of Proposed Changes: Non-Descript ground to be platted as, "Tsianna Heights Addition"

List Exhibits or Plans Submitted: Preliminary Plat, Current Tax Statements, Surrounding Property Owners, Deed

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Gail Berke
Signature

8/8/25
Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$150.00 Received By: Chet McGinnis Date: 8/8/2025

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: _____ Date: 8/8/2025

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. Approved Denied

Mayor: _____ Date: _____

City Clerk: _____ Date: _____

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.223.5252
community@beatrice.ne.gov



REVIEW NUMBER: _____

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): Gail Berke Name(s): _____
Address: 910 DORSEY ST BEATRICE, NE 68310 Address: _____
Phone: _____ Phone: _____
Email: _____ Email: _____

PROPOSED PROJECT DETAILS

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: R-2 Proposed Zone: R-2 Lot(s): Lot 1 Block: 1 Addition: Tsianna Heights
Legal Description: Located on a part of the South Half of the Northwest Quarter of Section 27, Township 4 North, Range 6 East, of the 6th P.M., Gage County, Nebraska

Description of Proposed Changes: _____

List Exhibits or Plans Submitted: Final Subdivision Plat Mylar

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

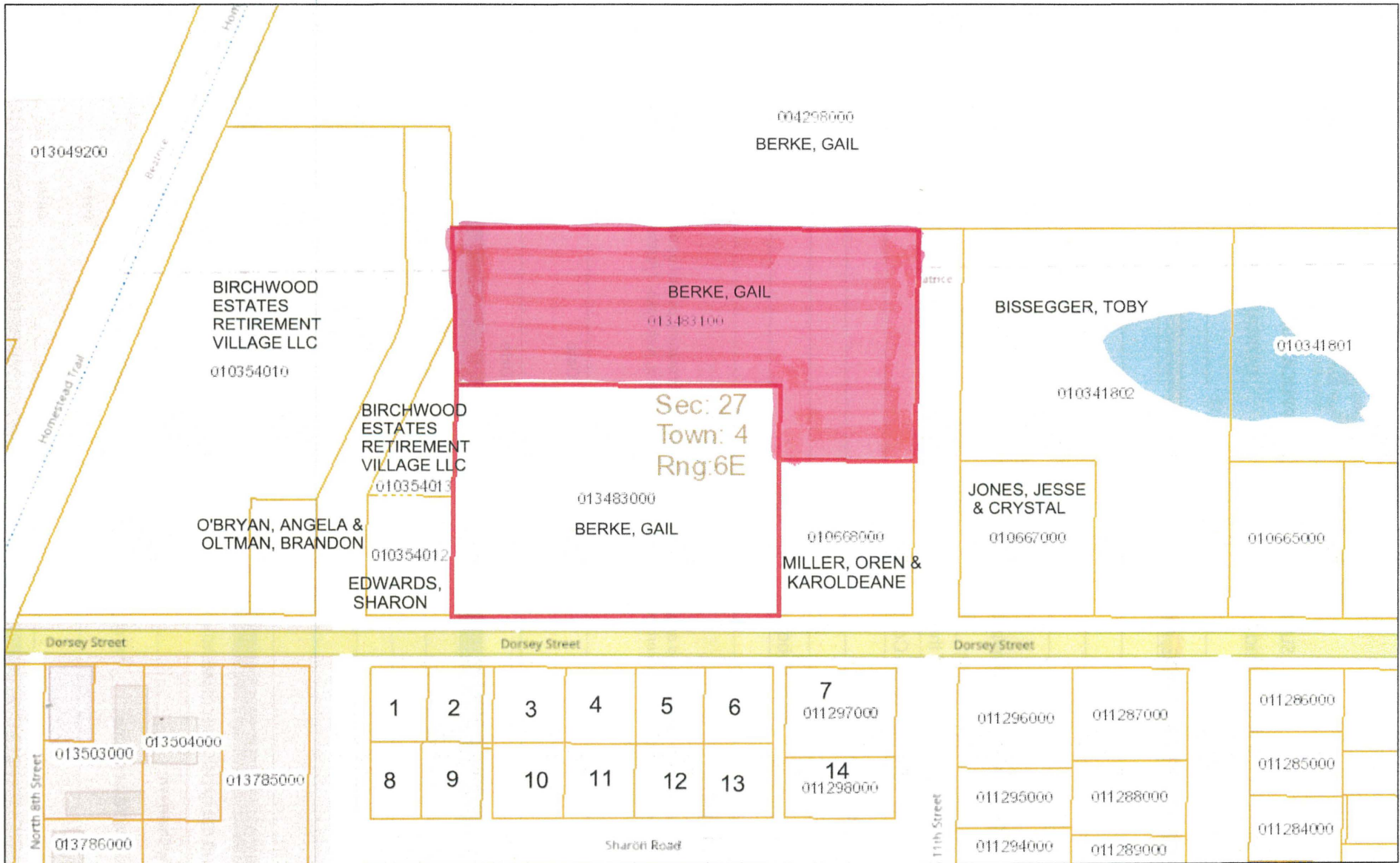
Signature _____ Date _____
Signature _____ Date _____

OFFICE USE ONLY

Application Fee: \$150.00 Received By: _____ Date: _____
Comments: _____
City Engineer: _____ Date: _____
Com Dev Director: _____ Date: _____

RECOMMENDATIONS

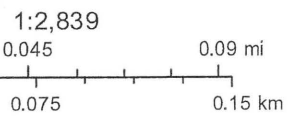
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this _____ day of _____, 20____. Approved Denied
Planning and Zoning Chairman: _____ Date: _____
CITY COUNCIL RECOMMENDATION this _____ day of _____, 20____. Approved Denied
Mayor: _____ Date: _____
City Clerk: _____ Date: _____



Sec: 27
Town: 4
Rng: 6E

August 4, 2025
16:17 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.



- Parcels
- Sections

- | | | | |
|--------------------------------|------------------------------------|-------------------------------|--------------------------------------|
| 1: SPADY, DAVID J & CONNIE J | 4: HAMILTON, JACOB & CHELSY | 7: FRUEHLING, RAYMOND & SALLY | 10: SMITH, DANIEL & REBECCA |
| 2: WILLNERD, JEFFREY L & JOANN | 5: ZIMMERMAN, CHARLES L & JANET S | 8: WHITE, LESLIE L JR | 11: BILLESBACH, JOSEPH L |
| 3: GINGERY, ANNE JEAN | 6: EICHENBERGER, SHANE C & JAMIE L | 9: CORTER, ROBERT W | 12: BUSS, ALVIN V & BARBARA A |
| | | | 13: MCGRURY, CHESTER W III & KERRI J |
| | | | 14: PARDE, CLARENCE A & JOYCE I |

Tsianna Heights Addition to the City of Beatrice, Nebraska

Located on a part of the South Half of the Northwest Quarter of Section 27, Township 4 North, Range 6 East, of the 6th P.M., Gage County, Nebraska

DEDICATION

Tsianna Heights Addition, located on a part of the South Half of the Northwest Quarter of Section 27, Township 4 North, Range 6 East, of the 6th P.M., Gage County Nebraska, and being more particularly described by metes and bounds as follows:

For the purpose of the legal description, the basis of bearings is the South line of the Northwest Quarter of said Section 27, having an assumed reference bearing of N 88°06'25" E.

Referring to the West Quarter Corner of said Section 27; thence easterly N 88°06'25" E, on the South line of the Northwest Quarter of said Section 27, 1333.64 feet, to a point of intersection with the southerly extension of the East line of Birchwood Estates Retirement Village Addition; thence northerly N 01°53'17" W, on said line, 33.00 feet to a point of intersection on the North Right of Way line of Dorsey Street, said point also being on "LS 638" Copied Rebar marking the Southwest Corner of Lot 3, Birchwood Estates Retirement Village Addition, said Corner also being the Point of Beginning; thence continuing northerly N 01°53'17" W, on the East line of said Birchwood Estates Retirement Village Addition, 500.00 feet; thence easterly N 88°06'25" E, on the westerly extension of the North line of Berke's Fifth Addition, 600.33 feet, to on "LS 638" Copied Rebar marking a point of intersection with the West Right of Way line of 11th Street; thence southerly S 01°49'44" E, on said Right of Way line, 299.81 feet to on "LS 638" Copied Rebar marking the Northwest Corner of Lot 5, Christenson's Second Addition; thence westerly S 88°02'23" W, on the North line of said Lot 5, 177.01 feet, to a 1/2" Pipe marking the Northwest Corner of said Lot 5; thence southerly S 02°25'19" E, on the West line of said Lot 5, 200.68 feet, to a 1/2" Pipe marking the Southwest Corner of said Lot 5, said Pipe also being a point of intersection on the North Right of Way line of Dorsey Street; thence westerly S 88°02'23" W, on said Right of Way line 424.88 feet, to on "LS 638" Copied Rebar marking the Southwest Corner of Lot 3, Birchwood Estates Retirement Village Addition, said Corner also being the True Point of Beginning.

Containing a calculated area of 6.081 acres or 264,888.36 square feet, more or less. Subject to all easements, Restrictions and Reservations of record.

EASEMENTS:

The utility easements shown hereon are hereby dedicated for public use, as well as Easements of Record.

STREETS:

Streets shown on this plot and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

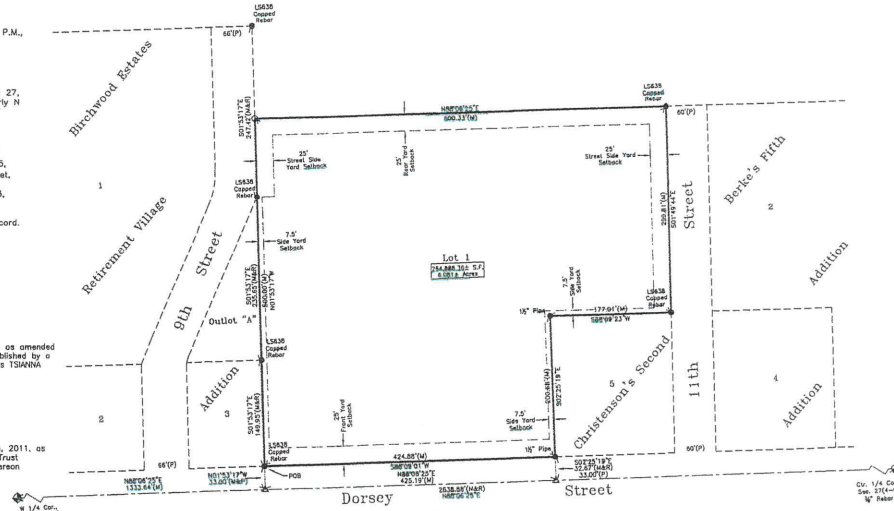
Gail S. Berke, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, on undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner of the property hereon described as TSIANNA HEIGHTS ADDITION, have caused these presents to be signed this _____ day of _____, 2025.

Gail S. Berke, co-trustee

IN TESTIMONY WHEREOF:

Kimberly M.B. Straub, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, on undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner of the property hereon described as TSIANNA HEIGHTS ADDITION, have caused these presents to be signed this _____ day of _____, 2025.

Kimberly M.B. Straub, co-trustee



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF GAGE

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by Gail S. Berke, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, an undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF GAGE

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by Kimberly M.B. Straub, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, an undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner.

Notary Public

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plot of TSIANNA HEIGHTS ADDITION, is hereby approved this _____ day of _____, 2025.

Chairperson

Secretary

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plot of TSIANNA HEIGHTS ADDITION is hereby approved this _____ day of _____, 2025.

Mayor

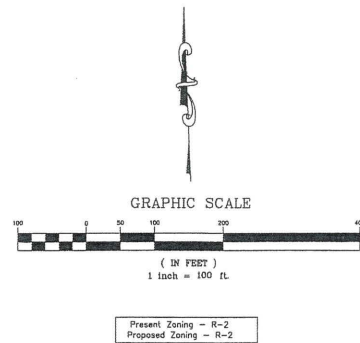
City Clerk

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve this plot.

James Burroughs

Date



Section Corner Description Section 27, T4N, R6E, of the 6th P.M.

- W 1/4 Cor.,
Found "X" Rebar 6" deep in Survey Monument Well.
- 42.37'-SE to Mag nail and shiner NE side PP
- 66.75'-SW to dimple, 1.5' above base NW side traffic signal pole
- 62.32'-NE to dimple, 1.5' above base NW side traffic signal pole
- 71.05'-NW to dimple, 1.5' above base NE side traffic signal pole
- Center 1/4 Cor.,
Found "X" Rebar at surface of concrete.
- 44.75'-SSW to chiseled "+" w side cover ring storm sewer inlet
- 38.11'-NW to chiseled "+" SE side cover ring storm sewer inlet
- 39.96'-SW to nail and shiner NW side telephone cable pole
- On CL intersection Dorsey Street and 13th Street South

All Bearings are Assumed

Legend

- ◆ = Section, Quarter, or Sixteenth Cor. Fnd.
- = Cor. Fnd.
- = Cor. Set
- ⊕ = Rebar #LS638 plastic cap, unless otherwise noted.
- (M) = Meas. Dist.
- (P) = Plat. Dist.
- (D) = Dead Dist.
- (R) = Record Dist.
- (Δ) = Temp Point

SURVEYOR'S CERTIFICATE

I, Chris Witulski, a Registered Professional Land Surveyor under the laws of the State of Nebraska, hereby certify that the foregoing survey was executed by me, or under my personal supervision. Permanent corners will be placed at all missing or renumbered corners, as shown hereon, within 30 days from approval of the Final Plat by the City of Beatrice City Council.

Chris Witulski - NE LS 638

Date - JUN 4 2024

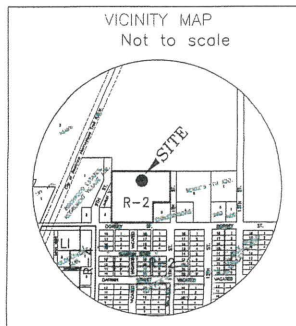
FILED FOR RECORD

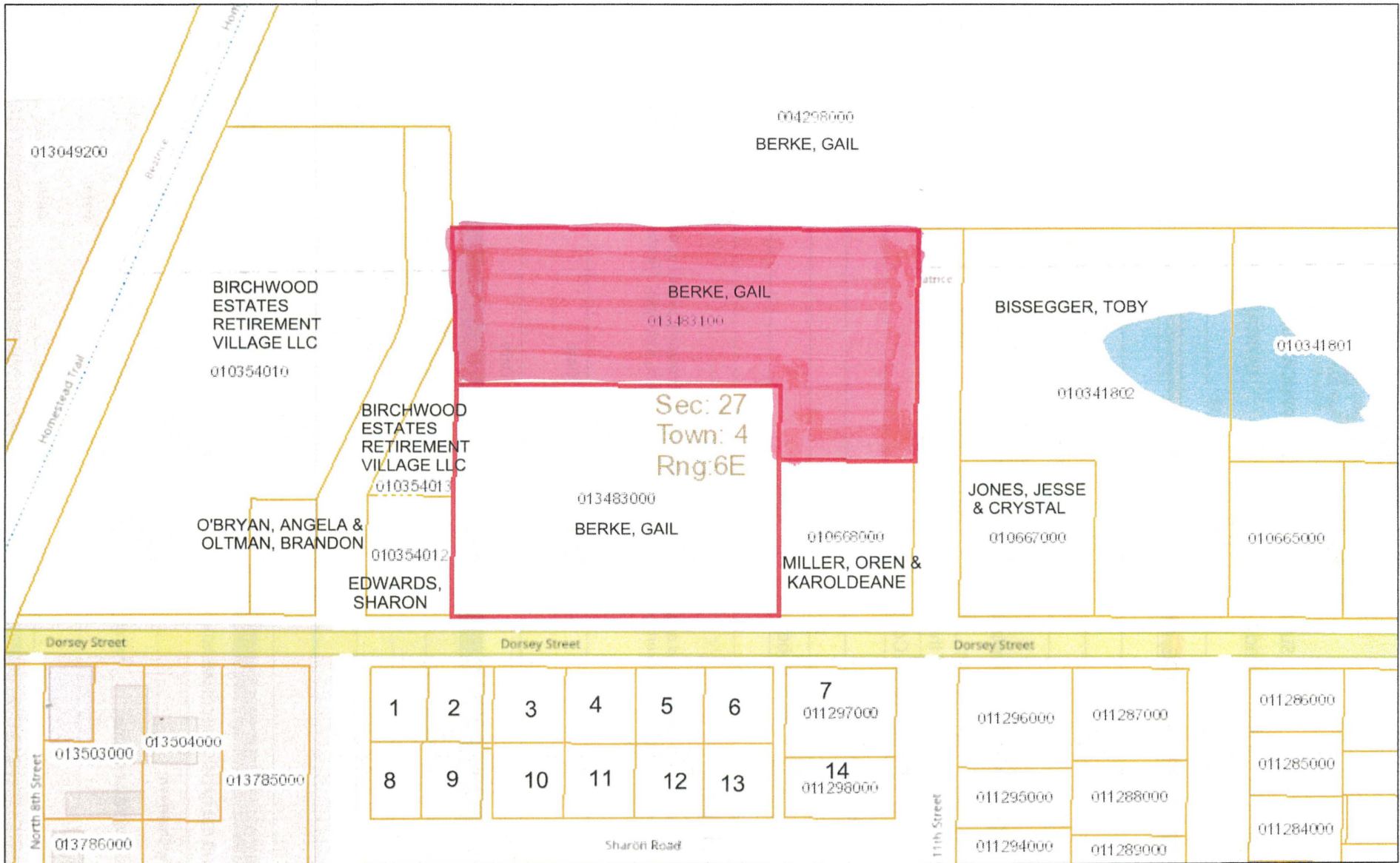
STATE OF NEBRASKA } S.S.
COUNTY OF GAGE

The foregoing plot was filed for Record and entered in Numerical index on the _____ day of _____, 2025, at _____ o'clock _____ m., and recorded as instrument No. _____

Register of Deeds

Deputy





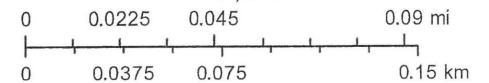
August 4, 2025
16:17 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,839

- Parcels
- Sections

- | | | | |
|--------------------------------|------------------------------------|-------------------------------|--------------------------------------|
| 1: SPADY, DAVID J & CONNIE J | 4: HAMILTON, JACOB & CHELSY | 7: FRUEHLING, RAYMOND & SALLY | 10: SMITH, DANIEL & REBECCA |
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| | | | 14: PARDE, CLARENCE A & JOYCE I |



Tsianna Heights Addition to the City of Beatrice, Nebraska

Located on a part of the South Half of the Northwest Quarter of Section 27, Township 4 North, Range 6 East, of the 6th P.M., Gage County, Nebraska

DEDICATION

Tsianna Heights Addition, located on a part of the South Half of the Northwest Quarter of Section 27, Township 4 North, Range 6 East, of the 6th P.M., Gage County Nebraska, and being more particularly described by metes and bounds as follows:

For the purpose of the legal description, the basis of bearings is the South line of the Northwest Quarter of said Section 27, having an assumed reference bearing of N 88°06'25" E.

Referring to the West Quarter Corner of said Section 27; thence easterly N 88°06'25" E, on the South line of the Northwest Quarter of said Section 27, 1333.64 feet, to a point of intersection with the southerly extension of the East line of Birchwood Estates Retirement Village Addition; thence northerly N 01°53'17" W, on said line, 33.00 feet to a point of intersection on the North Right of Way line of Dorsey Street, said point also being on "LS 638" Copied Rebar marking the Southwest Corner of Lot 3, Birchwood Estates Retirement Village Addition, said Corner also being the Point of Beginning; thence continuing northerly N 01°53'17" W, on the East line of said Birchwood Estates Retirement Village Addition, 500.00 feet; thence easterly N 88°06'25" E, on the westerly extension of the North line of Berke's Fifth Addition, 600.33 feet, to on "LS 638" Copied Rebar marking a point of intersection with the West Right of Way line of 11th Street; thence southerly S 01°49'44" E, on said Right of Way line, 299.81 feet to on "LS 638" Copied Rebar marking the Northwest Corner of Lot 5, Christenson's Second Addition; thence westerly S 88°02'23" W, on the North line of said Lot 5, 177.01 feet, to a 1/2" Pipe marking the Northwest Corner of said Lot 5; thence southerly S 02°25'19" E, on the West line of said Lot 5, 200.68 feet, to a 1/2" Pipe marking the Southwest Corner of said Lot 5, said Pipe also being a point of intersection on the North Right of Way line of Dorsey Street; thence westerly S 88°02'23" W, on said Right of Way line 424.88 feet, to on "LS 638" Copied Rebar marking the Southwest Corner of Lot 3, Birchwood Estates Retirement Village Addition, said Corner also being the True Point of Beginning.

Containing a calculated area of 6.081 acres or 264,888.36 square feet, more or less. Subject to all easements, Restrictions and Reservations of record.

EASEMENTS:

The utility easements shown hereon are hereby dedicated for public use, as well as Easements of Record.

STREETS:

Streets shown on this plot and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

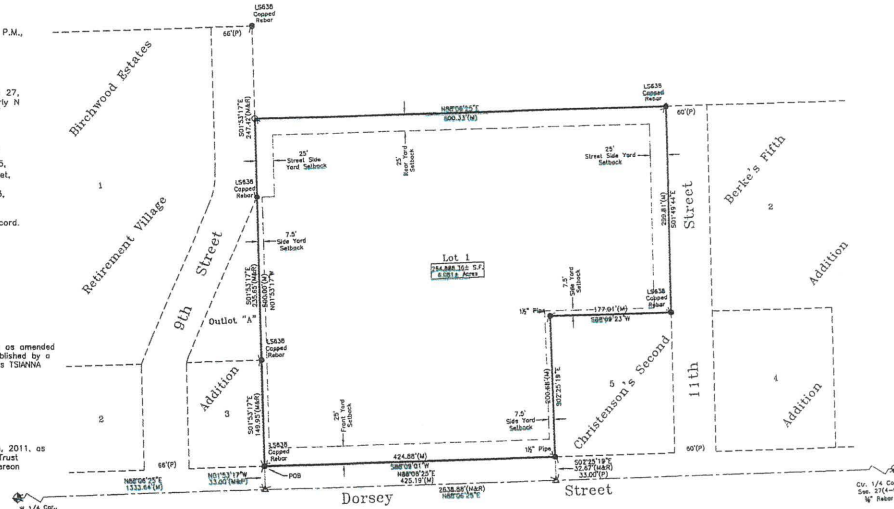
Gail S. Berke, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, on undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner of the property hereon described as TSIANNA HEIGHTS ADDITION, have caused these presents to be signed this _____ day of _____, 2025.

Gail S. Berke, co-trustee

IN TESTIMONY WHEREOF:

Kimberly M.B. Straub, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, on undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner of the property hereon described as TSIANNA HEIGHTS ADDITION, have caused these presents to be signed this _____ day of _____, 2025.

Kimberly M.B. Straub, co-trustee



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF GAGE } S.S.

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by Gail S. Berke, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, an undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF GAGE } S.S.

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by Kimberly M.B. Straub, as co-trustee, and their successors in trust under the Gory D. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended and restated from time to time, an undivided one half interest; and as co-trustee, and their successors in trust under the Gail S. Berke Revocable Trust established by a written instrument dated June 7th, 2011, as amended or restated from time to time, an undivided one half interest, owner.

Notary Public

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plot of TSIANNA HEIGHTS ADDITION, is hereby approved this _____ day of _____, 2025.

Chairperson

Secretary

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plot of TSIANNA HEIGHTS ADDITION is hereby approved this _____ day of _____, 2025.

Mayor

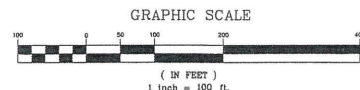
City Clerk

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve this plot.

James Burroughs

Date



Present Zoning - R-2
Proposed Zoning - R-2

Section Corner Description Section 27, T4N, R6E, of the 6th P.M.

- W 1/4 Cor.,
Found "X" Rebar 6" deep in Survey Monument Well.
- 42.37'-SE to Mag nail and shiner NE side PP
- 66.75'-SW to dimple, 1.5' above base NW side traffic signal pole
- 62.32'-NE to dimple, 1.5' above base NW side traffic signal pole
- 71.05'-NW to dimple, 1.5' above base NE side traffic signal pole
- Center 1/4 Cor.,
Found "X" Rebar at surface of concrete.
- 44.75'-SSW to chiseled "+" w side cover ring storm sewer inlet
- 38.11'-NW to chiseled "+" SE side cover ring storm sewer inlet
- 39.96'-SW to nail and shiner NW side telephone cable pole
- On CL intersection Dorsey Street and 13th Street South

All Bearings are Assumed

Legend

- ◆ = Section, Quarter, or Sixteenth Cor. Fnd.
- = Cor. Fnd.
- = Cor. Set
- ⊕ = Rebar #LS638 plastic cap, unless otherwise noted.
- (M) = Meas. Dist.
- (P) = Plat. Dist.
- (D) = Dead Dist.
- (R) = Record Dist.
- (Δ) = Temp Point

SURVEYOR'S CERTIFICATE

I, Chris Witulski, a Registered Professional Land Surveyor under the laws of the State of Nebraska, hereby certify that the foregoing survey was executed by me, or under my personal supervision. Permanent corners will be placed at all missing or re-located corners, as shown hereon, within 30 days from approval of the Final Plat by the City of Beatrice City Council.

Chris Witulski - NE LS 638

Date - JUN 30 2024

FILED FOR RECORD

STATE OF NEBRASKA }
COUNTY OF GAGE } S.S.

The foregoing plot was filed for Record and entered in Numerical Index on the _____ day of _____, 2025, at _____ o'clock _____ m., and recorded as instrument No. _____

Register of Deeds

Deputy

