

VILLAGE OF HEMINGFORD
BOARD OF TRUSTEES – PUBLIC HEARING MINUTES

September 2, 2026 – 6:00 p.m.
700 Box Butte Ave., Hemingford, NE 69348

Pledge of Allegiance

The meeting opened with the Pledge of Allegiance.

Opening Prayer

Given by Trustee Frost.

Call to Order

Chairman Wacker called the Public Hearing to order at 6:00 p.m.

Roll Call

Present:

- Wacker – Present
- Frost – Present
- Smith – Present
- Hunter – Present
- Mahony – Present

A quorum was established.

Public Meeting Information

Public meeting information was announced.

1. Open Public Hearing

Chairman Wacker opened the Public Hearing at **6:03 p.m.**

2. Conduct Public Hearing – Downtown Revitalization Project

Trustee Smith abstained from discussion due to a conflict of interest, as she may apply for grant funds if awarded.

Discussion Summary:

Chairman Wacker read the official project description: The Village of Hemingford, Box Butte County, Nebraska, is preparing to implement commercial rehabilitation activities to address slum and blight conditions within the downtown business district through a Downtown Revitalization Project. The Project Area encompasses all commercially eligible properties within the

incorporated limits of the Village of Hemingford. All eligible properties within the Project Area are commercially zoned and privately owned.

Project costs are estimated at \$285,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) of \$250,000 from the Nebraska Department of Economic Development, with matching funds from participating businesses in the amount of \$83,333.33.

The project will be eligible to rehabilitate 5–10 potential businesses in Hemingford's business district and historic downtown. Activities may include: restoration, renovation, replacement, or reconstruction of siding, signage, awnings, windows, permanent lighting, or doors; brick, stucco, masonry, and exterior surface repair or restoration for the purpose of historic preservation; repair, restoration, or installation of historic decorative details and other design features such as pediments, cornices, lintels, and bulkheads; and correction of municipal code violations, tree removal, painting when combined with window replacement or the repair or restoration of brick, stucco, or other exterior surfaces, and other similar façade improvements.

David Wenko of PADD provided a detailed overview of the grant application process:

- The application is due September 15.
- Approximately 75% of the application is complete.
- PADD will serve as the primary project administrator if the grant is awarded.
- The Village Administrator will act as a liaison between PADD, the CRA, and the public.
- The CRA will review and approve individual project applications after David's initial inspection.

David asked the Board whether they wished to set a maximum reimbursement amount per project.

Public Comments:

- **Dan Anderson (resident):** Asked whether his newly purchased downtown building would qualify. David explained that eligibility depends on commercial zoning and compliance with State Historical Preservation Office requirements.
- **Joni Jespersen (resident):** Expressed concern that adding a monetary cap might complicate the process and felt it was unnecessary.

Board Decision:

After discussion, the Board agreed to set a \$100,000 reimbursement cap, which would cap total project cost at \$133,333.33.

3. Close Public Hearing

Public Hearing closed at 6:24 p.m.

4. Resolution 2026-09 – Authorization for CEO to Sign CDBG Application

Chairman Wacker read Resolution 2026-09: A RESOLUTION OF THE VILLAGE OF HEMINGFORD, NEBRASKA, AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR CDBG FUNDS, EFFECTIVE AS OF THE DATE OF APPROVAL.

Motion: Mahony to approve Resolution 2026-09 allowing Chairman Wacker to sign all paperwork needed for the grant application process.

Second: Hunter

Vote: Wacker–Y, Frost–Y, Smith–Abstain, Hunter–Y, Mahony–Y

5. Public Comment

No public comment was offered.

Executive Session

The Board did not enter executive session.

Adjournment

Motion: Mahony made a motion to adjourn.

Second: Hunter seconded the motion.

Vote: All Board Members voted Yes.

Adjourned at: 6:27 p.m.

Attest:



Kyle Huss, Administrator/Clerk/Treasurer



Rick Wacker, Chairman



