

Daniel Lukat, President

Central Park Tower Resident Council

centralparktower.org

1511 Farnam Street, Apt. 202

Omaha, NE 68102

Phone: (402) 203-4636

Email: 1991DogCat@gmail.com

U.S. Department of Housing and Urban Development

Office of Inspector General

451 7th Street SW

Washington, DC 20410

Date: July 12, 2026

RE: HUD Financial Fraud in Omaha

Dear HUD Office of Inspector General,

1. I am the president of the Central Park Tower Resident Council established in 2023.
2. CPT Burt Apartments 23 LLC (a Nebraska limited liability company) owns both Central Park Tower at 1511 Farnam St., Omaha, NE 68102 and the Burt Apartments (also referred to as Burt Street Apartments) at 3011, 3021, and 3031 Burt St., Omaha, NE 68131. Our board represents both properties.
3. The project involved tax-exempt bond financing through the Omaha Housing Authority and investor participation (e.g., National Equity Fund / NEF as a limited partner/investor in the LIHTC structure).
4. No public “placed-in-service” (PIS) has been located, but given the 2023 financing timeline and current operations (2025–2026), it is in the stabilized/post-rehab compliance phase of both the LIHTC and HUD PBRA programs.
5. Management has transitioned (previously Cohen-Esrey/Seldin; and since April 2026 by Premier Housing Management & Development / PHMD). Premier Housing Management, LLC; Address: 755 Selby Avenue, Suite A, Saint Paul, MN 55104; Phone: (651) 815-0665.
6. Both properties are showing waitlist status rather than immediate vacancies.
7. As the Resident Council, we do not have access to the HUD TRACS system to verify residents. However, we have two points to make to the OIG: 1) At CPT we note that we are at 10% vacant apartments (management has indicated to the Board that they do not have funds available to vacate or bring apartments up to rentable status); 2) Burt Street has had numerous ICE interventions in the past year with subsequent “vacancies.”

8. Past and present management has made it impossible for the Board to meet and have denied a meeting space in the community space, denied funding commensurate with rules of a HUD board, and frustrated all efforts to make the owner and management adhere to their responsibilities under LIHTC and HUD PBRA programs. We have and will detail these infractions in further detail at a later date.
9. We have been informed through various sources that management/owner continue to receive HUD/Government and other funding based upon fraudulent “ghost” residents and residents who are not natives or legal residents of the United States of America.
10. Therefore, we are respectively demanding a financial audit of the management and ownership of these aforementioned properties. This is necessary in order to assure the safety and quality of life of the residents.

Sincerely,

Daniel Lukat

President, Central Park Tower Resident Council

CC:

CPT Burt Apartments 23 LLC

Premier Housing Management, LLC

HUD Omaha

CMS, Washington State

Hon. Senator Fischer

Hon. Senator Ricketts

Omaha Mayor

ICE

Cohen-Esery

Seldin Corp.