

Central Park Tower Resident Council

1511 Farnam Street
Omaha, Nebraska 68102
cptresidentcouncil@gmail.com

October 1, 2026

CPT Burt Apartments 23 LLC
c/o CSC-Lawyers Incorporating Service Company
233 South 13th Street, Suite 1900
Lincoln, Nebraska 68508

And to: Aaron Metz, Edgemark, ametz@edgemark.com

Re: Demand for resident participation funds

Properties: Central Park Tower, 1511 Farnam Street, and Burt Street Apartments, 3021 and 3031
Burt Street, Omaha, Nebraska

Program: HUD RAD Project-Based Rental Assistance

To the Owner:

The Central Park Tower Resident Council is a resident-established organization. It meets regularly, operates democratically, represents the residents, and is independent of the owner and management. The Board was first elected August 19, 2024. Management was present at that meeting, and a demand for resident participation funds was put forth in writing to management and the owner. On or about September 18, 2026, after an ad hominem attack on the Secretary received from management, the Board voted 4–0 to retain Steven J. Donahue as Secretary. He did not vote. That vote rejected the attack and the unfounded assertions in it. The Secretary prepares minutes and notices as directed by the Board and does not set Council policy.

This is a written demand for the resident participation funds required at a RAD PBRA property. The owner must provide \$25 per occupied unit per year for resident participation. At least \$15 per occupied unit must be provided to the legitimate resident organization. The owner may use no more than \$10 per occupied unit to administer those activities. The obligation covers every occupied unit in the covered project, and any unit that would have been occupied but for temporary relocation. Residents must request the funds in writing. This letter is that request. It is a further written request, after the demand put forth in writing to management and the owner at the August 19, 2024 meeting.

The Council demands the resident share, \$15 per occupied unit, for Central Park Tower and for Burt Street Apartments, from the first Board meeting on August 19, 2024, through the date of payment, and each year after. If HUD treats a funding year as due in full once a legitimate organization exists during that year, the Council demands the full funding year for 2024, 2025, and 2026, not a proration. The prorated sum is the minimum.

Please pay, or account, as follows.

1. State the occupied-unit count, by month, for Central Park Tower and for Burt Street Apartments from August 2024 through the present.
2. Compute \$15 per occupied unit for that period, and the \$25 set-aside.
3. Pay the resident share to the Council, or to an account the Council controls. In the alternative, management may handle the funds, provided the Council receives a written accounting and the funds are used only for eligible resident participation activities.
4. Produce the books: amounts set aside, amounts spent, and any sum the owner claims as the \$10 administrative share.
5. Execute a written agreement on eligible uses, requests, and accounting. Eligible uses include outreach, resident information, training, elections, and planning on safety, management, and property conditions.
6. Confirm that unused resident participation funds from before the RAD conversion remain available.
7. Provide a current roster of residents of Central Park Tower and of Burt Street Apartments, limited to name, unit number, and unit mailing address, so the Council can give notice of meetings by hand and by mail. This request is made to carry out the contact, door-to-door, and leaflet rights in 24 CFR § 245.115(a)(2), (4), and (5). Do not include Social Security numbers, income, telephone numbers, or medical information. If the roster is refused, the Council will give notice by leaflet at each door, which § 245.115 already requires the owner to allow.

Central Park Tower has 64 units. Burt Street must be counted the same way. Do not answer for one building and omit the other.

Please respond in writing within fourteen days, by October 15, 2026, with the unit counts, the computation, and a date for payment and for the written agreement. Direct the response to the President Apt. 202 and at cptresidentcouncil@gmail.com, and to the Secretary at 1511 Farnam Street, Apt. 110.

This demand is not a waiver of the October 24, 2026 Community Room date, the October 30, 2026 meeting, or the September 30, 2026 response on Council speech.

Daniel Lukat
President, Apt. 202

Steven J. Donahue
Secretary, Apt. 110

cc: Premier / PHMD; HUD Office of Housing, Omaha; CMS / RCC mailbox