

Central Park Tower Resident Council

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

October 2, 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 RAD conversion accounting and location of six Gardyn units

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:

This demand is separate from the October 1, 2026 demand for resident participation funds. It asks for the RAD upgrade accounting, and for the location of six Gardyn units bought as part of that upgrade and last seen in the Community Room at 1511 Farnam Street.

Please produce the following within fourteen days, by October 16, 2026.

1. The RAD Conversion Commitment and the final sources and uses for Central Park Tower and for Burt Street Apartments.
2. The rehab scope of work, and any change order, for the Community Room and common areas.
3. The line item, invoice, vendor, cost, and serial numbers for the six Gardyn units.
4. The completion certification submitted to HUD.
5. Where the six units are now. If they were moved, the date, the location, and the name of the person who authorized the move. If they are missing, the police report number and the insurance claim number.
6. The current project statement for reserve and rehab accounts, sufficient to show whether the RAD work was paid and whether unpaid vendor bills remain.

Do not answer for one building and omit the other. Do not treat this as a request for tenant files. Direct the response to the President at 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 15, 2026 funding response, the October 24, 2026 Community Room date, or the October 30, 2026 meeting.

Daniel Lukat
President, Apt. 202

Steven J. Donahue
Secretary, Apt. 110

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