

October 6, 2026

Steven J. Donahue, Secretary, Apt. 110
Daniel Lukat, President, Apt. 202
Central Park Tower Resident Council
1511 Farnam Street
Omaha, Nebraska 68102
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(402) 889-9047

HUD Office of Inspector General
Hotline
2415 Eisenhower Avenue
Alexandria, VA 22314

Re: Conversion-funds referral
Central Park Tower and Burt Street Apartments (RAD)
1511 Farnam Street, Omaha, Nebraska 68102
Owner: CPT Burt Apartments 23 LLC
REMS 800013547 and 800256092

This letter is a fraud, waste, and abuse referral. It is not a request for a physical reinspection. That request is filed separately with HUD Multifamily.

RAD conversion funds were used, or were claimed to have been used, for the Community Room, common-area equipment including six Gardyn units, appliances, and a surveillance system. The Community Room is locked and stripped. The six Gardyn units were last seen there. No invoice, serial number, or current location has been produced. Stoves paid for in the same work do not boil water. Cameras paid for in the same work are not in use. A security number formerly given to residents is no longer answered.

On October 2, 2026, the Resident Council asked the owner, in writing, for the RAD Conversion Commitment, the sources and uses, and the completion certification. No answer. A FOIA request for the same file was sent to FOIA@hud.gov. Douglas County District Court, CI 26-7666, ordered the Community Room restored by October 24, 2026. The room remains closed.

Please determine whether conversion funds were drawn for goods that are missing or for work that was not left in place. The October 2 demand is attached. Photographs of the locked room are available on request. They are not attached to this referral.

Respectfully,

Steven J. Donahue, Secretary, Apt. 110
Daniel Lukat, President, Apt. 202
Central Park Tower Resident Council