OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority Crown Tower | 5904 Henninger Drive | Omaha, NE 68104
October 1, 2026 | 8:30 a.m.

STAFF PRESENT: Joanie Balk, Brian Hansen, Ashley Zahm, Susan Gilroy, Latina Jackson, Sal Issaka, Shannon Mahnke, Michelle Therkildsen, Philisa Smith, Joy Kayode

The meeting was called to order at 8:38a.m.

CALL TO ORDER:

1. Announcement of Open Meetings Act

The meeting falls under the Open Meetings Act and copies of the law are available.

2. Roll Call

Commissioners Present:
Tony Veland
Jennifer Taylor
Dontania Petrie
Anna Caro
Christine Johnson

Commissioners Absent:
David Levy, Chair
Joel Dougherty, Vice Chair
Keenya Barnes-Heyward
Abdi Salad Hussein

3. Public Comments

Commissioner Taylor questioned if there were any public comments. There were no public comments received.

REPORT OF THE CHIEF EXECUTIVE OFFICER:

Ms. Balk discussed efforts by Senator McKinney to encourage the City of Omaha to adopt ordinances related to the Omaha Housing Authority's participation in the City's rental registration and code enforcement programs. Ms. Balk noted that OHA is already compliant with and actively participates in these requirements.

CONSENT AGENDA ITEMS FOR CONSIDERATION:

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

4. Minutes of Previous Regular Board Meeting (September 3, 2026)

Commissioner Taylor stated that the only item on the Consent Agenda is the minutes of the last meeting.

MOTION by Commissioner Johnson, seconded by Commissioner Caro, to approve the Consent Agenda.
Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye

ADDITIONAL AGENDA ITEMS FOR CONSIDERATION

5. Resolution 2026- 71 Hazardous Material Consulting Contract, Renewal

Mr. Karl explained this resolution is to extend and increase the amount with Terracon Consulting.

MOTION by Commissioner Veland, seconded by Commissioner Johnson, to approve Resolution 2026-71 Hazardous Material Consulting Contract, Renewal

Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye

6. Resolution 2026-72 Group Health Insurance & Other Employee Benefits, Renewal

Ms. Jackson explained this resolution is a recommendation to renew OHA's group health insurance program and other employee benefits for the 2027 plan year. The proposed Medica renewal reflects a premium increase of approximately 13.9%. Ms. Jackson noted this increase is consistent with current healthcare market trends and increased medical costs.

MOTION by Commissioner Johnson, seconded by Commissioner Petrie, to approve Resolution 2026-72 Group Health Insurance & Other Employee Benefits, Renewal

Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye

7. Resolution 2026-73 FY2027 Annual Plan

Ms. Balk explained that the Annual Plan includes status updates on OHA's progress on it's goals, as well as a statement on certain policy changes and major activities planned for next year. Ms. Balk explained that OHA staff held a public hearing and also informed the Resident Advisory Board, OHA's Central Advisory Committee (CAC). OHA staff met with the CAC on September 3, 2026 regarding the draft Annual Plan. Commissioner Taylor questioned if there were any public comments at the public hearing. Ms. Balk answered there were none.

MOTION by Commissioner Veland, seconded by Commissioner Johnson, to approve Resolution 2026-73 FY2027 Annual Plan

Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye

8. Resolution 2026-74 Bond Issuance for Kay Jay Tower

Mr. Hansen explained that this resolution, as well as Resolution 2026-75 allows the Omaha Housing Authority (OHA) to issue bonds to help finance the rehabilitation and preservation of Kay Jay Tower and Florence Tower through the RAD (Rental Assistance Demonstration) conversion process.

MOTION by Commissioner Johnson, seconded by Commissioner Petrie, to approve Resolution 2026-74 Bond Issuance for Kay Jay Tower
Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye

9. Resolution 2026-75 Bond Issuance for Florence Tower
Mr. Hansen explained this resolution is similar to Resolution 2026-74.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2026-75 Bond Issuance for Florence Tower
Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye

DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **River City Housing Connections**
- **Compliance**
- **Financials-**Ms. Zahm presented the financial update and explained rent collection efforts.
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**
- **Quality Improvement**

NEW BUSINESS:
There was no new business.

Commissioner Taylor questioned if there was a need for executive session.

EXECUTIVE SESSION:
There was no need for executive session.

ADJOURNMENT:

MOTION by Commissioner Caro, seconded by Commissioner Johnson, to adjourn the meeting at 9:00a.m. Motion passed. Aye-5, Nay-0

Commissioner Petrie – Aye
Commissioner Veland– Aye
Commissioner Johnson– Aye
Commissioner Taylor – Aye
Commissioner Caro – Aye