OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
October 27, 2026 | 9:00 AM

STAFF PRESENT: Joanie Balk, Michelle Therkildsen, Shannon Mahnke, Joy Kayode, Ann Morrow

The meeting was called to order at 9:00 a.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:
   Joel Dougherty, Vice Chair
   Jennifer Taylor
   Christine Johnson
   Keenya Barnes-Heyward
   Anna Caro
   Dontania Petrie

   Commissioners Absent:
   David Levy, Chair
   Abdi Hussein
   Tony Veland

3. **PUBLIC COMMENTS:**

Vice Chair Dougherty questioned if there were any public comments. No public comments were received.

ACTION ITEMS FOR CONSIDERATION

4. **Resolution 2026-76 Nonstop Dental Plan & Updated Ameritas Renewal**

Ms. Jackson explained this resolution is to add NonStop Dental as an additional dental insurance option for employees enrolled in the Medical Expense Reimbursement Plan through Nonstop Health. This resolution also approves a a rate reduction from the previously approved renewal of the Ameritas dental plan for the 2027 plan year. The projected premium increase went from 14% down to 10% while maintaining the current benefit structure and coverage levels.

MOTION by Commissioner Johnson, seconded by Commissioner Petrie to approve Resolution 2026-76 Nonstop Dental Plan & Updated Ameritas Renewal
Motion passed. Aye-6, Nay-0
Commissioner Taylor – Aye
Commissioner Petrie – Aye

Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye

5. **Resolution 2026-77 Evans/Highland RAD/Section 18 Application**

Ms. Kayode explained this resolution is to approve OHA's plan for repositioning of Evans Tower and Highland Tower and authorize the submission of applications to HUD for RAD/Section 18 blend conversion.

MOTION by Commissioner Petrie, seconded by Commissioner Taylor to approve Resolution 2026-77 Evans/Highland RAD/Section 18 Application
Motion passed. Aye-6, Nay-0
Commissioner Taylor – Aye
Commissioner Petrie – Aye
Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye

6. **Resolution 2026-78 Jackson Tower RAD/Section 18 Application**

Ms. Kayode and Ms. Balk explained this resolution is similar to Resolution 2026-77, but that Jackson Tower would offer transfer of assistance to the former City View property. Ms. Balk discussed her participation in the resident meetings at Jackson Tower.

MOTION by Commissioner Barnes-Heyward, seconded by Commissioner Petrie to approve Resolution 2026-78 Jackson Tower RAD/Section 18 Application
Motion passed. Aye-6, Nay-0
Commissioner Taylor – Aye
Commissioner Petrie – Aye
Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye

7. **Resolution 2026-79 Y Street Townhomes Closing**

Ms. Kayode explained this resolution authorizes the Chief Executive Officer to execute all closing documents and related agreements necessary for the Y Street Townhomes development, which is part of the Southside Terrace redevelopment.

MOTION by Commissioner Taylor, seconded by Commissioner Barnes-Heyward to approve Resolution 2026-79 Y Street Townhomes Closing
Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye
Commissioner Petrie – Aye
Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye

ADJOURNMENT

MOTION by Commissioner Johnson seconded by Commissioner Taylor to adjourn the meeting at 9:14 a.m.
Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye
Commissioner Petrie – Aye
Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye