

Special Meeting of the Board of
Commissioners
Wednesday, October 22, 2025 7:00 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. ACTION ITEMS

4.1. Resolution 2025-105 Authorize CEO to Execute Closing of 3030 Upland Parkway

HOUSING AUTHORITY OF THE CITY OF OMAHA REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Resolution authorizing the Chief Executive Officer to execute and deliver all closing documents pertaining to the 3030 Upland Parkway development, which is a Choice Neighborhoods Initiative transaction, and authorizing the Chief Executive Officer or her designee to take such other actions as the Chief Executive Officer deems necessary to carry out this resolution and closing.

RESOLUTION NO. 2025-[]

WHEREAS, on September 15, 2022, the United States Department of Housing and Urban Development (“**HUD**”) selected the Housing Authority of the City of Omaha (“**OHA**”) and the City of Omaha to receive a Fiscal Year (FY) 2021 Choice Neighborhoods Initiative (“**CNI**”) Implementation Grant to support the CNI Transformation Plan to redevelop and replace the public housing site known as Indian Hill in the Omaha neighborhood (“**Indian Hill**”);

WHEREAS, OHA, the City, and Brinshore Development, L.L.C., a Nebraska limited liability company (the “**Developer**”) entered into that certain Master Development Agreement dated as of May 1, 2024 (collectively, the “**Agreement**”);

WHEREAS, pursuant to the Agreement, Developer, City and OHA are developing Indian Hill which entails the development of an approximately seventy-four (74) unit rental housing project, commonly known as “3030 Upland Parkway” (the “**Project**”);

WHEREAS, OHA is the fee interest owner of the underlying real property of the Project (the “**Property**”);

WHEREAS, OHA will ground lease the Property to the 3030 Upland, LLC (the “**Owner**”), pursuant to the Ground Lease Agreement (the “**Ground Lease**”);

WHEREAS, OHA will provide construction to permanent loans to the Owners with a portion of the CNI grant funds and disposition proceeds for the development of the Project (the “**OHA Loans**”);

WHEREAS, the Owners have secured additional financing for the development of the Project, including, but not limited to, proceeds from tax exempt bonds, equity from the sale of low income housing tax credits, and construction/permanent financing from private lenders, the City, and the Nebraska Department of Economic Development (collectively with the OHA Loans, the “**Project Financing**”);

WHEREAS, pursuant to the requirements of the CNI grant, OHA and the Owners will enter into a Declaration of Restrictive Covenants for the Choice Neighborhoods Initiative Program ensuring the long-term affordability of the Project and such other documents as required by HUD under the CNI program (collectively, the “**CNI Documents**”);

WHEREAS, OHA will provide approximately thirty-six (36) PBVs to the Owners pursuant to Agreements to Enter into a Housing Assistance Payment Contracts (“**AHAP**”);

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Omaha have determined that it is in the best interest of OHA to undertake the Project and the transactions provided herein.

NOW, THEREFORE, BE IT RESOLVED THAT: The Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes and approves:

1. That Joanie Balk, the Chief Executive Officer of OHA, is hereby authorized, empowered and directed to enter the (i) Ground Lease, (ii) documents evidencing the OHA Loans, (iii) CNI Documents, (iv) AHAP, and any additional or ancillary documents, instruments, certifications, guarantees, and agreements required thereunder and to take such further actions to carry out the forgoing transactions and as may be necessary in connection with the closing of the Project or related thereto;
2. That Joanie Balk, the Chief Executive Officer of OHA, is authorized, empowered, and directed to negotiate and execute any and all necessary documents, agreements, and/or certifications necessary to complete and close with all financing partners with respect to the Project; and
3. That to the extent any of the actions authorized by this Resolution have already been taken, such actions are hereby ratified and confirmed as the valid actions of the OHA, effective as of the date such actions were taken.

Member	Yes	No	Abstain	Absent

Executed this ___th day of _____, 2025.

CERTIFICATION OF RESOLUTION

I, _____, do hereby certify that this Resolution No. _____ was approved by the Board of Commissioners at a duly held and authorized meeting of the Board, that I am the person authorized to sign this certification, consistent with the State law and By-laws of the Board of Commissioners, and that the statements contained herein are a true and accurate account of the Board's action.

Date

5. ADJOURNMENT