

**Rent-Restricted Housing Projects Valuation Committee**  
**Virtual Meeting via Teams**

The September 29, 2025, virtual meeting was called to order at 11:30 AM (CST) by chair Amber Berliner.

Committee members present included Amber Berliner, Chair, Lori Johnson, John Wiechmann, Charity Farley.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Rachel West, PAD Administrative Technician. Public attending included Ashley C and one unidentified person.

Amber referenced the [open meetings law provisions found in Statute §84-1407 through §84-1414.](#)

Amber asked if there were any public comment announcements, there were none.

The draft minutes of the November 12, 2024, meeting was read. John Wiechmann made a motion to approve the minutes as read and Lori Johnson seconded the motion. Motion carried.

General discussion was held with all committee members present about valuation committee procedures. Amber Berliner explained PAD procedures regarding late filings. John Weichmann described the workflow from previous years and outlined the plan for accomplishing the committee's goals.

To accommodate public attendees who joined the meeting late, the floor was offered for public comment a second time. No comments were given.

Amber Berliner called for a motion to adjourn. Lori Johnson so moved, and John Weichmann seconded. Motion carried. The meeting adjourned at 11:50 AM (CST).

Submitted by Rachel West

**Rent-Restricted Housing Projects Valuation Committee**  
**Virtual Meeting via Teams**

The October 8, 2025, virtual meeting was called to order at 9:04 a.m. (CST) by chair Amber Berliner.

Committee members present included Amber Berliner, Chair, John Wiechmann, Charity Farley. Lori Johnson Absent.

Others present included Debra Williams Attorney for the Property Assessment Division, Tommy Nguyen, PAD Property Tax Specialist, Rachel West PAD Administrative Technician. No one from the public attended the meeting.

Amber referenced the [open meetings law provisions found in Statute §84-1407 through §84-1414.](#)

The draft minutes of the September 29, 2025, meeting was read. John Wiechmann made a motion to approve the minutes as read and Charity Farley seconded the motion. Motion carried.

John Wiechmann informed the committee that the Investor Return documentation will be planned to be shared with the committee by the middle of next week.

The next meeting will be on October 22, 2025, at 9:00 a.m. (CST).

John Wiechmann made a motion to adjourn the meeting and Charity Farley seconded the motion. Motion carried. The meeting adjourned at 9:08 a.m. (CST).

Submitted by Tommy Nguyen

**Rent-Restricted Housing Projects Valuation Committee**  
**Virtual Meeting via Teams**

The October 22, 2025 Rent-Restricted Housing Projects Valuation Committee Meeting was called to order at 9:00 a.m. (CST) by chair Amber Berliner. The meeting was held virtually via Microsoft Teams.

Committee members present included Chair Amber Berliner, John Wiechmann, Lori Johnson, and Charity Farley.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Tommy Nguyen, Property Tax Specialist. Public attending included Randy Campbell and Amnon Neuman.

Amber referenced the [open meetings law provisions found in Neb. Rev. Stat. §84-1407 through §84-1414.](#)

The draft minutes of the October 8, 2025 meeting were read. John Wiechmann made a motion to approve the minutes as read and Lori Johnson seconded the motion. Motion carried.

John shared the Updated Investor Returns document. Discussion was held with the committee members present. Amber proposed to the committee to have one more meeting to approve meeting minutes where the capitalization rate is approved. The proposed date agreed upon was November 10<sup>th</sup> at 9:00 a.m (CST). Lori is reviewing the data provided by John and sees no discrepancies so far. Lori will be sending out her spreadsheet and conclusions to the other committee members for review and input.

The next meeting will be on November 4, 2025, at 9:00 a.m. (CST) via Teams.

Lori Johnson made a motion to adjourn the meeting and John Wiechmann seconded the motion. Motion carried. The meeting adjourned at 9:24 a.m. (CST).

Submitted by Tommy Nguyen

**Rent-Restricted Housing Projects Valuation Committee**  
**Virtual Meeting via Teams**

The November 4, 2025, Rent-Restricted Housing Projects Valuation Committee meeting was called to order at 9:01 a.m. (CST) by chair Amber Berliner. The meeting was held virtually via Microsoft Teams.

Committee members present included Chair Amber Berliner, Charity Farley, Lori Johnson, John Wiechmann.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Tommy Nguyen, Property Tax Specialist, Rachel West PAD Administrative Technician. Public attending included Amnon Neuman.

Amber referenced the [open meetings law provisions found in Neb. Rev. Stat. §84-1407 through §84-1414.](#)

The draft minutes of the October 22, 2025, meeting were read. Lori Johnson made a motion to approve the minutes as read and John Wiechmann seconded the motion. Motion carried.

The notice for the GovDelivery for the November 10 meeting was not sent with sufficient notice which will require the November 10 meeting to be moved to another day. General discussion was held with all committee members present about the spreadsheet Lori sent. The 2025 capital stack rate for the mortgage rate is set at 40% and the equity rate is set at 60%, the unloaded cap rate will be 6.8%. John Wiechmann made a motion to set one cap rate for the entire state at 6.8% and Charity Farley seconded the motion. Motion carried.

The next meeting will be on November 17, 2025, at 1:00 p.m. (CST) via Teams.

John Wiechmann made a motion to adjourn the meeting and Lori Johnson seconded the motion. Motion carried. The meeting adjourned at 9:22 a.m. (CST).

Submitted by Tommy Nguyen