

## SPECIAL COUNCIL MEETING MINUTES 2/18/2026

The Common Council of the City of Park Falls met in special session at 4:00 PM on Wednesday, February 18, 2026. Mayor Tara Tervort called the meeting to order at 4:00 PM and the following members were present:

Mayor: Tara Tervort

Aldermen: Dan Greenwood  
Dennis Wartgow  
Terry Wilson  
James Corbett - Excused  
Anthony Their - Excused  
Dixie Weidman  
Michael Mader  
Dina Bukachek

City Administrator: Scott Kluver

Staff present: William Hoffman, Shannon Greenwood

Housing RFP Interview – Commonwealth Development Corporation of America – Presentation given by Sam Warshauer, Development Associate and Tyler Sheeran, Managing VP of Development. They are proposing a 40-unit stacked flat development with a combination of 1-, 2-, and 3-bedroom units with a clubhouse with community amenities. Primarily focused on families and working-age households, while remaining age-inclusive. Income-restricted units serving households at approximately 30%, 50%, and 80% of area median income, adjusted annually. Utilities included in rent are refuse, water, and sewer. They will apply for WHEDA, and there is a good chance of being funded this year. They are not requesting TIF financing, and have a 12.7 million estimated budget, and budget is built on historical data from comparable markets. Soundproofing measures include an acoustic floormat installation under the lvp flooring, not many complaints with others in their portfolio. Garages are available for additional cost. Sidewalks around complex, including all buildings and parking lot, and landscaping that will preserve as many trees as possible for sight/sound buffering. There would be on site Property Management and Maintenance, 40 hours/week, with Proposed community garbage. Public hearing will provide communication plans to work with neighbors. Property to stay income based for 30-year period. Units are 900, 1100 and 1300 square feet, with open concept design.

The meeting was adjourned at 4:55 p.m.

**Prepared by: Shannon Greenwood, City Clerk**