Agenda
City of Minnetonka
Economic Development Advisory Commission
Thursday, November 12, 2026
6:00 PM
Council Chambers
14600 Minnetonka Blvd.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   - A. Oct. 15, 2026 meeting minutes
5. Business Items
   - A. 30-Day Pre-Eviction Notice
   - B. Economic Development and Housing Updates
6. Adjournment

The next scheduled EDAC meeting will be held on Dec. 10, 2026.

If you have questions about any of the agenda items, please contact:
Alisha Gray, EDFP, Economic Development and Housing Manager (952) 939-8285
Julie Wischnack, FAICP, Community Development Director, (952) 939-8282

Economic Development Advisory Commission
Agenda Item 4.A
Meeting of November 12, 2026

Title:	Oct. 15, 2026 meeting minutes
Report from:	Lois Mason, Secretary
Submitted Through:	Julie Wischnack, FAICP, Community Development Director Alisha Gray, EDFP, Economic Development and Housing Manager

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Action Requested:	Motion
Form of Action:	Minutes
Votes needed:	4 votes

Recommended Action
Approve the minutes.

Background
See attached draft minutes.

ATTACHMENTS:
Minutes

Unapproved
Minutes
Minnetonka Economic Development Advisory Commission
Regular Meeting

Oct. 15, 2026

1. Call to Order

Acting Chair Haeg called the meeting to order at 6 p.m.

2. Roll Call

Commissioners Connors, Falk, Haeg and Jin were present. Anderson, Pebbles and Duginske Cibulka were absent.

Community Development Director Julie Wischnack and Housing Coordinator Kendyl Larson were present.

Public Financial Advisor Stacie Kvilvang of Ehlers and Associates was present.

Councilmember Paula Ramaley was present.

3. Approval of Agenda

A. Approval of Agenda

Connors moved, Jin seconded a motion to approve the agenda as submitted. All voted "yes." Motion carried.

4. Approval of Minutes

A. Aug. 13, 2026 meeting minutes

Connors moved, Jin seconded a motion to approve the meeting minutes. All voted "yes." Motion carried.

5. Business Items:

A. Tax Increment Financing (TIF) Management Report 2026

Acting Chair Haeg introduced the item and called for the staff report.

Wischnack and Kvilvang gave the staff report.

In response to Falk's question, Kvilvang explained that the city will no longer have to submit an annual report to the office of the state auditor for the soils district when its balance reaches zero.

In response to Connor's question, Kvilvang stated that each community uses TIF funds to meet its specific needs. There are tighter rules now regarding what types of uses are allowed to use TIF funds.

Falk appreciated the thorough and easy-to-understand description of TIF.

Kvilvang continued the staff report.

Wischnack noted that the Applewood Pointe TIF district is unique since it is a for-sale product that sits in a cooperative.

In response to Acting Chair Haeg's question, Kvilvang explained that doing a budget modification for the Glenhaven TIF district would allow up to $500,000 to be captured and used by the affordable housing trust fund anywhere in the city. The captured dollars would be able to be used to meet a strategic priority with fewer restrictions.

Ramaley confirmed with Kvilvang that only a portion of the funds would be able to be used outside of the district without doing a budget modification.

Kvilvang continued the staff report.

Wischnack noted that the affordable housing trust fund balance is higher due to the city receiving repayment of a loan. The current balance added to the amount provided in the recommended action would bring the balance of the affordable housing trust fund to approximately $8.5 million.

Wischnack stated that the city council is scheduled to review this item at its Oct. 26, 2026 meeting.

Falk recommends seizing the opportunity to have a public hearing and increase the value. She has seen how affordable housing has benefited Minnetonka.

B. 2050 Comprehensive Guide Plan Process Review

Acting Chair Haeg introduced the item and called for the staff report.

Wischnack reported.

Acting Chair Haeg questioned the accuracy of the forecasted population growth for Minnetonka.

In response to Ramaley's question, Wischnack noted that she will hear a report from the state demographer next week, which may provide more information regarding where the increase in population is expected to come from and the number of climate refugees anticipated to be part of the increase.

Falk asked how a question could be worded in a study to determine if a respondent is adequately housed. She requested that an overlap of the housing study and transit study be done to see if people are more likely to choose housing next to transit and the projected number of senior citizens for the next 15 to 20 years. Wischnack appreciated the questions and will research the answers.

Ramaley would like information related to the cost of housing in Minnetonka that includes the purchase price and amount needed to make repairs and updates to make a residence livable. Wischnack made a note to consider how to determine the cost of needed repairs for residences for sale at different price points.

Acting Chair Haeg was interested in the connection between the demand for housing in each of Minnetonka's school districts. Wischnack agreed that a housing and school district analysis would be beneficial.

C. Economic Development and Housing Updates

Acting Chair Haeg introduced the item and called for the staff report.

Larson and Wischnack reported.

The next EDAC meeting is scheduled to be held Nov. 12, 2026.

6. Adjournment

The meeting adjourned at 7:20 p.m.

Economic Development Advisory Commission
Agenda Item 5.A
Meeting of November 12, 2026

Title:	30-Day Pre-Eviction Notice
Report from:	Kendyl Larson, Housing Coordinator
Submitted Through:	Alisha Gray, EDFP, Economic Development and Housing Manager Julie Wischnack, FAICP, Community Development Director

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Action Requested:	Informational
Form of Action:	Report
Votes needed:	N/A

Recommended Action
Accept public comment and make a recommendation.

Background
See attached staff report.

ATTACHMENTS:
Eviction Staff Report

Supplemental Background Report

Background

At the July 20, 2026 city council study session, staff presented initial research on evictions in Minnetonka. During the discussion, the council expressed interest in pursuing a draft ordinance that would exceed state statute requirements of a 14-day pre-eviction notice by establishing a local 30-day pre-eviction notice requirement. The council stated that they wished to understand whether local buildings were filing evictions or non-renewing tenants more frequently.

Since the July 20 study session, staff researched and gathered feedback from non-profits, cities, city staff, and property managers. From these conversations, staff drafted a 30-day pre-eviction notice ordinance for the city council's review.

At the October 26, 2026, city council meeting, the draft pre-eviction ordinance was introduced. The council requested feedback from the EDAC on the ordinance. In addition, the EDAC meeting on November 12 will serve as a forum for public comments on the ordinance.

Ordinance Research Summary

Eviction Rates and Eviction Process

- Over the past few years, eviction rates have remained low in Minnetonka. Eviction filing rates remain below 2% in the ZIP codes included in Minnetonka's boundaries, according to the Hennepin County dashboard.
    - Most eviction judgments in Hennepin County that occur month-to-month are due to nonpayment of rent.
- For a landlord to file an eviction, they must follow Minnesota Statutes § 504B.321, subd. 1a, which requires a landlord to provide a 14-day pre-eviction notice specifying the landlord's intent to pursue eviction for nonpayment of rent or other unpaid financial obligations. The statute also indicates that local governments can have longer notice periods.
- Staff attended housing court to observe the process and the outcomes for evictions. On the afternoon staff attended court, there were 32 cases on the docket (none within Minnetonka). The following are observations made while attending housing court:
    - The county has a partnership with Adult Representation Service, which provides free legal assistance to eligible tenants. Attorneys assist tenants in reaching agreements with their landlords and getting their evictions expunged.
    - Staff observed the outcome of 5 cases that ended in settlement agreements between the tenant and the landlord that day. If the tenant follows the agreed plan and the rent is paid by the agreed-upon dates, the eviction is expunged from the tenant's record.
    - One eviction case ended in dismissal due to missing paperwork from the plaintiff.
    - An eviction filing and court date does not necessarily end with the loss of housing.
    - Tenants and landlords can come to an agreement at housing court. Often, the tenant remains in the unit and follows the agreed-upon payment plan. When the

payment is complete, then the eviction is expunged, so as not to impact future housing opportunities.
    - If a tenant does not show up for housing court, the case proceeds. This likely ends in a judgment against the tenant, and a writ of recovery of premises and an order to vacate is issued by the court.
    - RentHelpHennepin provides rental relief to those who meet eligibility requirements. The county recently updated its eligibility requirements in September 2026.
        - Eligibility Requirements:
            - Households either have a pre-eviction notice or an eviction filing. Previously, a tenant must have received an eviction notice to apply for the funding and meet the other criteria.
            - Households receiving assistance also must be below 30% AMI.
            - Households meet one of the following: Family with minor children, aged 62 or older, or have a disabling condition.
            - Household has not reached the program's maximum of $15,000 or 20 months of rental arrears (whichever is reached first).
        - If a tenant is not eligible for RentHelpHennepin, there are other rental assistance programs available such as ICA, CAP, Hennepin County emergency assistance, and the City of Minnetonka's emergency rental assistance.

Community Conversations

- Most surrounding communities indicate that they follow the 14-day requirement set by state statute. A few suburban cities have adopted 30-day pre-eviction notices for non-payment of rent or other financial obligations. St. Louis Park and Brooklyn Center have permanent ordinances, and Richfield and Brooklyn Park enacted temporary ordinances during Metro Surge.
    - St. Louis Park and Brooklyn Center indicated that there had not been a significant impact on eviction numbers in their cities due to approved 30-day pre-eviction notice ordinances. They shared that evictions still occur.
    - Richfield is currently doing research on a permanent 30-day pre-eviction notice.
    - Staff found no pending litigation related to pre-eviction notification ordinances.
- Feedback from His House Foundation and the city's social worker indicates that preventative programs, Homeless Prevention and Emergency Rental Assistance, and casework are the most effective ways to address non-payment of rent eviction filings.
    - Many tenants may not know that assistance is available to them locally, so there is a gap in the dissemination of these resources to tenants. Even if tenants are aware, their circumstances may limit their ability to obtain assistance before they receive an eviction notice.
    - A longer pre-eviction period does not necessarily mean fewer evictions. From their experience, if someone has not connected with resources within the first few days of receiving a notice, there is a chance they won't reach out at all.
    - Most landlords accept letters of guarantee from organizations providing rental assistance and will not file an eviction, even if obtaining the funding takes longer than the 14 days.

    - Education to tenants and landlords about available assistance is key. The earlier tenants contact a rental assistance provider or a caseworker, the more likely they are to work out a plan with their landlord.
- Based on conversations and survey responses with property managers, many apartment buildings try to work with households that are behind on rent and avoid eviction proceedings, as it is costly for the buildings to file an eviction.
    - Buildings provide external resources for residents behind on rent and work directly with them to develop a payment plan before resorting to legal action. Most property managers want to work with their residents and avoid eviction, but sometimes it is the only way to ensure the landlord is made whole.
- At a property manager meeting on Oct 7, staff polled the 12 attending property managers to gather initial feedback. The initial reaction to a 30-day pre-eviction ordinance was mixed, with 67% indicating that the council should not consider extending the pre-eviction period and 33% indicating maybe.
    - The largest concern for managers was that the longer pre-eviction notice, the further tenants get behind on rent.
    - In addition, 50% indicated that on an annual basis they have no evictions for non-payment of rent, with the remaining 50% having anywhere between 1-9.
- Most buildings use the eviction process to address non-payment of rent instead of non-renewals. Of the 12 buildings that submitted survey responses, most reported working with their tenants to resolve payment issues, either through external resources or payment plans, before either filing for eviction or before the court date.
    - The manager's responses also indicated that most of the time, their tenants can get payment before the court date and the cases are dismissed. Otherwise, payment plans are made during housing court.
- In summary, based on the information staff has gathered, it seems Minnetonka buildings are managing under the current process and working with residents to get their rent paid either during the pre-eviction notice period, before a housing court date, or at the time of the first court appearance. Many of the building managers who attended the meeting noted that they have not had any evictions, but responses were limited to 19% of the city's rental buildings. Staff anticipates receiving more feedback during the public comment period, not only from landlords and property managers but also from renters and advocacy groups, to better understand views on a potential local 30-day pre-eviction notice.

Additional details on staff's research are in the attached supplemental research document.

Draft Ordinance

The draft ordinance creates section 535, which requires a 30-day pre-eviction notice for non-payment of rent or other unpaid financial obligations for all rental units. This requirement would exceed the state-required 14-day notice period.

The city's ordinance requires the pre-eviction notice to comply with state statutes and adds its own requirements, including a few specific statements that must be included. For instance, the city ordinance requires the notice to include the following statement in the appropriate languages for the property: "This is important information about your housing. If you do not understand it, have someone translate it for you, or request a translation from your landlord."

The ordinance specifies that, upon request, the landlord must provide the entire notice in the requested language. In addition, the notice must include a description of legal and financial assistance options listed on the city's website.

State law requires that the notice be delivered personally or by first-class mail to the dwelling address. The city's ordinance, in addition to the previously stated delivery method, allows the notice to be delivered electronically to the resident(s) of the dwelling.

As written, the ordinance would be enforced through an administrative fine. The city code sets an administrative fine at $500; however, a specific fee for this violation could be added to section 1310. The city does not have a rental licensing program, which would be another way to enforce tenant protections. Another option would be to have the ordinance enforced in housing court, with no other specific enforcement language in the ordinance. The City of St. Louis Park's ordinance does not include specific enforcement measures; rather, it relies on housing court to enforce it. If a building violates the city's ordinance, the eviction will not proceed and will end in the tenant's favor.

If adopted, lead time is necessary to allow staff to communicate the changes to rental owners and managers in the city. The ordinance would take effect 6 months after adoption, giving landlords and managers sufficient time to update their policies to meet the city's requirements.

Example of Ordinance Impact

Below provides a quick example of the current process with the 14-day pre-eviction notice period compared to a potential 30-day pre-eviction ordinance.

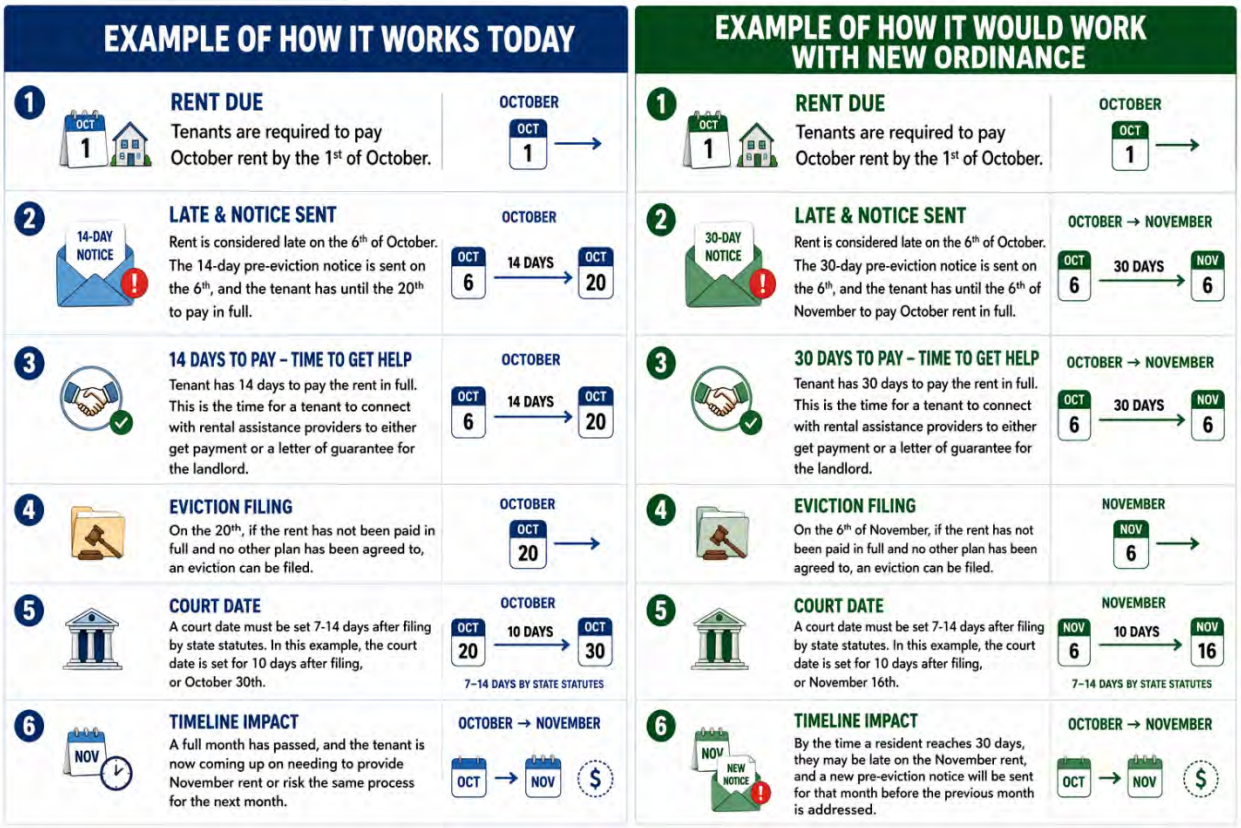


Figure 1: Infographic created using AI. Content verified by city staff.

In some situations, tenants may be a month behind due to a one-time circumstance and were able to pay the next month's rent without issue, but that is not always the case. Depending on the tenant's situation, being behind on October rent could lead to being behind in November. If the tenant has a housing court appearance to address October's rent, they may have received another 30-day notice for November, and the cycle continues. This is where preventative casework is the most helpful.

In Summary

- Eviction rates are low in Minnetonka, and the rate of evictions remains the same whether a tenant receives a 14-day notice or a 30-day notice.
- Locally, landlords primarily attempt to develop a payment plan with the tenants before housing court, by accessing rental assistance programs or their own payment plan system.
- An eviction filing and court date does not necessarily end with the loss of housing. Tenants and landlords often reach an agreement in housing court. This allows the tenant to remain in the unit and follow the agreed-upon payment plan.

City Council Questions

- Council asked why a 6-month lead time was provided for the effective date.
    - Staff indicated that it is a big change for managers and owners of rental properties. This type of policy change can impact a business's finances and operational budgets.
- A council member asked for characterization of what staff heard during conversations within the community.
    - Staff indicated that there might be two schools of thought on providing additional time, and that it was more of a philosophical question for the council. Neither is right or wrong. If services are provided to a tenant on the nonprofit side, more time can help with applying for additional funding and getting the assistance sorted; on the other hand, some argue that extending the time also pushes the financial issue into another month, putting people further behind.
- A council member indicated hearing from His House Foundation that Minnetonka is in the eviction and prevention business with the programming Minnetonka has in partnership with His House Foundation.
    - Staff verified that staff has heard from His House Foundation that the impact of the prevention work is occurring and that it is helping. Today, there is greater understanding of the services available in Minnetonka. All resources working together have created a highly impactful pre-eviction intervention.
- In addition, council requested clarification on the type of evictions in Minnetonka.
    - Based on research, staff indicated that non-payment of rent is the most common type of eviction, but evictions also occur for reasons other than non-payment of rent, including breaches of lease or criminal activity; however, these account for a smaller percentage. Based on Hennepin County data, most evictions are for non-payment of rent.
- Clarity was asked about this ordinance regarding the type of eviction being for non-payment of rent.

    - Staff replied affirmatively that the draft pre-eviction notice applies only to non-payment of rent and does not address other types of eviction.
- A council member commented on the virtual meetings with tenants and suggested holding not only online meetings for tenants but also speaking with tenants in person. It was also noted that 30 days for public comment seemed short.
    - Staff indicated that staff could get feedback in person from tenants and that the
- The mayor asked for clarification on the enforcement of the ordinance at the court level as well as the city level.
    - Staff has heard that the court recognizes failure to provide proper notice as a tenant defense. The city would also have the usual enforcement options for an ordinance violation under Chapter 13 of the city code, including criminal prosecution as a misdemeanor and/or a civil administrative penalty. The city attorney indicated that the usual course in this case would be a civil administrative penalty.
- A council member noted that the proposed ordinance includes electronic notification and asked for clarification on the notification requirements of the proposed ordinance, indicating that the state requires the tenant be notified by certified mail or in person.
    - Staff explained that the ordinance would maintain the state law requirement of tenants being notified in person or by first-class mail; however, the ordinance allows electronic notification in addition to, not in lieu of, the mandatory state requirements.

City Council Comments

- A few council members agreed that tenant voices were absent from the initial conversations, and that in-person feedback should be collected.
    - One council member noted that while tenant voices should be heard, they want to hear from anyone. They did not view landlords or managers as adversarial, as many sounded cooperative and had the tenants' best interests in mind, including business reasons. A suggestion was to hold a town hall-style event at buildings to raise awareness of what is happening and gather their feedback.
    - Staff reported that people prefer the virtual option because they can turn off their cameras and feel more comfortable sharing their opinions. Therefore, a mixed approach that combines in-person visits to a few apartment buildings with virtual meetings would work well for engagement.
- A council member commented that even going to housing court puts a burden on households, including taking a day off work, arranging childcare, and dealing with anything else that would be disrupted by attending housing court. Giving more time to figure out the logistics of that or to get it settled would be appreciated.
    - Other members agreed that more time should be provided for public comment.
    - Staff indicated that for an ordinance, 30 days of public comment is usual, but moving the public comment date into December would work.
- One council member provided insight into what a tenant might experience when seeking assistance. They noted that it can take 30 days to receive payment and that organizations pay rent, including late fees, and, in many cases, ask whether a tenant can cover the next month. If a tenant does not have funds for the next month, the organization helps them cover it.

- The mayor provided feedback that while it would be nice to hear from tenants, it might be difficult to get people to weigh in. Some tenants haven't considered eviction because they haven't faced it, while others who have experienced a housing crisis may feel some shame about it. As a result, the city might not hear from those with strong opinions. It is still worthwhile to try to engage, while remaining realistic about expectations.
    - She also noted that, in the conversation with ICA and His House Foundation, they discussed how people in this situation often believe they can work through it and wait until the last moment to seek assistance. This is concerning because it delays efforts to secure help and pushes rent payments into the following month, creating more worry and financial strain. The mayor said she was unsure whether the ordinance would have a significant impact on landlords or tenants, but noted some concerns that could arise if it is adopted.
- The council agreed to extend the engagement period into December and to bring back the ordinance in January 2027.

Timeline - Next Steps

After the ordinance was introduced, a Minnetonka Matters page was opened for public comments. Below is the proposed schedule updated based on comments from the city council.

- City council introduction of ordinance: Oct. 26, 2026
- Minnetonka Matters page: Oct. 30, 2026
- Outreach and public comment period: Oct. 27 – Dec. 18, 2026
    - At varying times, staff will go to a few apartment buildings to engage with tenants in person
    - Staff will hold 3 virtual meetings
        - Tenants and Housing advocates and non-profits
        - Building owners and managers
        - General public
- EDAC meeting: Nov. 12, 2026 – recommendation and forum for public comment
- City council meeting for adoption: January 2026 – Date TBD
- Effective date: 6 months lead time: July/August 2027

EDAC Action

Staff is requesting that the EDAC accept public comments and provide feedback on the draft ordinance to the city council.

Supplemental Data Report

Additional Research Details

Evictions in Minnetonka

Currently, Minnetonka does not have a city-wide eviction policy. Property owners follow state statute regarding evictions. Effective Jan. 1, 2024, state statute requires that all landlords in Minnesota issue a 14-day written notice before filing for eviction for non-payment of rent or other unpaid financial obligations. It also notes that some local governments may have eviction notice periods longer than the 14-day requirement.

Staff continues to monitor evictions in Minnetonka through a Hennepin County dashboard that uses state court records of eviction filings to summarize countywide eviction data. The dashboard is updated weekly and allows users to explore trends and patterns from 2011 to 2026. One of the dashboard pages displays eviction filing rates and eviction rates by ZIP code.

When visualizing Minnetonka's filing and eviction rates, county data must be read with care, as the city has 4 main ZIP codes within its boundaries. Because the data does not break down by city or census tract, evictions in these ZIP codes might be occurring in rental units within Wayzata or Hopkins, not Minnetonka. Despite this, these numbers provide a general idea of what is occurring in the community.

The graphic shows the dashboard numbers for the ZIP codes within Minnetonka. Staff added city multi-unit building data to the graphic by ZIP code, providing another layer of information.

Eviction Lab, a project based at Princeton University, uses eviction filing data from Hennepin County, breaks it down by census tract, and shows that since Oct. 1, 2025, eviction filings have remained low overall in Minnetonka. The Minnetonka census tracts with higher filing rates are where many of the city's multi-unit rental properties are located.



Figure 1: Infographic created using AI. Content verified by city staff

Understanding the Full Eviction Process

There is a specific process landlords must take when a renter is late on paying rent. Landlords are required by Minnesota Statutes § 504B.321, subd.1a to provide a 14-day pre-eviction notice specifying the landlord's intent to pursue eviction for non-payment of rent or other unpaid financial

obligations. The graphic below describes the steps from when a tenant receives a 14-day pre-eviction notice to being served with Summons and a court date in housing court.



Figure 2: Information collated from Housing Court experience, Minn. Stat. § 504B.321, MN Attorney General's Office. Infographic created using AI. Content verified by city staff

It is in the tenant's best interest not to have to go to housing court and to pay before the hearing date. If they are unable to do so, tenants are encouraged to attend their eviction hearing, as the proceedings will continue even if they are not present. If they do not attend, their case may receive a default judgment, and they could be evicted. In addition, attending housing court can result in their eviction being expunged as part of the process. Expungement is important for tenants because it removes the case from the public record, meaning it would not hinder a person from moving into new housing after an eviction proceeding.

To better understand what happens after a tenant receives an eviction notice, staff visit the Hennepin County Housing Court to observe. The hallway where people wait for housing court is lined with posters offering information on free legal help, mediation services, and rental assistance through RentHelpHennepin. During court proceedings, tenants can sign up for legal services, and lawyers meet with them during the allotted time. The cases staff observed ended in settlements in which tenants agreed to payment plans. Cases can also be dismissed for a variety of reasons. In one observed case, an eviction was dismissed due to missing paperwork from the plaintiff.

One important item to remember is that just because an eviction is filed against a tenant, it does not mean the tenant must move out of their unit. If the landlord and tenant reach an agreement in housing court, the tenant usually has the option to stay and follow a payment plan. When the payment is complete, then the eviction is expunged, so as not to impact future housing opportunities.

The county has a contract with Adult Representation Services to provide free legal services to eligible households. ARS can advise clients of their tenant rights and any defense they may have to an eviction, negotiate with a landlord to attempt to resolve the dispute, advocate for a tenant in court, help a tenant file a request for expungement, and connect tenants with available financial assistance and services.



Figure 3: Information collated from Housing Court experience, Minn. Stat. § 504B.321, MN Attorney General's Office. Infographic created using AI. Content verified by city staff

If a tenant has an eviction filed against them and does not attend their court date, they will likely receive a default judgment and be evicted. They will be removed from their unit. Even if a tenant can get their eviction expunged after the fact so it no longer shows up in a background search, if they moved without paying the late rent owed to the landlord, the unpaid back rent can still appear on credit reports.

City Conversations

Staff researched the four cities that enacted 30-day pre-eviction ordinances either permanently or temporarily. Staff talked directly with three cities to gain insights into the process and decisions.

- St. Louis Park and Brooklyn Center are two suburbs that have 30-day pre-eviction notices.
    - Both indicated that there hasn't been much conversation about the ordinance since adoption.
    - Both commented that landlords were not supportive of the ordinance for a variety of reasons, including putting strain on relationships between management and tenants and tenants getting further behind on rent.
        - In St. Louis Park's research, many landlords indicated that eviction filing is a last resort and the longer the time between notice and filing ultimately puts tenants further behind on rent.
    - Advocacy groups wanted 30 days' notice, indicating it is a sweet spot for tenants to get applications accepted and paid before a filing.
    - Both cities indicated that after enacting the ordinances, neither has seen a significant change in eviction numbers.
    - St. Louis Park indicated that landlords are taking a harder line right away instead of working with the residents, because the time is lengthened. There is less of a grace period for tenants than before, if any.

  - When looking at enforcement of the ordinance, Brooklyn Center has had a handful of calls related to landlords not following the ordinance, but they have not penalized a landlord yet. They have spoken with the landlords, and they continue to provide education.
    - St. Louis Park does not have an enforcement piece in their ordinance; they rely on the housing court to enforce the city's ordinance.
- Richfield and Brooklyn Park both enacted temporary emergency ordinances during Metro Surge. Both ordinances are no longer in effect.
  - Richfield is in the process of doing research on evictions and the possibility of pursuing a longer pre-eviction ordinance. The emergency ordinance was adopted with limited outreach due to timing constraints. Richfield is watching what other cities are doing.
  - Brooklyn Park did not opt to make the ordinance permanent but did extend the expiration date of the emergency ordinance from March 19, 2026, to April 30, 2026.

Initial comments from property managers

On October 7, 2026, the city hosted a virtual property manager meeting in which staff from the Fire, Police and Community Development departments provided managers with information on a variety of topics. Twelve managers attended the meeting out of 63 invited. During this meeting, staff informed managers of the upcoming introduction of the 30-day pre-eviction ordinance and asked them to answer 4 poll questions. The infographic below shows those answers.

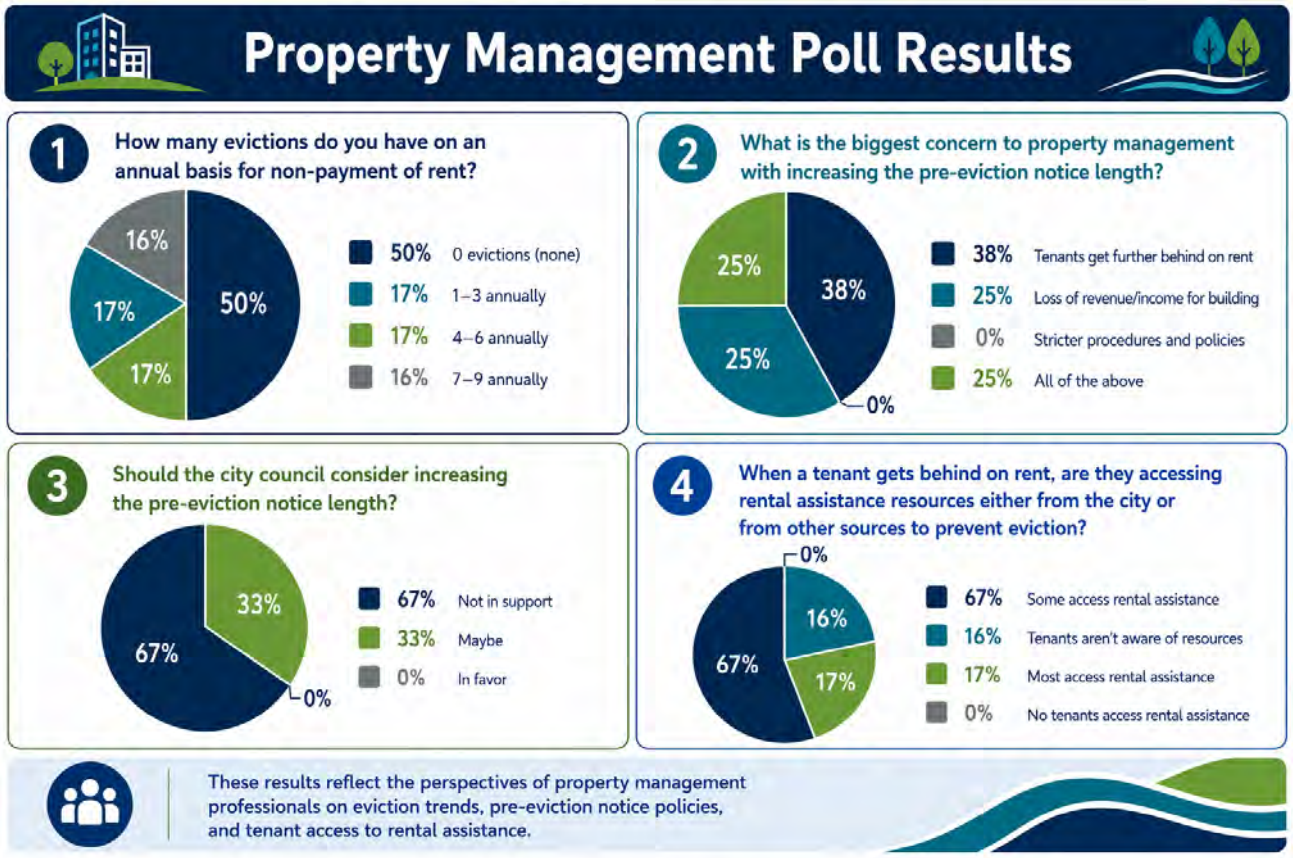


Figure 4: Poll results from Oct 7 property manager meeting. Infographic created using AI. Content verified by city staff

Overall, property managers in Minnetonka have shared that there are low eviction rates in their buildings and are concerned about increasing the pre-eviction notice timeline, especially because it could mean tenants fall further behind on rent. Most tenants in these buildings are receiving some level of rental assistance, but it is evident to staff that there is a need to increase education about what is available.

Staff also sent out an email survey to all property managers in Minnetonka inquiring about eviction and non-renewal numbers. Twelve buildings responded. Below are summarized responses to the 5 staff questions posed.

1. What is your building's process and timeline for non-payment of rent? Do you provide financial assistance to tenants who are behind on their rent, or do you refer them to external resources?
    a. Most apartment buildings have policies within their leases that require late payments to be made by a specific date, generally between the 4th and 6th of the month. If that date is not reached, then the 14-day pre-eviction notice is sent, and they have 14 days from that date to pay before an eviction is filed.
    b. A few buildings indicated that they work even longer than required with tenants before filing an eviction or providing internal programs to help tenants with payment plans. All the buildings indicated that they provide information about external resources for rental assistance.
2. What category are most of your non-renewals and evictions for? (i.e., non-payment of rent, breach of lease, failure to vacate, etc.)
    a. Non-payment of rent was the most common amongst responses.
    b. Breach of lease was the second highest mentioned.
3. How many evictions and non-renewals do you do for non-payment of rent annually? Please provide numbers for both.
    a. All but one building indicated having fewer than 3 non-renewals and/or evictions annually. These numbers indicate a full eviction judgment, not filings.
    b. Some buildings do eviction filings more often, but they rarely go through the whole process. Either payment is made, a tenant leaves before the court date, or a settlement is reached at housing court.
4. Overall, which process do you follow more often regarding non-payment of rent: non-renewal or filing an eviction? Why do you follow that process more often?
    a. Eviction filing is the most used process for non-payment of rent.
    b. A few buildings indicated that they will non-renew someone for non-payment of rent if they have had multiple late payments in a single lease cycle.
5. The city approved emergency rental assistance in 2020. Have you seen an impact on the number of non-renewals or eviction filings due to tenants' access to rental assistance?
    a. One building indicated that evictions have increased since 2020 and tenants are relying on assistance to pay late rent.
    b. Most of the other buildings indicated that emergency rental assistance has helped residents stabilize and keep evictions low.
    c. Four buildings indicated that they hadn't seen any impact or that they are unsure if their residents know that city assistance is available.

Based on initial feedback from managers, it is evident that most properties want to work with their tenants to resolve late rent and avoid a full eviction process when it is not necessary. They understand that an eviction on a tenant's record causes harm that could otherwise be avoided.

Accessing Assistance

City Prevention Efforts

Rental assistance and casework to address why people fall behind on rent are services the city has supported over the last 6 years through programming and funding. For Minnetonka residents who may be behind on rent, preventive efforts can help them get back on their feet without an eviction being filed against them.

In conversations with both the city's social worker and His House Foundation, which administers rental assistance and homelessness prevention dollars, it was found that assisting tenants when they first fall behind on rent is most effective. This only works if landlords provide HHF and the city as resources when notice is provided, or a tenant calls looking for assistance. In some cases, however, HHF or the city is not contacted by residents before they receive an eviction notice or a Summons.

The city's social worker regularly assists residents in need. Based on her experience providing case management and assistance, she believes that offering prevention services before eviction is the best way to address housing instability. She also noted that there is no funding to assist with evictions that are not just for non-payment of rent. There is a need for assistance with preparing apartments for remediation or cleanup, particularly in hoarding and bed bug cases. There is no funding to assist them, and as a result, the tenant is breaking their lease or getting behind on rent and facing eviction.

Over the years working in Minnetonka, HHF indicated having 10 filings and 1 eviction that went to housing court. This is a low number, given that the most recent figures indicate that HHF has assisted 271 households in Minnetonka during a housing crisis. The city's preventive funding and programs essentially act as a moratorium on evictions when used to their full extent.

The preventative work pairs well with most landlords, who accept a letter of guarantee. Many landlords appreciate the communication and understand that transferring funds takes time. HHF stated that no landlord, small or corporate, has said they won't wait. Landlords are willing to work with residents and the organizations.

Both provided feedback in considering a 30-day pre-eviction notice and its potential impact. Below are a few of the overall comments.

- Small landlords who rely on rent payments to pay their mortgages would be most affected by a longer process.
- 30 days could help tenants access assistance, but it still requires tenants to connect with resources right away.
- Whether the notice is 14 or 30 days, assistance takes time to complete, and landlords regularly accept a letter of guarantee when a tenant is working with an organization or caseworker to get the rent payment.
- Communication between agencies, caseworkers, and landlords is super important to stopping eviction filings. Most of the time, landlords want to make it work and avoid filing for eviction or going to housing court.

Other Rental Assistance Resources

There are various organizations that provide rental assistance. Below are a few commonly used ones. It is not a comprehensive list of available resources.

- ICA has rental assistance dollars, but they are limited. ICA serves a larger area than just Minnetonka, which means their assistance must be spread more widely and their funds are spent quickly each month. When they no longer have rental assistance funds to support residents, they refer Minnetonka requests to HHF for the city's assistance.
- CAP provides rental assistance; however, their process takes 90 days, which means it can only be used in specific circumstances that allow for that length of process. The organization has a wide service area and funding to meet the need, but the process takes a long time, causing anxiety among landlords.
- RentHelpHennepin provides rental assistance to those who meet specific eligibility requirements. This program serves the entire county, so there is no guarantee of funding at any given time.
    - Eligibility Requirements:
        - Households either have a pre-eviction notice or an eviction filing. Previously, a tenant had to have received an eviction notice to apply for the funding and meet the other criteria.
        - Households receiving assistance also must be below 30% AMI.
        - Households meet one of the following: Family with minor children, aged 62 or older, or have a disabling condition.
        - Household has not reached the program's maximum of $15,000 or 20 months of rental arrears (whichever is reached first).

Tenant and Landlord Resources

Attorney General's Office – Landlord and Tenant: Rights and Responsibilities Handbook

Minnesota Judicial Branch – Hennepin County Housing Court

Minnesota Statutes – Chapter 504B Landlord and Tenant

HOMELine – Tenant Hotline

Ordinance No. 2026-xx

An Ordinance establishing a 30-day pre-eviction notice requirement; amending Chapter 5 of the Minnetonka City Code by adding a new Section 535

The City of Minnetonka Ordains:

Section 1 Chapter 5 of the Minnetonka City Code is amended to read as follows:

SECTION 535. 30-DAY PRE-EVICTION NOTICE

535.01. TITLE AND PURPOSE.

1. **Title.** Sections 535.01 to 535.04 of the city code of ordinances will be known and may be referred to as the "Minnetonka pre-eviction ordinance."

2. **Purpose.** The purpose of this section 535 is to provide housing stability and protection for tenants in rental housing units facing displacement.

535.02. NOTICE REQUIRED PRIOR TO INITIATING EVICTION PROCEEDINGS

1. At least thirty (30) days before bringing an eviction action alleging nonpayment of rent or other unpaid financial obligations in violation of the lease, a landlord must provide written pre-eviction notice to the residential tenant specifying the basis for future eviction action. The pre-eviction notice must be titled "**PRE-EVICTION NOTICE**" and contain all notice requirements as established by Minn. Stat. §504B.321. subd. 1a, including the following information:

    a. The following statement in appropriate languages for the property: "This is important information about your housing. If you do not understand it, have someone translate it for you, or request a translation from your landlord." Upon request, the landlord must provide the entire notice in the requested language.

    b. The name, mailing address, and telephone number of the person authorized to receive rent and fees on behalf of the landlord.

    c. The total amount of money due and owing to the landlord by the tenant, including an accounting of all past due rents, late fees, and any other charges.

    d. State that the landlord may file an eviction case if the tenant fails to pay the total amount due or move out of the dwelling within 30 days after the notice was delivered, and such dates must be included in the notice.

e. Include the following statement: “If you need legal or financial help, you may contact the resources listed in this pre-eviction notice.”

f. Provide a description of how to access legal and financial assistance through resources posted on the city’s website.

2. The landlord must deliver the notice required by this section personally or by first-class mail to the address of the dwelling. Such notice may, in addition to but not in place of personal delivery or delivery by first-class mail, be delivered to any email or other electronic means to the tenant at the tenant's email address or electronic account on file with the landlord.

3. If the tenant fails to either cure the rent delinquency or financial discrepancy or fails to vacate the premises within 30 days after the pre-eviction notice is delivered by the landlord, the landlord may bring an eviction action under Minn. Stat. § 504B.321. subd. 1 based on nonpayment of rent.

4. In the case of an expedited eviction action filed pursuant to Minnesota Statutes §504B.321, subd. 2, a landlord will not be required to provide or comply with the pre-eviction notice required under this Section.

535.03. WAIVER NOT ALLOWED

The parties to a written or oral lease of a dwelling must not waive or modify the requirements imposed by this section. Any such waiver provision is invalid and unenforceable.

535.04. ENFORCEMENT

In addition to any other remedy available at equity or law, a person violating a provision of this section is subject to enforcement pursuant to chapter 13 of this code.

Section 2 This ordinance is effective [6 months after publication].

Adopted by the City Council of the City of Minnetonka, Minnesota, on _____.

_____
Rebecca Schack, Mayor

Attest:

_____
Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: Oct. 26, 2026
Date of adoption:
Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Ordinance adopted.

Date of Publication:

Certification:

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on _____.

_____
Becky Koosman, City Clerk

Good afternoon Kendyl,

Thank you for reaching out and requesting feedback regarding the proposed 30-day pre-eviction notice ordinance. I appreciate that the City of Minnetonka is seeking input from members of the multifamily housing industry before moving forward with a policy change. Engaging with industry professionals who work directly with these issues is an important and constructive step in evaluating whether additional requirements will achieve their intended purpose.

I have been involved in the multifamily housing industry for 24 years. During that time, I have worked in virtually every aspect of property operations, including cleaning units, performing maintenance, leasing apartments, and serving as an Assistant Manager, Property Manager, and Regional Manager for both small and large organizations throughout Minnesota and Wisconsin.

Based on that experience, I can confidently say that multifamily housing operators generally prefer to keep existing residents in their homes whenever reasonably possible. Eviction is rarely a preferred outcome for an owner/operator. It is time-consuming, costly, and disruptive for everyone involved. In my experience, the circumstances that ultimately lead to an eviction are generally limited to chronic nonpayment of rent, significant deterioration of the condition or cleanliness of a home, or repeated behavior that creates a disturbance or nuisance within the community.

For cleanliness and property-condition concerns, our typical approach is to work directly with the resident and establish a plan for correcting the issue. Depending on the severity of the situation, residents are generally given two to four weeks to address the concerns. In more serious cases, we often work with the City to both address the enforcement issue and connect residents with available resources.

Similarly, when dealing with disturbances or nuisance behavior, we make every effort to work with residents before pursuing more serious action. We communicate directly with the resident, document the concerns, and, when appropriate, work closely with the local police department to address recurring issues and reduce the impact on the surrounding community.

Nonpayment of rent is somewhat different, and this is where I have significant concerns about adding another mandatory waiting period to the existing process.

Over the course of my career, the eviction process has already become substantially longer and more complicated. Early in my career, when rent was not received on time, we would typically send a late notice and provide the resident an opportunity to make payment. If

payment was not received, an eviction could be filed with the local court, and a court date could often be obtained within 10 days.

That process has changed considerably since 2020. We now observe a 14-day notice period, in addition to our current grace periods for late rent. For example, if rent is due on the first of the month and we allow a five-day grace period, the earliest a 14-day notice may be issued is approximately the sixth of the month. Depending on weekends and holidays, that notice may not go out until the eighth or ninth. The notice period alone can therefore extend the process well into the latter part of the month.

Once an eviction is filed, the process is no longer measured in days. Court dates can now be 30 to 60 days out, depending on the county and court schedule. Hennepin County, in particular, has experienced significant delays. There can also be additional time required to complete service of the court documents, which can add another week or more to the process.

To illustrate the practical impact, consider a resident whose rent is due May 1. Under the current process, we have a five-day grace period, followed by a 14-day notice period, followed by a week to complete service, followed by an average of roughly 45 days before a court hearing. Even if everything proceeds efficiently, a May 1 nonpayment issue may not reach court until early July.

There is also an important incentive within the current system that should be considered. If a resident pays the May rent in full by the July court date, the eviction can be dismissed and would be immediately expunged, allowing the resident to remain in the property. In some circumstances, the court may allow additional unpaid rent to be incorporated into the case. In other circumstances, it may not. That decision can vary depending on the circumstances and the judge.

If additional rent cannot be incorporated into the existing case and the resident pays the original balance before the hearing, the existing filing must be resolved, and the owner may then have to begin the process all over again for subsequent unpaid rent. That can mean issuing another 14-day notice and restarting the process from the beginning.

My concern with adding a mandatory 30-day pre-filing requirement is that it would further extend an already lengthy process without necessarily addressing the underlying issues that lead to eviction. In practice, it could create a situation where an owner is carrying months of unpaid rent while simultaneously being required to provide additional time before even initiating the court process.

I also want to emphasize that responsible housing providers already have a strong financial and operational incentive to resolve these situations without eviction whenever possible.

We want residents to remain in their homes, pay their rent, and be successful members of the community. Eviction is not a desirable outcome for either party.

For these reasons, I respectfully oppose the proposed 30-day pre-eviction filing requirement. I believe the City should carefully consider the cumulative impact of additional requirements on housing providers, particularly when those requirements are added to an eviction process that is already considerably more protective and time-consuming than it was in the past.

As the City considers additional policy changes, I would greatly appreciate a balanced approach that recognizes the interests of residents while also acknowledging the operational and financial realities faced by multifamily housing providers. The multifamily industry is already subject to extensive regulation, and I believe adding another mandatory delay would place an unnecessary burden on housing providers without providing a corresponding benefit that justifies the additional requirement.

I appreciate the opportunity to provide this feedback and would welcome the opportunity to discuss these concerns further with you or members of the City Council. I believe constructive dialogue between the City and the housing industry can help identify solutions that protect residents while also maintaining a viable and sustainable housing environment in Minnetonka.

Thank you again for seeking industry input and for considering my perspective.

Sincerely,

Steve Stoick
Regional Director
Park Avenue of Wayzata

From: Jane Anderson
To: Kendyl Larson
Subject: RE: Eviction & Non-Renewal Research Survey
Date: Monday, October 5, 2026 5:18:48 PM
Attachments: image001.png
image002.png

Kendyl

I would HIGHLY suggest not implementing a 30 day notice! The eviction process is arduous enough without having to wait 30+ days to start the process. Once the eviction is filed, it takes sometimes more than a month to just get to court, especially in Hennepin County. Once the court date comes the resident is always at least two months behind on rent. We always try to reach a settlement with the resident if they have a good, solid plan in place. If they keep up their end of the deal, all is good. If they don't and we have to move forward, we have to order the Writ of Restitution from the Henn Co Sheriff and then once he posts it (just posting it can take several days) the resident has 24 hours to vacate. If they don't vacate, we have to order the sheriff to come and move them out. This can take a couple week to happen depending on the sheriff's schedule. If this sheriff actually has to move them out, they usually leave most if not all of their belongings behind. If they do this we try to work with them to have them come and get the stuff, but if they don't we have to store it for 28 MORE days.....By this time, sometimes 4 or more months have gone by with the resident paying $0 in rent.

At any time in this process, if the resident pays the ever-growing balance due in full, we allow them to stay. We are not in the business of evicting people and it is the last thing we want to do but sometimes it is necessary.

Delaying this even two more weeks is completely unnecessary.

Thanks for reading and SEE BELOW

Jane Anderson
President
Northstar Residential, LLC
(952) 544-0331

From: Kendyl Larson <klarson@minnetonkamn.gov>
Sent: Monday, October 5, 2026 2:51 PM
To: Jane Anderson [redacted]
Subject: Eviction & Non-Renewal Research Survey

Hello Jane Anderson,

City staff is researching eviction filings and non-renewals in Minnetonka following the city council's interest in a 30-day pre-eviction notice ordinance. As part of this research, staff aims to better understand the processes and policies regarding evictions and non-renewals in multi-unit buildings. Below are questions for your review and response. City staff may follow up for clarification as needed. Your responses will remain anonymous during reporting. If you prefer to respond by phone rather than email, please call me at 952-939-8267.

Questions:

Project Report

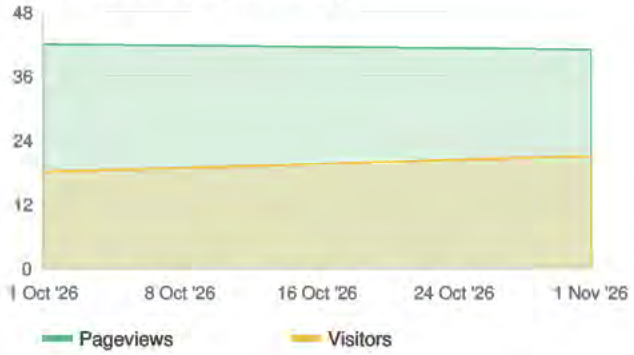
07 October 2026 - 05 November 2026

Minnetonka Matters

Pre-Eviction Notice Ordinance Consideration

GRANICUS

Visitors Summary



Highlights

TOTAL VISITS
48

MAX VISITORS PER DAY
16

NEW REGISTRATIONS
2

ENGAGED VISITORS
2

INFORMED VISITORS
11

AWARE VISITORS
35

Aware Participants	35
Aware Actions Performed	Participants
Visited a Project or Tool Page	35

Informed Participants	11
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	8
Visited the Key Dates page	0
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	5
Contributed to a tool (engaged)	2

Engaged Participants	2		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	0	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	2	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

GUEST BOOK

Provide feedback

Visitors 5	Contributors 2	CONTRIBUTIONS 2

03 November 26

shawnmarkham

AGREES	DISAGREES	REPLIES
0	0	0

Why does the city feel it necessary to draft regulations such as these, which are already co vered by the state and Hennepin County. It adds confusion for landlords as they would hav e to reference both city ordinances along with county and state ordinances. The city should worry about roads, schools and public safety and leave broader laws and regulations to the appropriate governing body such as the state of MN or Hennepin County.

04 November 26

winnie

AGREES	DISAGREES	REPLIES
0	0	0

I am not a Landlord, however I know many. In addition I had the opportunity to view properti es that had been foreclosed over my 35 years in real estate,
Most of the foreclosed properties had been trashed and ruined by not cleaning anything,it w as common to view spay painted walls with profane language.
I worry that the extra 15 days notice would give the renter more time to inflict damage upon t he rental unit. Why the renter needs an addition 15 days is beyond my understanding as the renter is fully aware that the rent has not been paid.

Economic Development Advisory Commission
Agenda Item 5.B
Meeting of November 12, 2026

Title:	Economic Development and Housing Updates
Report from:	Alisha Gray, EDFP, Economic Development and Housing Manager Kendyl Larson, Housing Coordinator Kjerstin Yager, Economic Development Coordinator
Submitted Through:	Julie Wischnack, FAICP, Community Development Director

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Action Requested:	Informational
Form of Action:	Report
Votes needed:	N/A

Recommended Action
Informational

Background
See attached staff report.

ATTACHMENTS:
Staff Report

Economic Development and Housing Updates

Transit Updates

- Metro Transit is working to incorporate public feedback into their Network Now plans that will be in effect by 2027.
- Metro Transit will announce a fare policy update this fall.

METRO Green Line Extension (Southwest LRT)

- Metro Transit announced the METRO Green Line will open on June 12, 2027.

Business Updates

Business Outreach

- Small Business Saturday is November 28. Stay tuned for details about a new, shop-local pilot program.
- *Thrive Minnetonka* has released three corporate spotlight videos: Stratasys, Fireaway, and Culligan. The videos are available to view on the city's YouTube page.
- Staff has begun talking to Glen Lake businesses to discuss 2027 construction impacts and resources available to them.
- City and chamber staff will host a Minnetonka Business Network meeting on November 18, 2026, at The Tavern Grill.
- The Fall 2026 issue of Thrive Minnetonka is online and has been mailed to businesses.
- Staff has met with businesses new to Minnetonka, including Body Techs, Ichigo Crepes, and Walla Jewelry Co.
- On Dec. 5 and 6, Minnetonka will host the next CEO Start Bootcamp.
    - CEO Start Bootcamp is a two-day, hackathon-style learning opportunity to challenge assumptions, stretch entrepreneurial thinking, and provide concrete tools to bring a new business to life.
    - Through this program, entrepreneurs will:
        - Explore their business idea
        - Craft their message
        - Lay out a financial model for success
        - Set goals to launch
    - Emerging entrepreneurs can apply on the Hennepin County website.

Development Updates

The tables below provide an overview of some of the projects underway in the city.

Housing Projects	Location	Status
Minnetonka Mills (Habitat)	3521 Baker Road	Site work and construction underway, Minnetonka Matters updated with sales information.
Marsh Run 3	11800 Wayzata Blvd	Under Construction
English Rose	Hopkins Crossroad	Demo Complete
Expanded Ventures	5900 Rowland Rd	Concept plan reviewed at June 22 council meeting

Misc. Projects	Location	Status
Hopkins West Middle School	3830 Baker Rd	PC Site plan review
Hopkins HS & North MS	2400 Royals Drive & 10700 Cedar Lake Road	Under Review
Former Opus Building	10350 Bren Rd	Under Construction. New tenant going into remaining office building.
Endeavor	10700 Bren Road W	Former Boston Scientific – demo – new 275,000 sq.ft. industrial building. PC in November
Xcel Energy	Multiple locations	Replacing several poles, council approved on 7/13
Cargill	2301 Crosby Rd	South building: remodel of food court

Business Projects	Location	Status
Wells Fargo	Plymouth Rd	Chipotle, Jersey Mike's, and Shake Shack now open.
7 Brew Coffee	Hwy 7/CR101	Under Construction
Walla Jewelry Company	Cedar Lake	Grand Opening Nov. 11

Zoning Code Project Update

The ongoing zoning code rewrite project seeks to restructure the existing code for greater clarity, more efficient administration, and development results that better reflect the city's long-term vision.

A draft ordinance was available for public review and comment this summer. Staff introduced the zoning ordinance at the Oct. 5, 2026 city council meeting, and the planning commission held the first of two public hearings on Oct. 8, 2026. The second public hearing was held on Nov. 5, 2026.

Information about the zoning ordinance update project is available on Minnetonka Matters.

Housing Updates

Short-Term Rental Ordinance

At its June 8, 2026 meeting, the city council adopted a short-term rental ordinance requiring short-term rental properties to be homesteaded and registered with the city. The short-term rental requirement will be effective starting January 1, 2027. Reminders to all short-term rentals have been completed.

Homeless Initiative – Encampment Policy Update

At its June 8, 2026 meeting, the city council adopted an encampment policy. The policy provides a procedure for encampments on city property.

Down Payment Assistance Loan Programs

As of October 2026, all funding for the down payment assistance programs has been allocated. No additional funding will be available for 2026, but there is funding for both programs in the 2027-2031 EIP, which was approved at the Sep. 14, 2026 city council meeting.

- Pathways to Homeownership: $500,000 approved for 2027
- Welcome to Minnetonka: $50,000 approved for 2027

Manufactured Housing

In 2026, the staff continues their research on prefab or manufactured homes for affordable housing development on city-owned residential property. The complexity of purchasing and reselling this type of home is challenging.

On Oct. 22, 2026, staff reviewed an update from the American Planning Association that the Department of Housing and Urban Development released the Next Generation Manufactured Housing Action Plan, which provides guidance for manufactured housing. Staff will review the plan to understand its impact at the local level.

Housing GIS Story Map

This is a link to the city's housing story map that provides a more interactive visual aid for accessing information about the city's housing efforts.

Other

The Minnesota Historical Society has extended its grant funding to allow the city's part-time history researcher, Carissa, to continue working with the city through the end of the year. She is currently gathering stories from Minnetonka community members to help update the historical timeline displayed in the hallway near Minnehaha. If you are interested in sharing your experiences and stories of living in Minnetonka, please let staff know, and we will connect you with Carissa.

Upcoming Events

- Dec. 10, 2026 – EDAC Meeting
- 2027 Meeting Calendar