

**City of Minnetonka**  
**Frequently Asked Questions – Shady Oak Road/Oak Drive Lane**  
**January 2016**

**Why did the city buy the properties?**

The original county plans for reconstruction of Shady Oak Road indicated that the commercial building would be removed. Because the property was very close to the edge of the street and sidewalk of Shady Oak Road, the city and the property owner entered a mutually agreeable contract where the city would purchase the properties (house and commercial property); the county would reimburse the city for "road" related costs and the city would recoup the remaining cost from the resale of the properties. The city used non-general fund monies (non-tax dollars) to purchase the properties. The city of Minnetonka acquired the property in March of 2015

**What does the city plan to do with this in the future?**

The city has no immediate plans. The city has engaged in a process with the neighborhood to structure a possible redevelopment scenario for the property.

**What will happen to the businesses and tenants?**

All commercial building tenants are eligible for relocation reimbursements. The businesses have been notified of the city's intentions since the property was purchased and have been informed that there will be relocation benefits at such a time the city removes the buildings from the properties.

**Will you be building housing?**

Again, the city does not have any specific plans or developers interested in the property. The idea is that this neighborhood process and the city would shape what should be on the property. The project must also be financially viable.

**Can the building be renovated?**

The city and the previous building owner reviewed that issue in detail. The viability of the structural systems of the building as well as general decline over time does not make remodeling the building financially viable.

**Are there any environmental issues or pollution on these sites?**

The city of Minnetonka has conducted Phase I and Phase II environmental tests on the property and there is contamination on the commercial property as well as various contaminants in the building. The Phase II environmental report has a series of recommendations for remediation of the contaminants. The city would ensure the property remediation occurs.

**Will the city take or fill in any wetlands?**

The city has not conducted a wetland delineation at this time.

**Will it be rezoned?**

There is a possibility of rezoning, depending on what the final development plan indicates.

**If redeveloped who will be the developer?**

The city has not engaged a developer of the property at this point.

**Is the city going to acquire any other property?**

The city does not have intentions to acquire more property in the area.

**Are you going to buy my house?**

The city has purchased the two properties and has no intentions of purchasing additional properties in the area.

**I was not notified of this meeting and only heard about it last minute. Who did the city send the notice to and how do I get added to the list?**

The city does its best to notify interested parties about meetings by posting it on the city website, sending individual property notices, and announcing the meetings at planning commission and city council meetings. The notice for this meeting was sent to Hopkins area property owners: 182 addresses; Minnetonka area property owners – 197 addresses; for a total of 379 mailings.

If you were not included on the original mailing, please indicate this to a city staff member and we will ensure you are added to the list.

The map below indicates the outline of the properties that were notified in the mailing:

