

# Coon Rapids Quarterly Economic Development Report July 2019



This report illustrates Coon Rapids' economic climate with the most recent data available. The following report covers development, employment and housing activity, and shows steady improvement in many areas of the local economy through the 4<sup>th</sup> quarter of 2018.

Data on employment and wages come from the Minnesota Department of Employment and Economic Development's (DEED) Quarterly Census of Employment and Wages (QCEW), which released its 2018 Q4 data in July 2019. Other labor force and wage-related data comes from the 2017 American Community Survey, which has data available through the U.S. Census Bureau, and DEED's Local Area Unemployment Statistics. Housing data come from the Northstar MLS, which contains data up to one month old.

## Development Report

### Year-to-Year Comparison

	2018 Q2	2019 Q2
<b>Total Building Permits Issued</b>	1,512*	843
<b>Total Building Permit Valuation</b>	\$41,256,045	\$36,504,850
<b>New Housing Units Permits Issued</b>	7	10
<b>New Commercial Building Permits Issued</b>	3	1

\*2018 Q2 shows an abnormally high amount of Total Building Permits Issued due to the hail storm in June 2017. The total valuation of the top 10 highest value building permits in 2019 Q2 is actually higher than the top 10 highest value building permits in 2018 Q2.

### Q2 2019 Highest Value Building Permits

Project Type	Description	Address	Valuation
<b>Commercial Addition</b>	Green Bay Packaging Addition	555 87 <sup>th</sup> Ln.	\$9,321,636.00
<b>Commercial</b>	85,000 Sq Ft Office/Warehouse	11201 Xeon St.	\$4,655,000.00
<b>Commercial Addition</b>	Mercy Hospital Helipad	4050 Coon Rapids Blvd.	\$3,662,634.00
<b>Commercial Addition</b>	Galway Place Townhomes	11184 Hanson Blvd.	\$1,642,544.00
<b>Grading</b>	Excavation/Natural Gas line Installation	9534 Foley Blvd.	\$975,000.00
<b>Commercial Interior Remodel</b>	Coon Rapids Middle School	11600 Raven St.	\$786,000.00
<b>Commercial</b>	Green Bay Packaging Plumbing Fixtures	555 87 <sup>th</sup> Ln.	\$530,000.00
<b>Single Family Dwelling</b>	New Dwelling	12413 Alder St.	\$367,489.00
<b>Commercial</b>	Green Bay Packaging Fire Sprinklers	555 87 <sup>th</sup> Ln.	\$364,150.00
<b>Single Family Dwelling</b>	New Dwelling	12409 Alder St.	\$350,937.00

## Economic Development News

- The City's HRA closed on a \$200,000 loan to Steinwall, Inc. for purchase and improvement of a 145,000 square foot warehouse located at 11225 Xeon St. Steinwall's expansion into this warehouse will result in the relocation of 20 jobs to the site from Brooklyn Park and addition of 10 new jobs.
- The City provided a resolution of support for a Minnesota Job Creation Fund application for an expansion at rms Company on Evergreen Blvd. The manufacturing business would add 80 jobs as part of a proposed 60,000 square foot expansion.
- The City hosted its annual REALTOR Forum in May, which was attended by over 50 local real estate agents. The event provides agents with information on City projects and initiatives.
- City Economic Development Coordinator Matt Brown served on a panel about the Riverdale Station Flats project at the Minnesota Affordable Housing Summit in May.

## New, Expanding, and Remodeled Businesses – Q1 2019

Name	Location	Business Type
<b>Green Bay Packaging</b>	555 87 <sup>th</sup> Ln.	Packaging & Paper Products
<b>Arby's</b>	2820 Coon Rapids Blvd.	Restaurants, Food, and Beverages

## Current Major Development Projects

### Allina Health Customer Experience Center

8880 Evergreen Blvd.

Allina Health held a grand opening for its new Customer Experience Center on Evergreen Blvd., which will centralize Allina Health call centers and integrate phone and digital capabilities into one location. A dedicated Customer Experience Center will make it easier to navigate the health care system and improve access to care and overall customer experience. By 2020, the center is expected to employ up to 500 people.

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### 168-Unit Apartment Building

94<sup>th</sup> Ave. and Springbrook Dr.

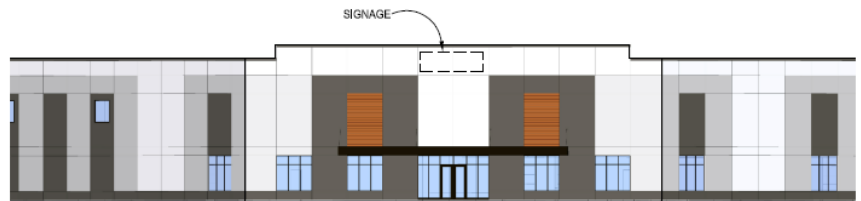
St. Paul-based Real Estate Equities received approvals for a 168-unit apartment building near 94<sup>th</sup> Ave. and Springbrook Dr. All unites would be affordable to household earning 60% of area median income. Amenities include outdoor patio, bocce ball court, fitness center, underground parking, and in-unit laundry.

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### 85,000 SQ Ft Office-Warehouse Building

Xeon St. bordering Hwy 10

JSN Properties received approvals and begun construction on an 85,000 square foot office-warehouse building on Xeon St. bordering Highway 10.

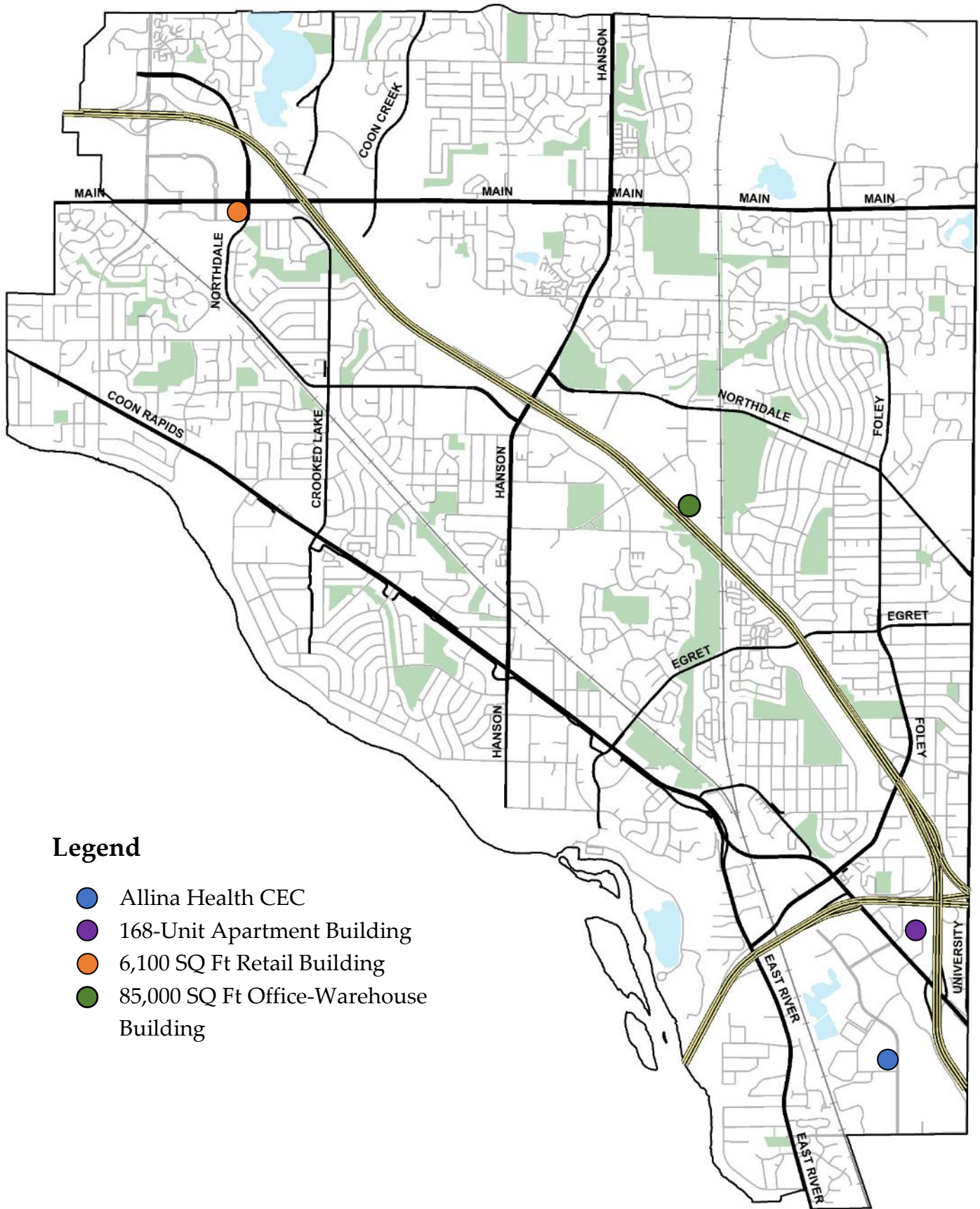


### 6,100 SQ Ft Retail Building

Main St. and Northdale Blvd.

City approvals were granted for a 6,100 square foot multi-tenant retail building on the southwest corner of Main St and Northdale Blvd on a portion of the existing parking lot of the Wells Fargo office building.

# Coon Rapids Development Map



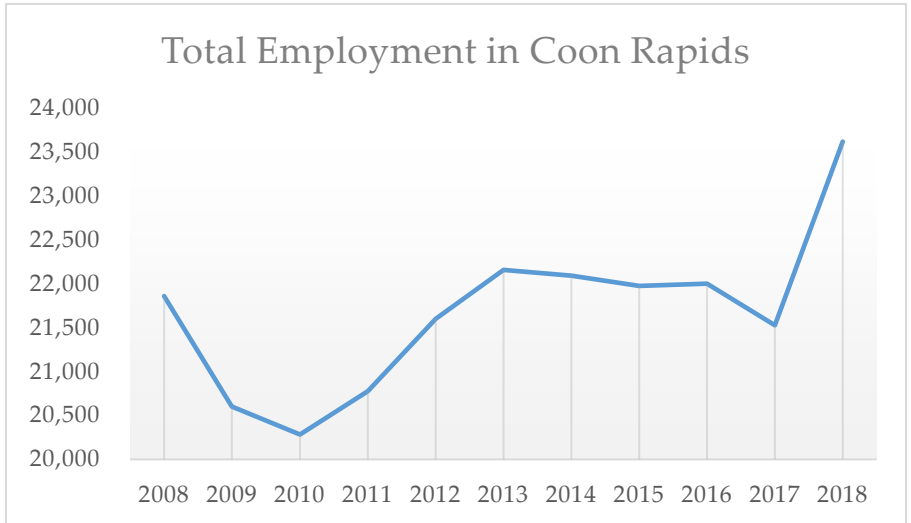
## Legend

- Allina Health CEC
- 168-Unit Apartment Building
- 6,100 SQ Ft Retail Building
- 85,000 SQ Ft Office-Warehouse Building

# Employment Report

## Employment in Coon Rapids by Industry

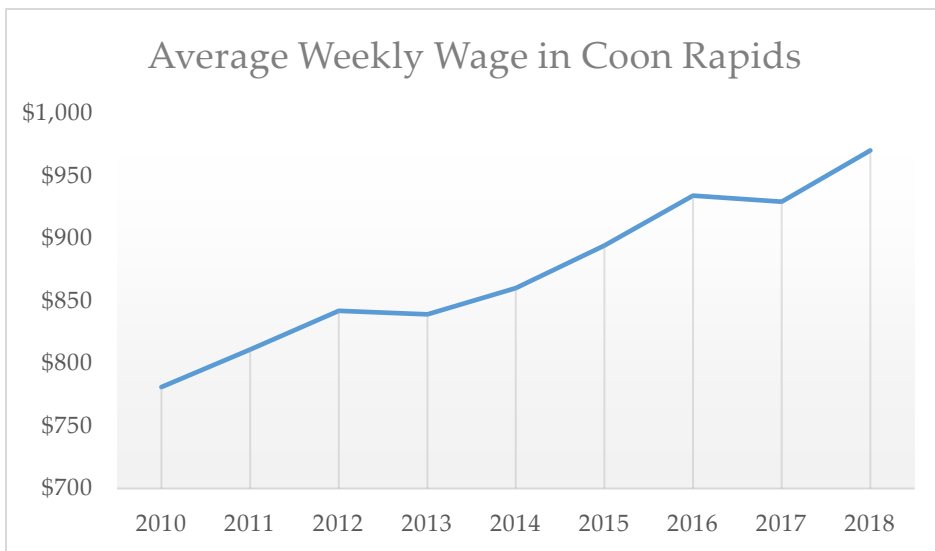
Industry	2018 Q4
Education and Health Services	6,536
Trade, Transportation and Utilities	6,077
Manufacturing	3,106
Leisure and Hospitality	2,995
Professional and Business Services	2,347
Other Services	1,022
Financial Activities	784
Information	230
<b>Total, All Industries</b>	<b>23,615</b>



Data source: Minnesota DEED QCEW

- Employment in Coon Rapids has recovered from its low point in 2009 - 2010 with significant growth occurring in Trade, Transportation and Utilities and Manufacturing industries. The Education and Health Services and Trade, Transportation and Utilities & industries provide the bulk of private employment in the city, although a Manufacturing and Leisure and Hospitality industries carry a significant presence exists as well.

## Average Weekly Wages in Coon Rapids by Industry

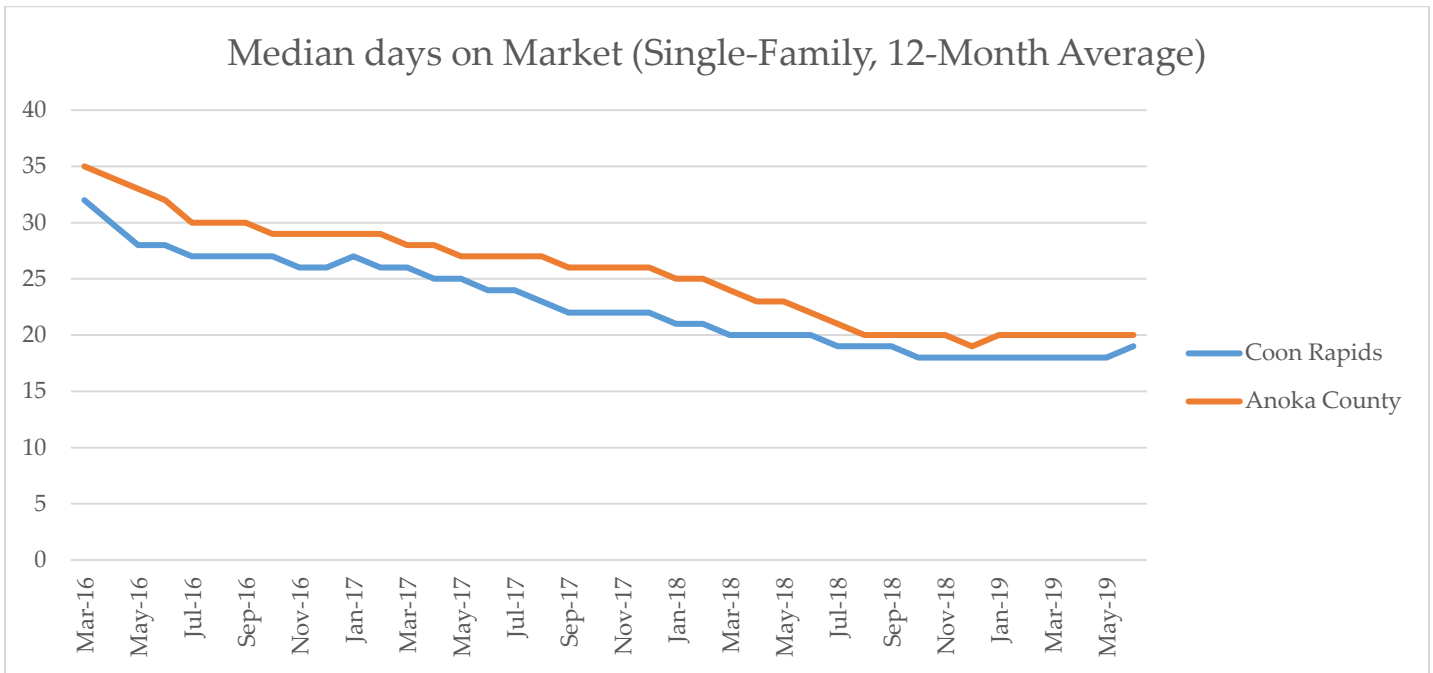


Industry	2018 Q4
Education and Health Services	\$1,404
Manufacturing	\$1,308
Financial Activities	\$1,220
Professional and Business Services	\$1,028
Trade, Transportation and Utilities	\$796
Other Services	\$638
Information	\$607
Leisure and Hospitality	\$361
<b>Total, All Industries</b>	<b>\$970</b>

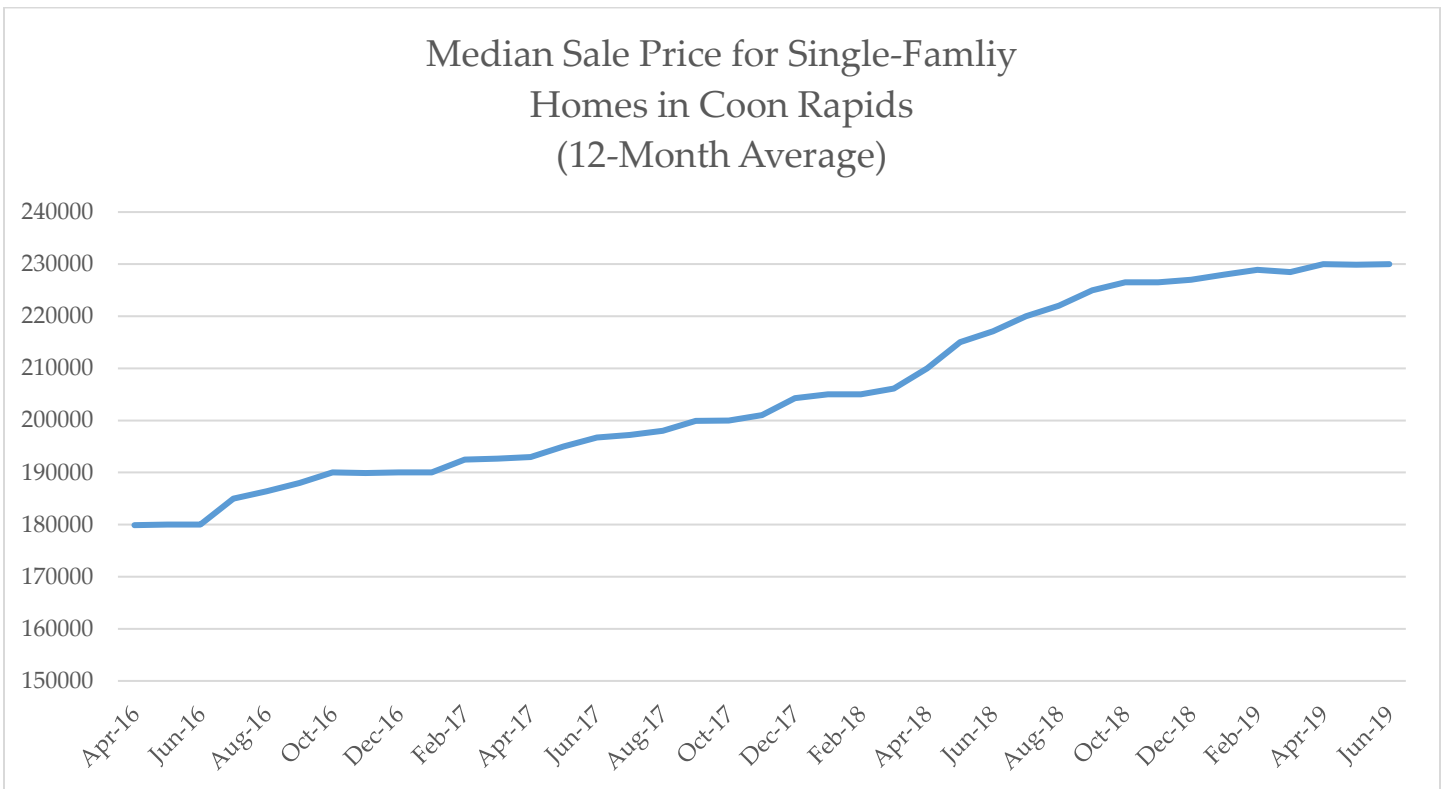
Data source: Minnesota DEED QCEW

- Wages in Coon Rapids have seen steady growth since 2010. The Education and Health Services industry, as well as the Manufacturing industry maintain a higher weekly wage than any other sector in Coon Rapids. Interestingly, the city's industries with the highest proportion of city employment generally pay a higher wage.

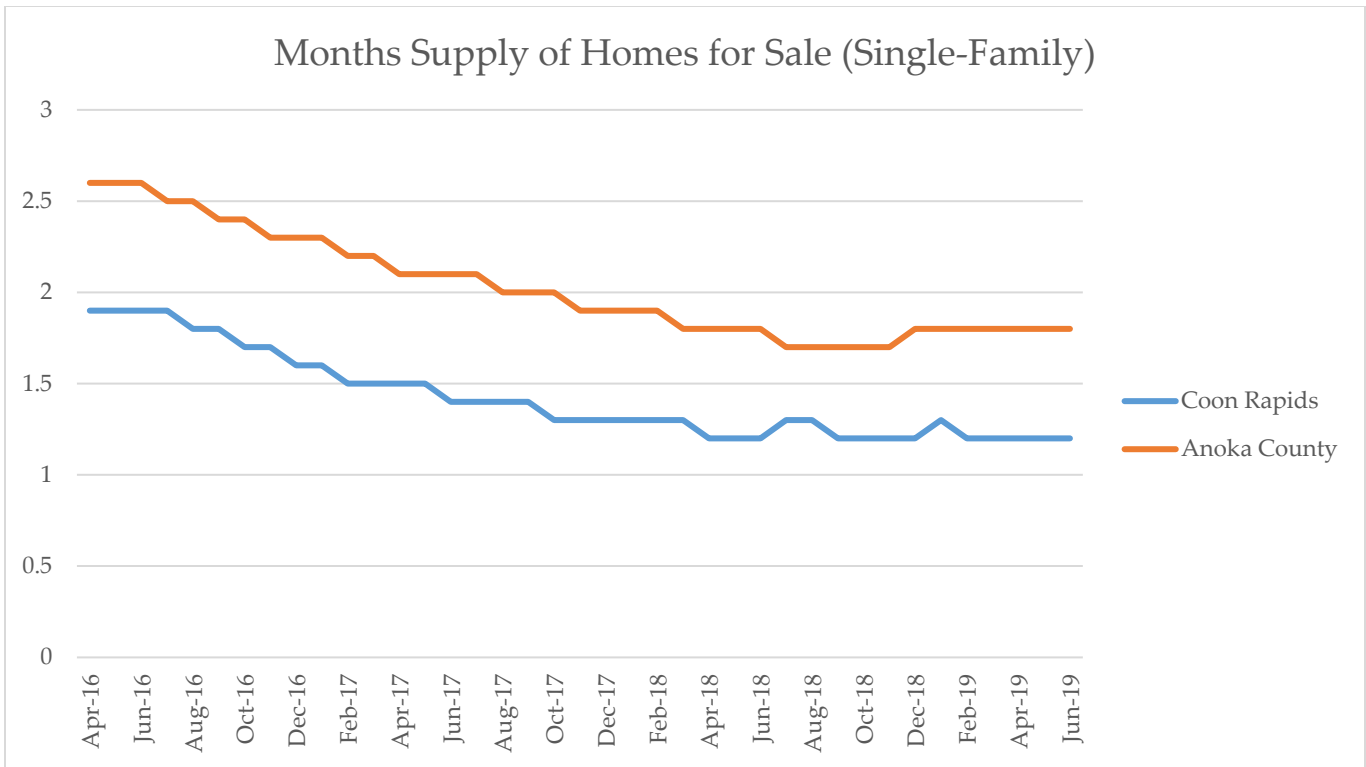
## Housing Report



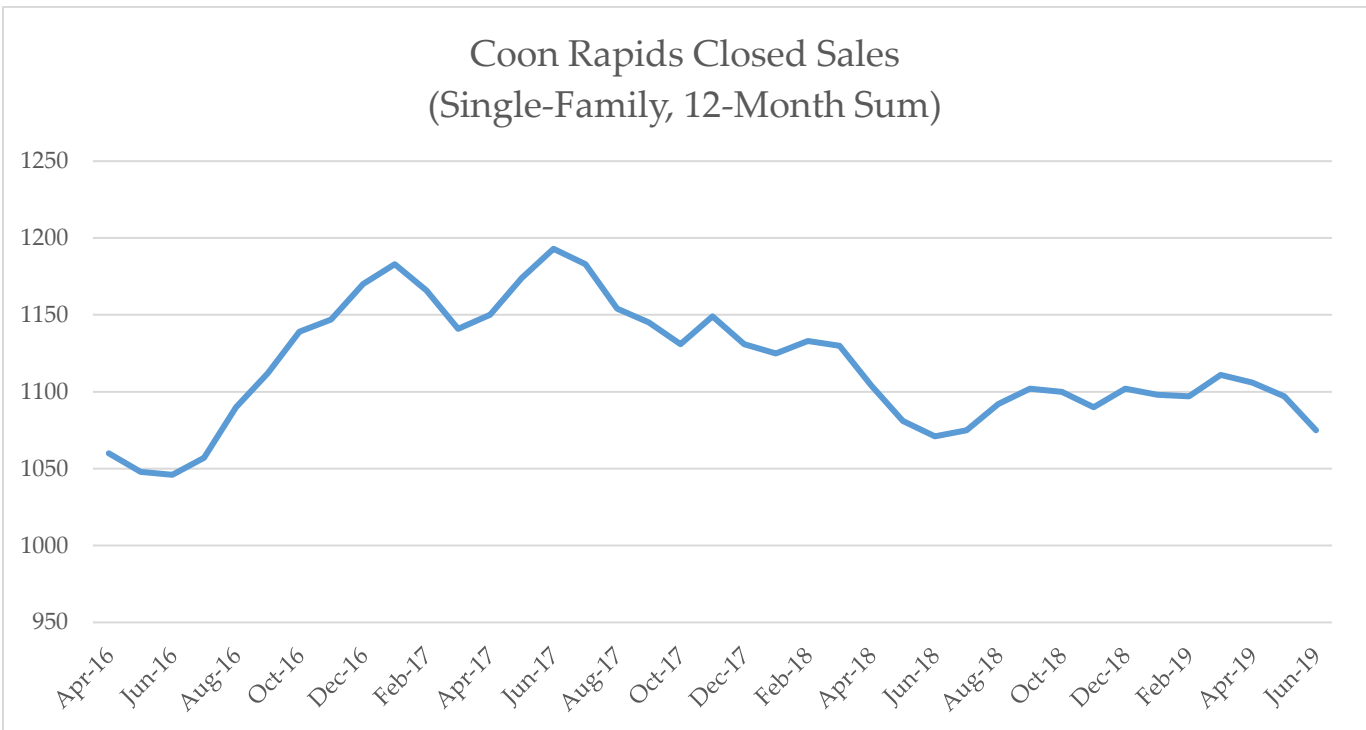
- The median number of days spent on the market remains very low, although it has stabilized over the last year or so.



- The median sale price for single-family homes in Coon Rapids is staying near to \$230,000. The median has leveled off in recent months after steady increases since 2016.



- The supply of single-family homes for sale in both Coon Rapids and Anoka County as a whole decreased substantially from 2016 through 2019, but has remained steady over the last year or so. It remains quite low.



- The number of closed sales on single-family homes in Coon Rapids has increased since 2015, though the current number is less than the peak in late 2016 & early 2017.