

Coon Rapids Quarterly Economic Development Report October 2020



This report illustrates Coon Rapids' economic climate with the most recent data available. The following report covers development, employment and housing activity.

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 2020 Q2 data in October 2020. Housing data come from the Northstar MLS, which contains data up to one month old.

Development Report

Year-to-Year Comparison

	2019 Q3	2020 Q3
Total Building Permits Issued	2,978	2,414
Total Building Permit Valuation	\$35,780,627	\$31,752,686
New Housing Units Permits Issued	4	13
New Commercial Building Permits Issued	1	2

Q3 2020 Highest Value Building Permits

Project Type	Description	Address	Valuation
Commercial Interior Remodel	Minnesota Oncology Expansion	11850 Blackfoot St.	\$5,300,000
Commercial	Bunker Beach Restroom/Maintenance Building	701 County Pkwy. A	\$1,510,000
Commercial	New Creations Daycare	1805 Gateway Dr.	\$1,262,450
Commercial Addition	Menards Garden Center Addition/Remodel	3045 Main St.	\$600,000
Reroof-Commercial	Reroof	4050 Coon Rapids Blvd.	\$489,810
Single Family Dwelling	New Dwelling	12420 Alder St.	\$370,201
Commercial Addition	Menards Lumber Yard Addition	3045 Main St.	\$340,442
Residential Interior Remodel	Fire Damage Repair	13044 Kerry St.	\$325,000
Single Family Dwelling	New Family Dwelling	1248 100th Ave.	\$309,567
Single Family Dwelling	New Dwelling	12416 Alder St.	\$278,000

Economic Development News

- The City launched the **Coon Rapids Business Relief Grant Program**, which will use a portion of the City's Federal CARES Act allocation to assist Coon Rapids businesses affected by the COVID-19 pandemic.
- The City's Housing and Redevelopment Authority sold a parcel of land at the southwest corner of Egret Boulevard and Coon Rapids Boulevard for construction of a new small-format **Caribou Coffee** store.
- The City, Metro North Chamber of Commerce, and Anoka Area Chamber of Commerce partnered on a **Coon Rapids Business Council** video conference in August featuring a presentation on labor market trends and an update from the Anoka-Hennepin School District.
- In collaboration with Anoka County Regional Economic Development, the City of Coon Rapids sponsored the Minnesota Real Estate Journal's **North Metro Real Estate Summit** in September, which featured panelists from Centra Homes, Sherman Associates, and CommonBond Communities who highlighted recent projects in Coon Rapids before a regional audience.

New, Expanding, and Remodeled Businesses – Q2 2020

Name	Location	Business Type	Description
New Creations Daycare	1805 Gateway Dr.	Business & Professional Services	New Business
Menards	3045 Main St.	Shopping & Specialty Retail	New Business

Current Major Development Projects



Port Riverwalk

Coon Rapids Blvd. at Avocet St.

Centra Homes continues house construction on the Port Riverwalk site, which will include 136 detached townhomes.

New Creations Childcare

Hanson Blvd. and Gateway Dr.

Approvals were granted for a new child care facility along Hanson Blvd. near Gateway Dr.



6-Unit Townhouse

2403 109th Ave.

Approvals were granted for a six-unit townhouse building at 2403 109th Ave.

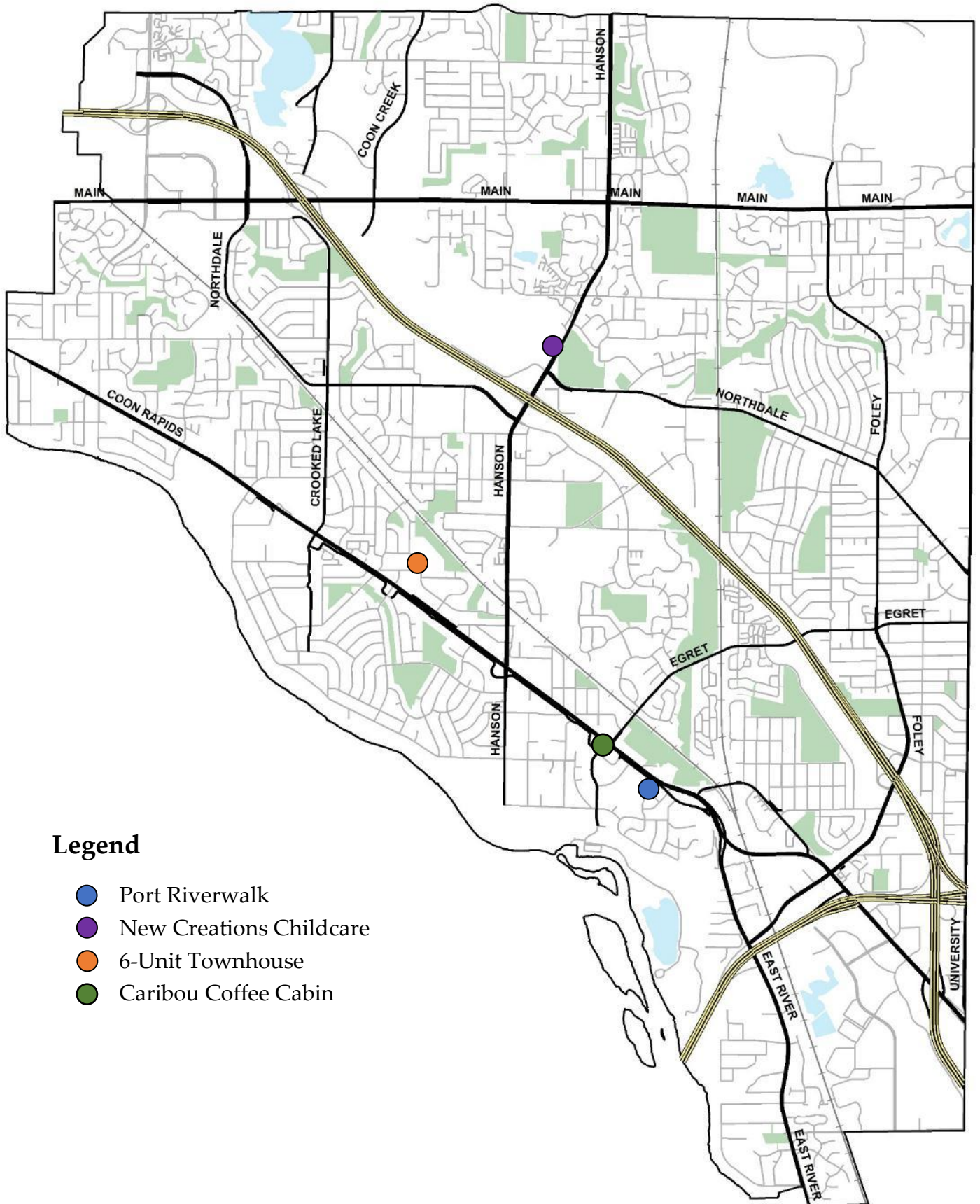
Caribou Coffee Cabin

Coon Rapids Blvd. and Egret Blvd.

Approvals were granted for a small-format Caribou Coffee store that will include a drive-through and outdoor seating area on the southwest corner of Coon Rapids Boulevard and Egret Boulevard in the Port Riverwalk area.



Coon Rapids Development Map



Legend

- Port Riverwalk
- New Creations Childcare
- 6-Unit Townhouse
- Caribou Coffee Cabin

Employment Report

Employment by Industry

Industry	City of Coon Rapids			State of Minnesota		
	2020 Q1	2020 Q2	% Change	2020 Q1	2020 Q2	% Change
Education and Health Services	6,677	6,054	-9.3%	535,972	488,961	-8.8%
Trade, Transportation and Utilities	6,265	5,348	-14.6%	517,547	471,009	-9.0%
Manufacturing	3,038	2,831	-6.8%	319,245	301,841	-5.5%
Leisure and Hospitality	3,024	1,943	-35.7%	259,280	154,322	-40.5%
Professional and Business Services	3,265	2,750	-15.8%	374,690	345,935	-7.7%
Other Services	969	557	-42.5%	88,837	61,637	-30.6%
Financial Activities	749	885	18.2%	180,879	177,955	-1.6%
Information	186	97	-47.8%	45,535	41,900	-8.0%
Total, All Industries	24,806	21,089	-15.0%	2,458,134	2,195,475	-10.7%

Source: Minnesota DEED QCEW

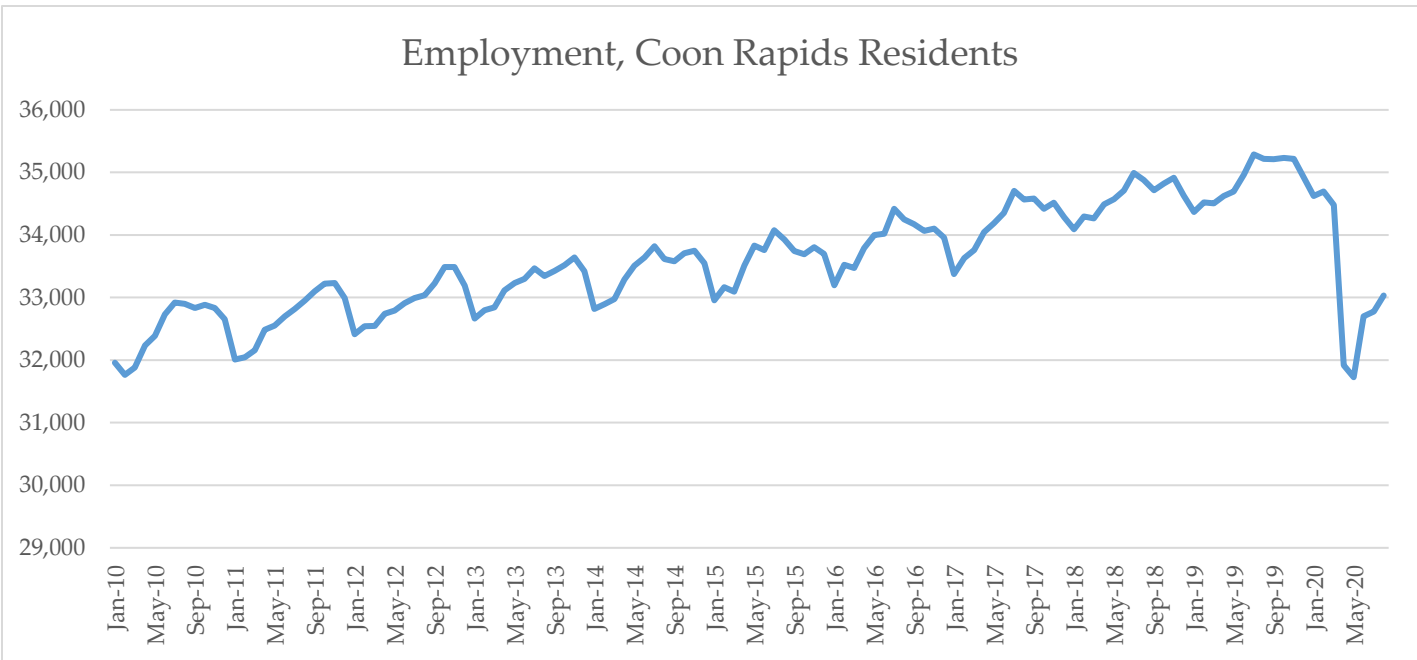
- Employment data from the 2nd quarter of 2020 became available in October 2020. The number of private sector jobs in Coon Rapids dropped by 15% between the first and second quarters of 2020 as a result of the COVID-19 pandemic. As expected, the Leisure and Hospitality industry was particularly hard-hit.

Wages by Industry

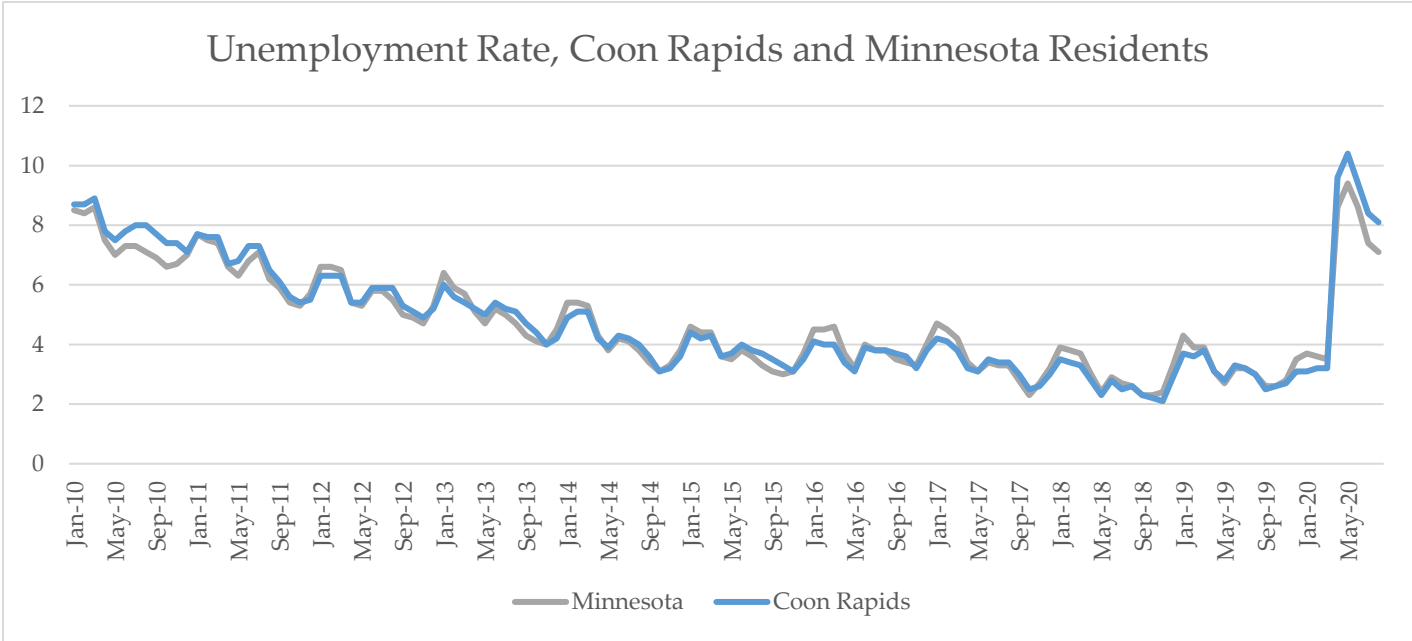
Industry	City of Coon Rapids			State of Minnesota		
	2020 Q1	2020 Q2	% Change	2020 Q1	2020 Q2	% Change
Education and Health Services	\$1,362	\$1,391	2.1%	\$1,015	\$1,022	0.7%
Trade, Transportation and Utilities	\$782	\$873	11.6%	\$1,033	\$991	-4.1%
Manufacturing	\$1,497	\$1,172	-21.7%	\$1,368	\$1,281	-6.4%
Leisure and Hospitality	\$365	\$347	-4.9%	\$455	\$442	-2.9%
Professional and Business Services	\$820	\$958	16.8%	\$1,786	\$1,695	-5.1%
Other Services	\$617	\$767	24.3%	\$699	\$806	15.3%
Financial Activities	\$1,455	\$1,749	20.2%	\$2,545	\$1,764	-30.7%
Information	\$648	\$739	14.0%	\$1,778	\$1,670	-6.1%
Total, All Industries	\$1,003	\$1,076	7.3%	\$1,254	\$1,198	-4.5%

Source: Minnesota DEED QCEW

- Despite significant drops in number of jobs, wage levels were more stable and actually increased in Coon Rapids between the 1st and 2nd quarters.



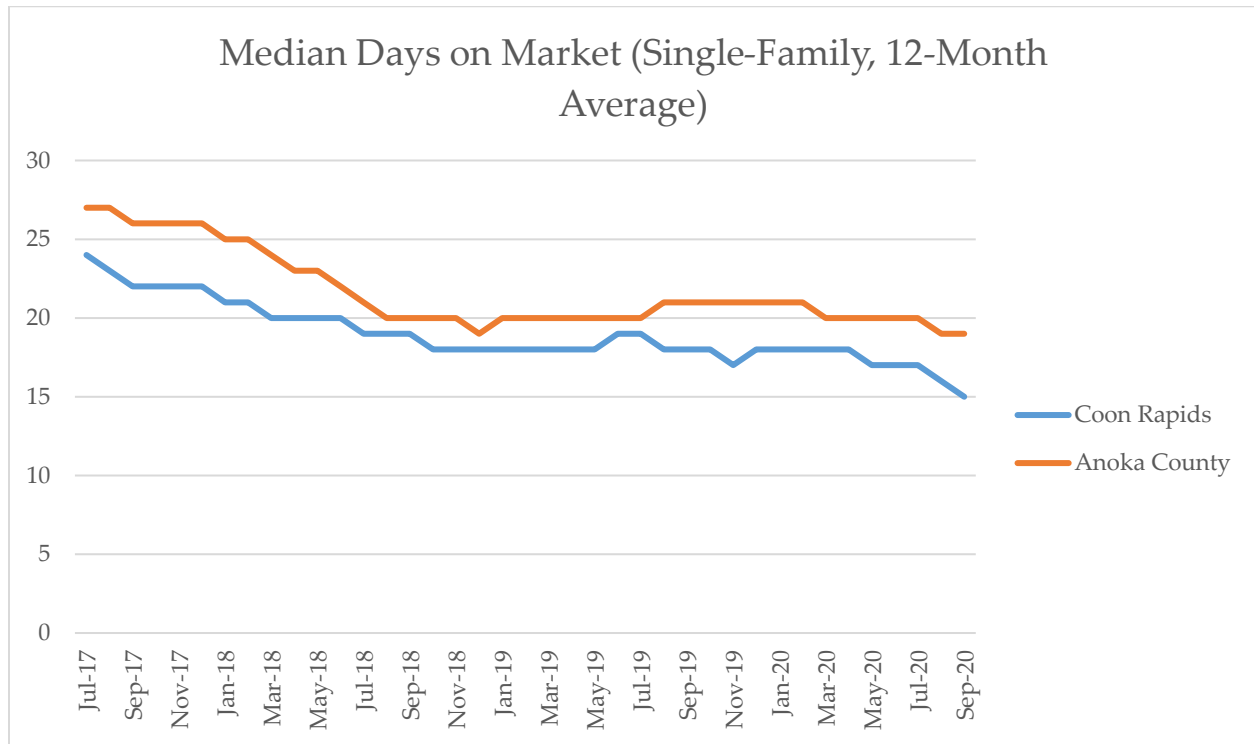
- The total number of Coon Rapids residents who were employed bottomed out in May 2020. By the end of the 2nd quarter employment of City residents was similar to the 2015 level.



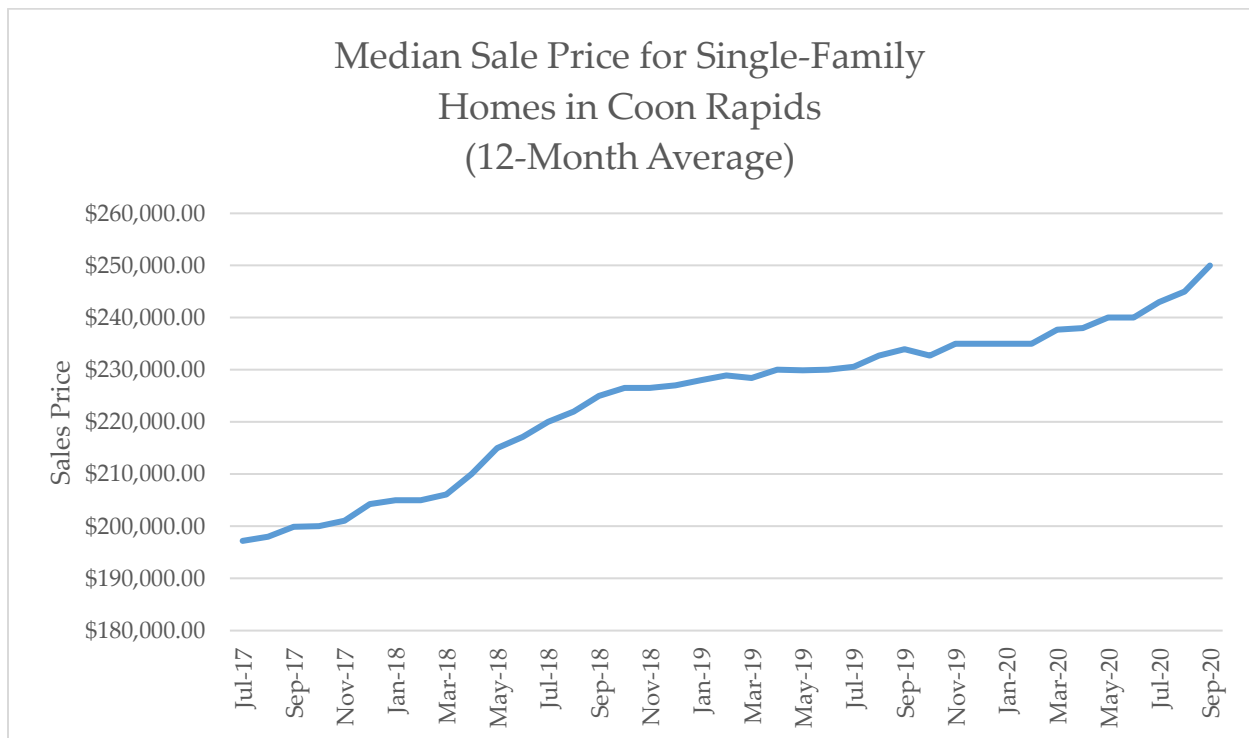
- Coon Rapids' unemployment rate increased from 3.2% in February 2020 to 10.4% in May 2020, but dropped to 8.1% in August 2020. In August, the statewide unemployment rate was 7.1% and the nationwide unemployment rate was 8.5%.

Data source: Minnesota DEED

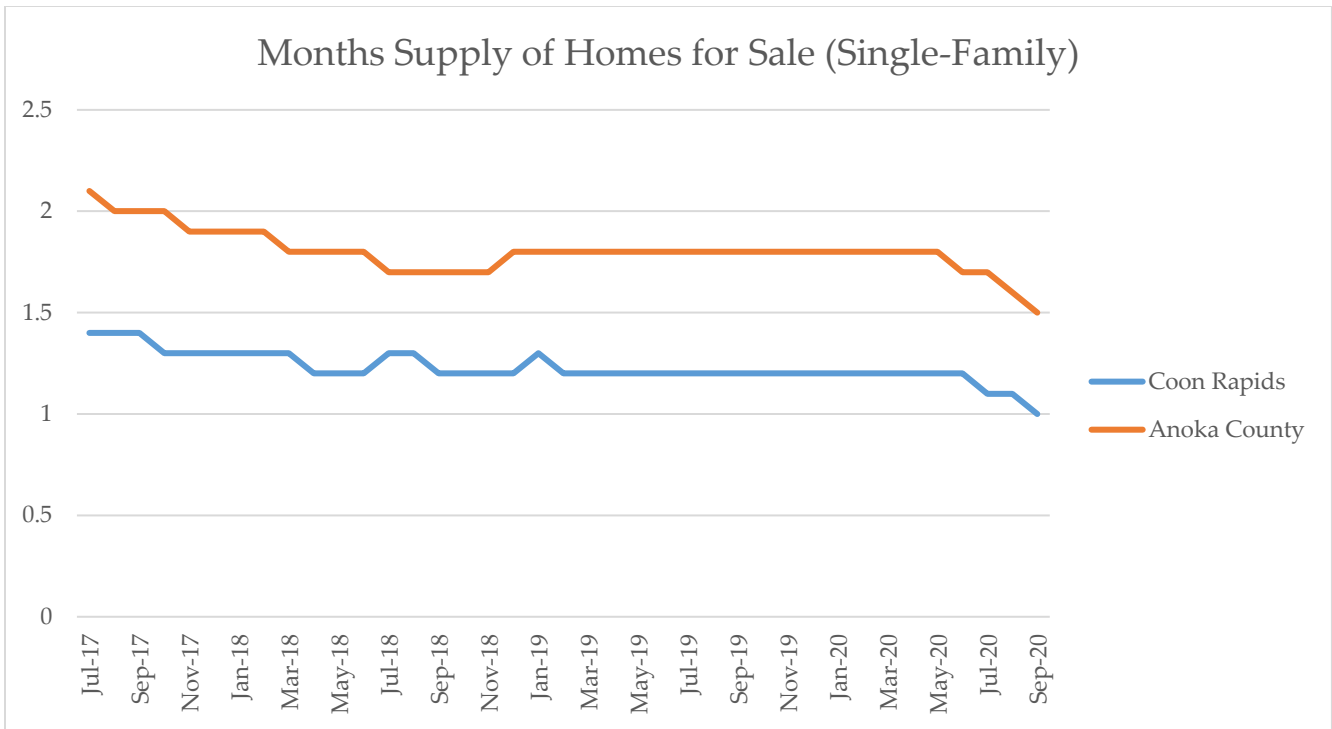
Housing Report



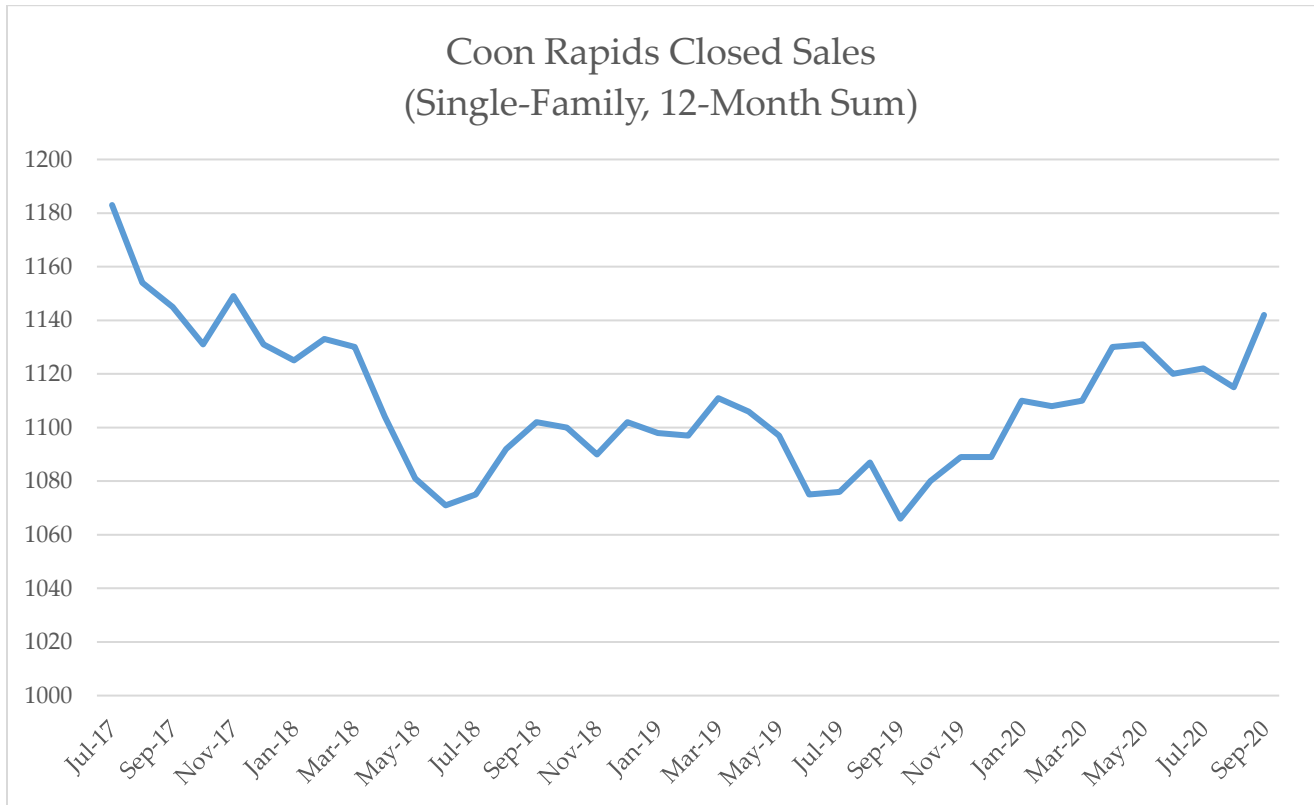
- The median number of days spent on the market has remained consistently low over the last few years.



- The median sale price for single-family homes in Coon Rapids is around \$250,000 and has continued to increase.



- The supply of single-family homes for sale in both Coon Rapids and Anoka County as a whole remains consistently low.



- While the number of closed sales on single-family homes in Coon Rapids remains less than the peak in 2017, it has increased somewhat in recent months.