

Central Mississippi River Regional Planning Partnership Meeting

25 June 2020

7:30 am, Sherburne County Government Center, Maple Room
<under COVID-19, meetings are either in-person or virtual; see
[Agenda](#) for dial-in information>



Routine Business

1: Introduction

1. Introduction

- Welcome and call to order
- Introductions/roll call (in person and online)

2: Agenda

Routine Business:

1. Introduction
 - a. Welcome and call to order
 - b. Introductions/roll call (in-person, online)
2. Approve agenda
3. Previous meeting draft notes

Action Items, Issues:

4. Budget update + Partnership guidance for 2020 budget revision and 2021 budget prep (for July action)

Discussion or Information Items:

5. Update Framework 2030 engagement update
6. Technical Analysis, Planning Next: Factbook Briefing #5, Economic Performance
7. Future agenda items

2-3: Agenda, Meeting Notes

2. Agenda:

- Action: Review/revise; approve

3. Draft notes from previous meeting:

- Action: Review/revise; approve



Action Items, Issues

4: Budget update and Partnership guidance

4. Budget update + Partnership guidance

([Decision Memo](#))

- a. Current budget update and Partnership guidance to ExComm to draft 2020 budget revision for July meeting
- b. Partnership guidance to ExComm to draft 2021 budget for July meeting

CMRP Summary: Budget vs Actual

Current to: 6/23/2020 16:56

INCOME	Budget, annual	Budget, project	Actual to Date	Amt over (good) or under (bad) budgeted income	Notes
Member fees	\$194,000		\$179,000	-\$15,000	Budget projects one additional member in 2020
Grants	\$10,000		\$10,000	\$0	Budget projects an additional grant
Interest			\$1,627	\$1,627	Received \$6K+ in 2019; not incl in 2020 budget
	\$204,000		\$190,627	-\$13,373	
EXPENDITURES	Budget, annual	Budget, project	Actual to Date	Amt over (bad) or under (good) budgeted expenses	Notes
Framework 2030/Planning Next		\$200,000	\$96,828	-\$103,172	This is expected to come in on budget
Process spt, Anne Carroll		\$50,000	\$37,212	-\$12,788	This may need to be adjusted
Engagement spt, Anne Carroll		\$10,000	\$12,290	\$2,290	This may need to be adjusted
FW2030 communications, website		\$2,126	\$675	-\$1,451	This is probably OK for now
FW 2030 engagement expenses		\$4,200	\$0	-\$4,200	Absent in-person, this is under budget
2017 SRF Study		\$6,000	\$5,283	-\$717	Finished just slightly under budget
		\$272,326	\$152,288	-\$120,037	
Current cash on hand:	\$442,931.48				

4: Budget update and Partnership guidance

4a. Guidance on 2020 budget revision

- *Questions on current budget vs. actual?*
- The Partnership budgeted for one additional Partner in 2020
 - *Do you intend to pursue this for 2020?*
- *Additional guidance from Partnership to ExComm in preparing draft 2020 budget revision for Partnership action in July?*

4: Budget update and Partnership guidance

4b. Guidance on 2021 budget: Info, questions

- For further Framework engagement, forthcoming plan will recommend strong online engagement plus in-person sessions only alongside scheduled meetings of Partner elected/appointed bodies. This means lower engagement hard costs, but likely more time for staff and the process/engagement consultant.
 - *Thoughts, comments?*
- Additional Partners
 - *What is your plan for 2021?*

4: Budget update and Partnership guidance

4b. Guidance on 2021 budget

- Framework 2030 will be completed in early 2021
 - *What are your initial thoughts on supporting continued strong communications and implementation support for Partners and others after that?*
 - *What kinds of consulting support might you need to support those efforts? What might the Partnership cover? What might individual Partners cover?*

4: Budget update and Partnership guidance

4b. Guidance on 2021 budget

- CMRP has healthy current fund balance, c. \$443K
 - Fund balance policy says to maintain up to 200% of the total annual Partnership fees
 - Current and projected:
 - Budgeted Partnership fees=\$194K; actual to date=\$179K
 - 200% of budget=\$388K; 200% of actual=\$358K
 - Projected additional 2020 expenditures are \$120K+
 - At the end of 2020 your fund balance is projected around \$320K, well under policy maximum
 - Budget to be based on Partnership needs, priorities
 - *Do you have additional direction to ExComm with regard to membership fees for 2021?*



Discussion, Information Items

5: Framework 2030 Engagement Update

5. FW 2030 engagement update

- a. Status as of 6/24 at c. 3:30 pm:
 - i. Elected/appointed officials: 70
 - ii. Employees of organizations in the region: 515
 - 1. 97% are public employees
 - 2. 82% (423) live in Wright or Sherburne counties, 407 of whom *also* completed the community survey *embedded* in the employee survey
 - iii. Community: 540 (+ 407 employees in region = 947)
 - iv. Organizations: 63 businesses, nonprofits, etc.
- b. Round 1 closes June 30 -- encourage respondents!
- c. Analysis to be completed before July meeting and emailed to Partnership; discussion at meeting
- d. Round 2 starts in late Aug/early Sept 2020

6: Technical Analysis

6. New Factbook Briefing, Volume #5, Economic Performance

- a. Presentation by Planning Next + Ninigret Partners
- b. Discussion/Q&A at designated breaks in the presentation: *Please wait for these breaks so we have a “clean” video for public posting*



FRAMEWORK ²⁰³⁰
partnering for the future

Regional Factbook Briefings

VOLUME 5: **ECONOMIC PERFORMANCE**

Thursday June 25, 2020

Framework 2030 is an initiative of the
[Central Mississippi River Regional Planning Partnership](#)

To find out more about Framework 2030, please visit:

www.RegionalPlanningPartnership.org/Framework2030

Property Value Analysis

- **The planning team examined property values from [Minnesota interactive property tax database](#)**
- **Data available from 2017 thru 2019**
- **Why analyze property values?**
 - *Property value performance can be an indicator of investor interest and economic activity*
- **There are references throughout to the Focused Planning Area (FPA), please see the previous page for a map**

PROPERTY VALUE | TOTAL EST. MARKET VALUE

REGIONAL PROPERTY VALUE



Total regional property value

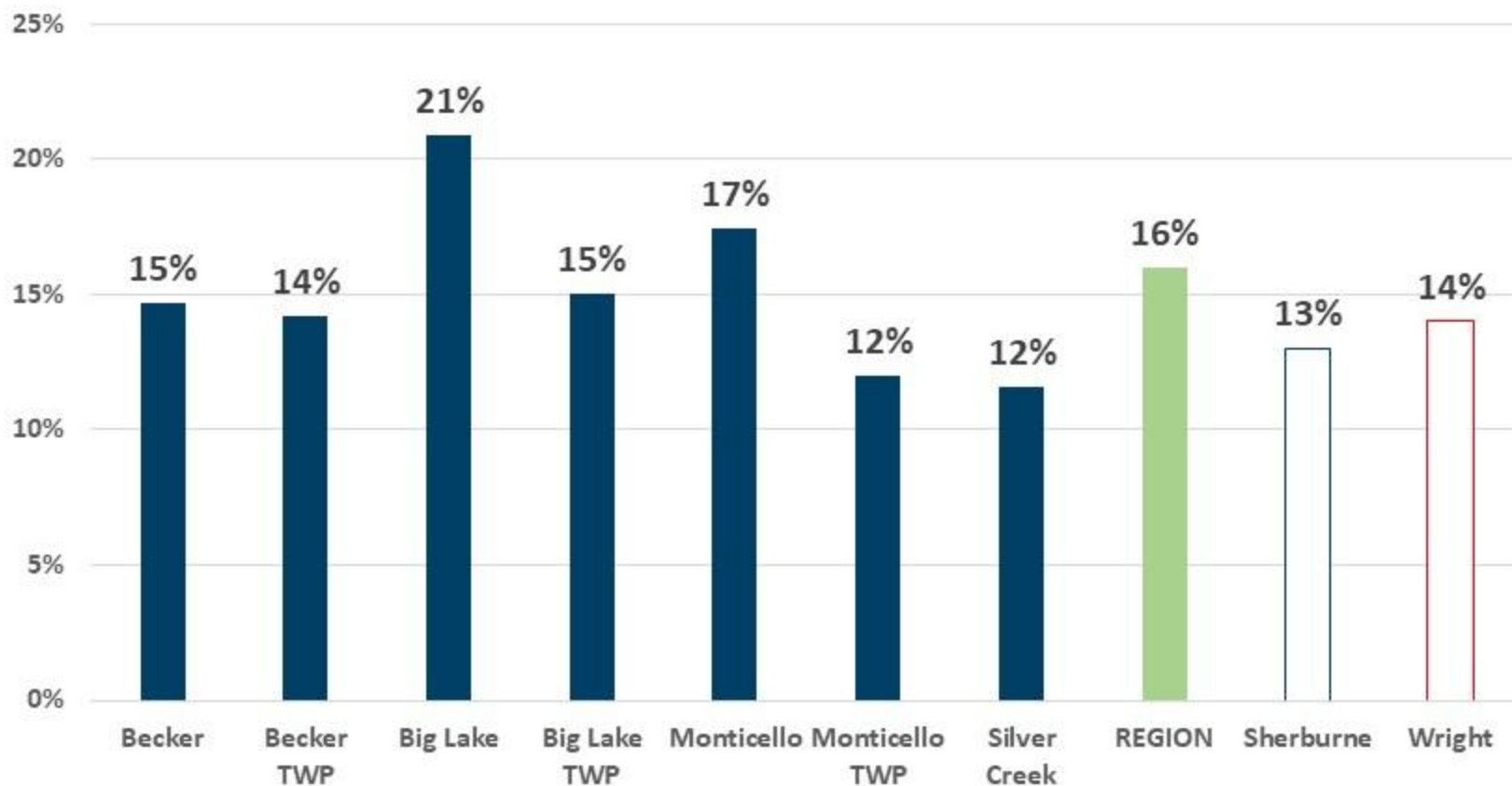
\$4.9B

+16%

Increase in total estimated property market value across the region, 2017 - 2019

PROPERTY VALUE | GROWTH RATES

PERCENT CHANGE PROPERTY VALUES, 2017-19

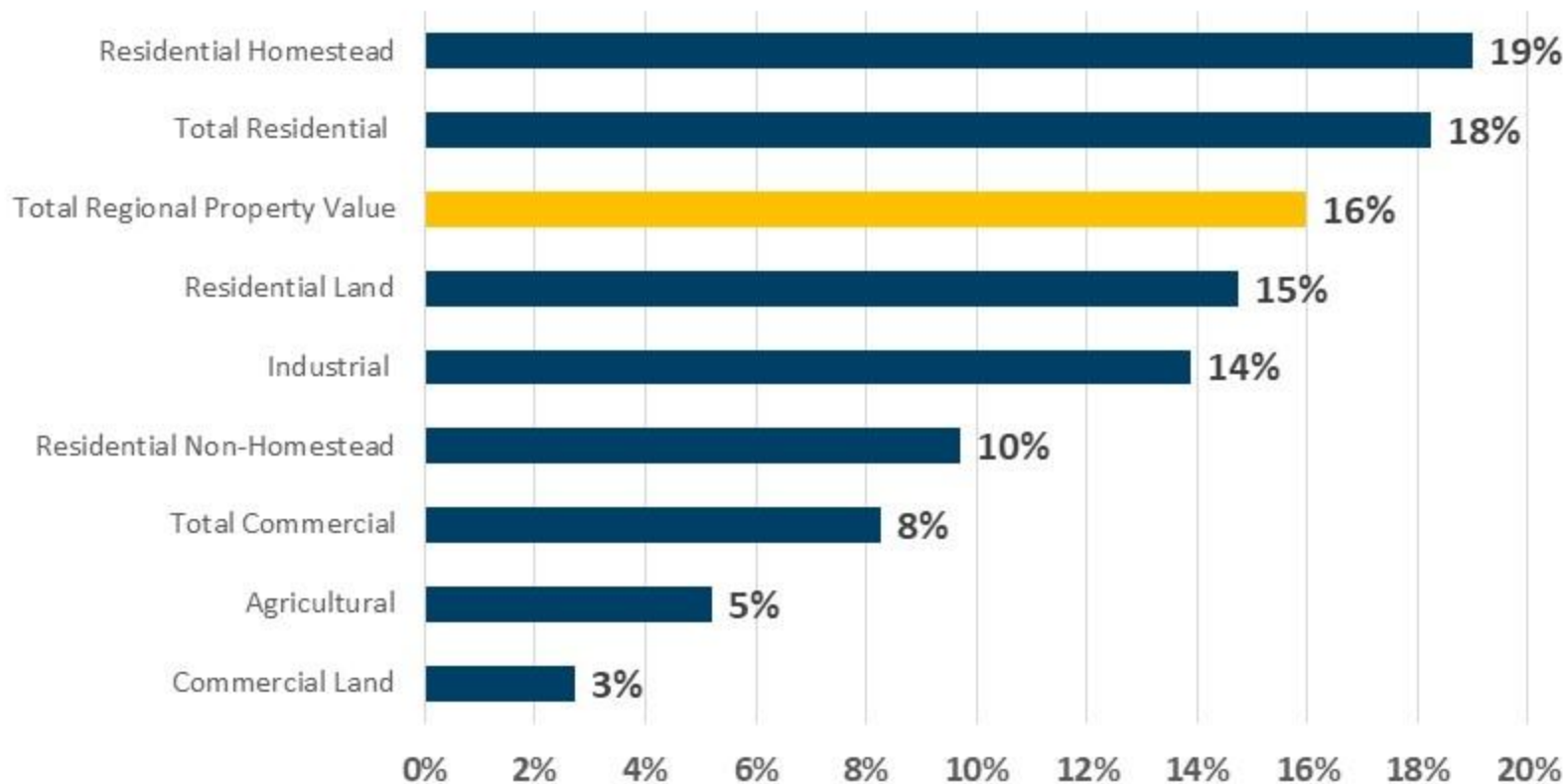


Two community's property values are growing faster than the region: Big Lake, Monticello

Property values in the Focused Planning Area are growing faster than the two counties as a whole

PROPERTY VALUE | COMPARISON ACROSS CLASSES

COMPARISON OF GROWTH RATES ACROSS CLASSES
2017-19



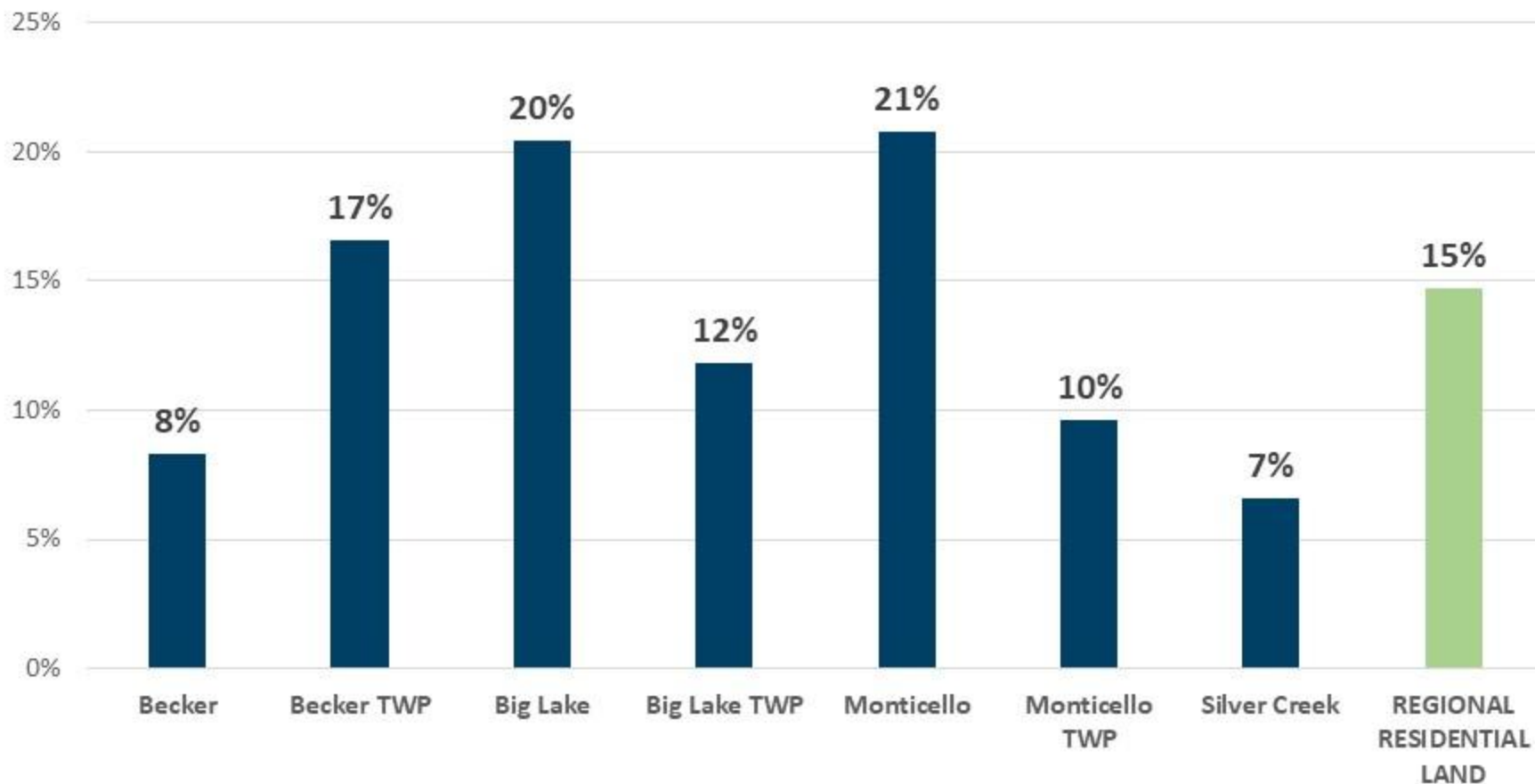
Share of property value growth that is residential

86.5%

- **\$580M of the regional property value growth is residential**
- **Commercial land value growth lags agricultural land value**
- **Commercial values growing at 1/2 rate of total property values**

PROPERTY VALUE | RESIDENTIAL LAND VALUES

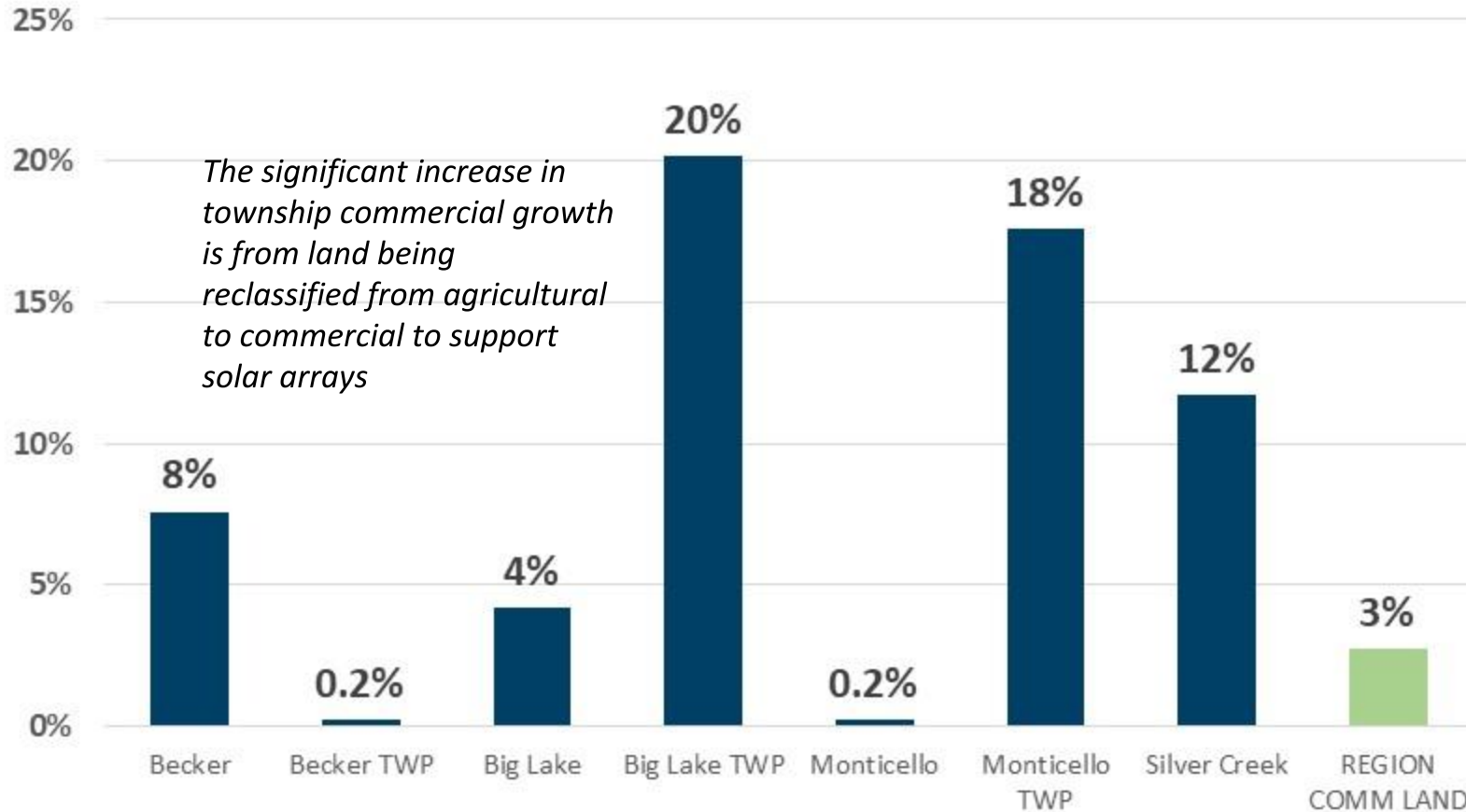
RESIDENTIAL LAND VALUE GROWTH RATES, 2017-19



Residential land value increases vary across the Focused Planning Area

PROPERTY VALUE | COMMERCIAL LAND VALUES

COMMERCIAL LAND VALUE GROWTH RATES, 2017-19



**Growth share of total value
classified commercial**

↑ 3%

- **Very small share of the overall property growth in the FPA is commercial**
- **Over half of the commercial land value growth in the FPA occurred in Monticello, slowest growing in terms of value**

Break for Questions

FRAMEWORK ²⁰³⁰
partnering for the future

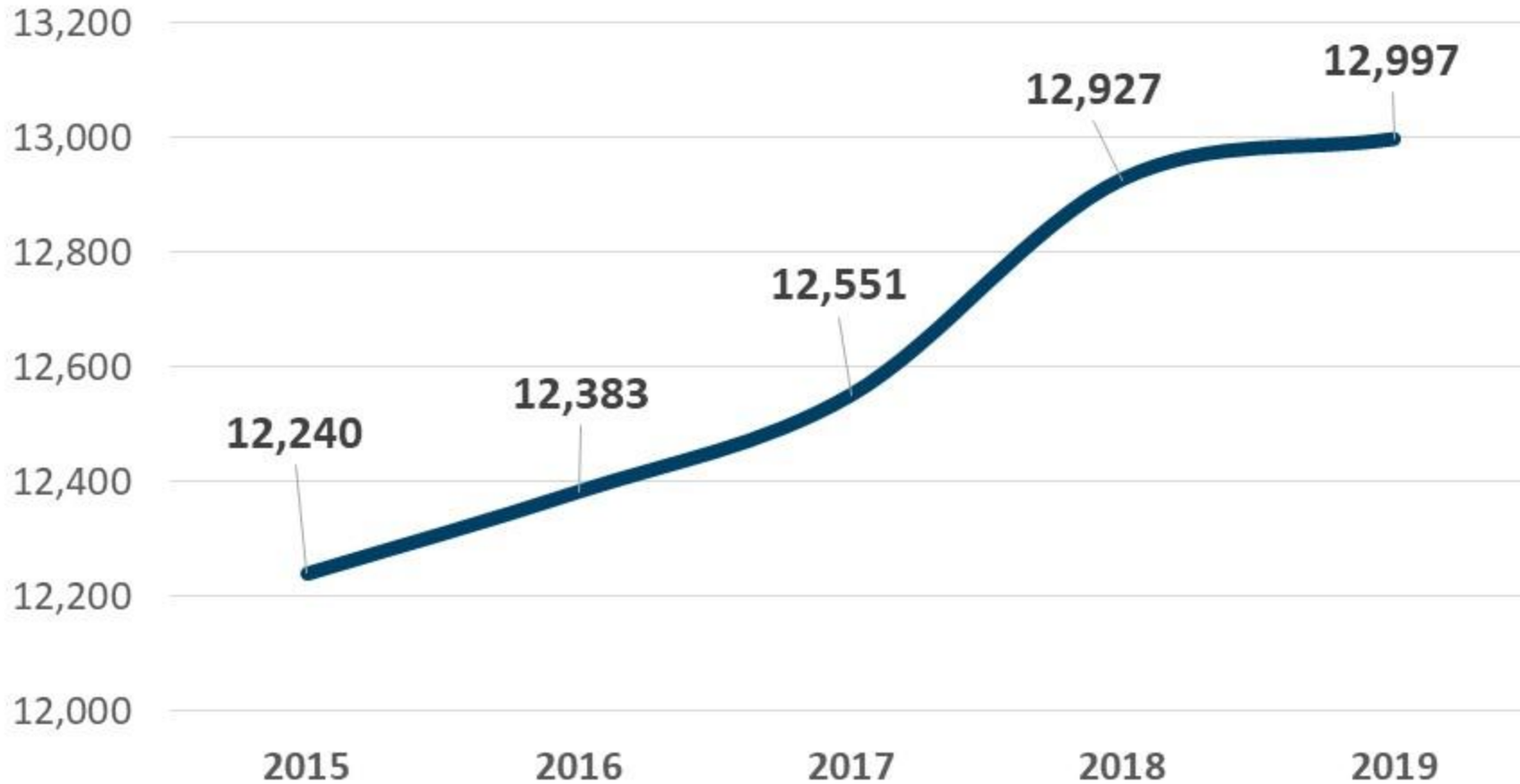
Jobs and Business Performance

- The planning team examined regional data from the Minnesota [Quarterly Census of Employment and Wages](#) database, 2015 - 2019
- This analysis focuses on private sector job growth



JOBS & BUSINESS | JOB GROWTH

JOB GROWTH IN THE FPA



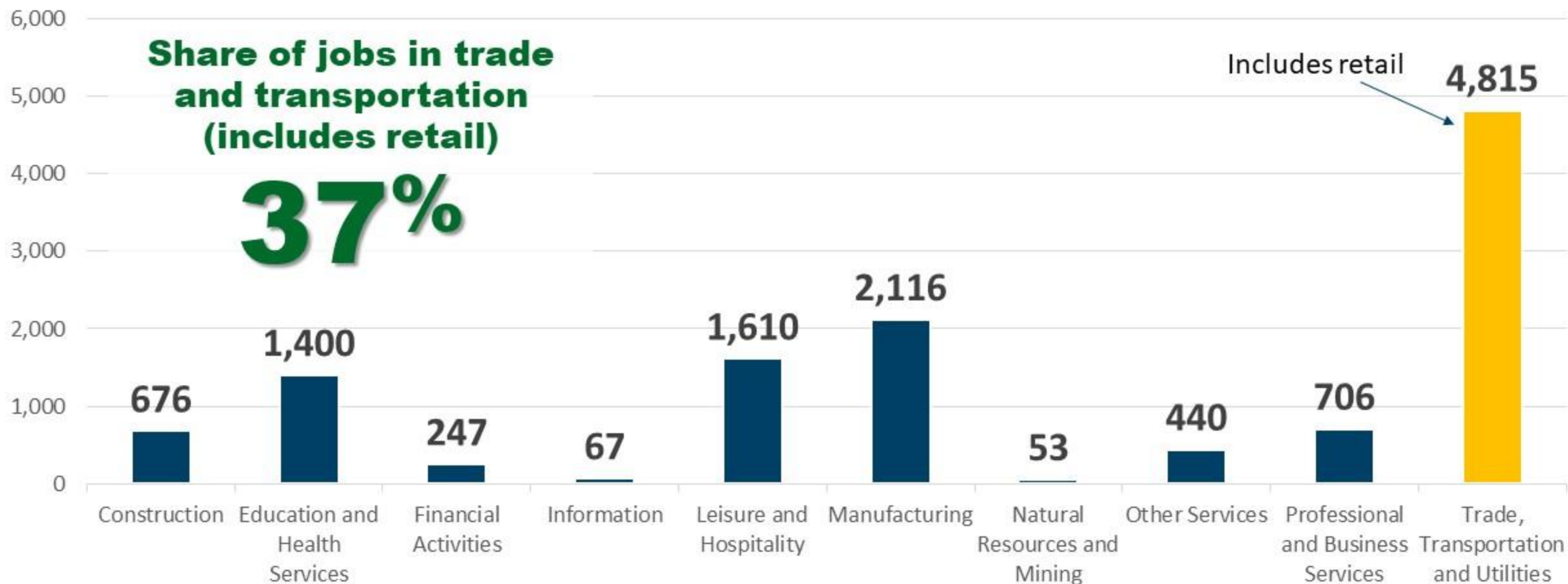
**New jobs added
from 2015-2019**

+750

+6%

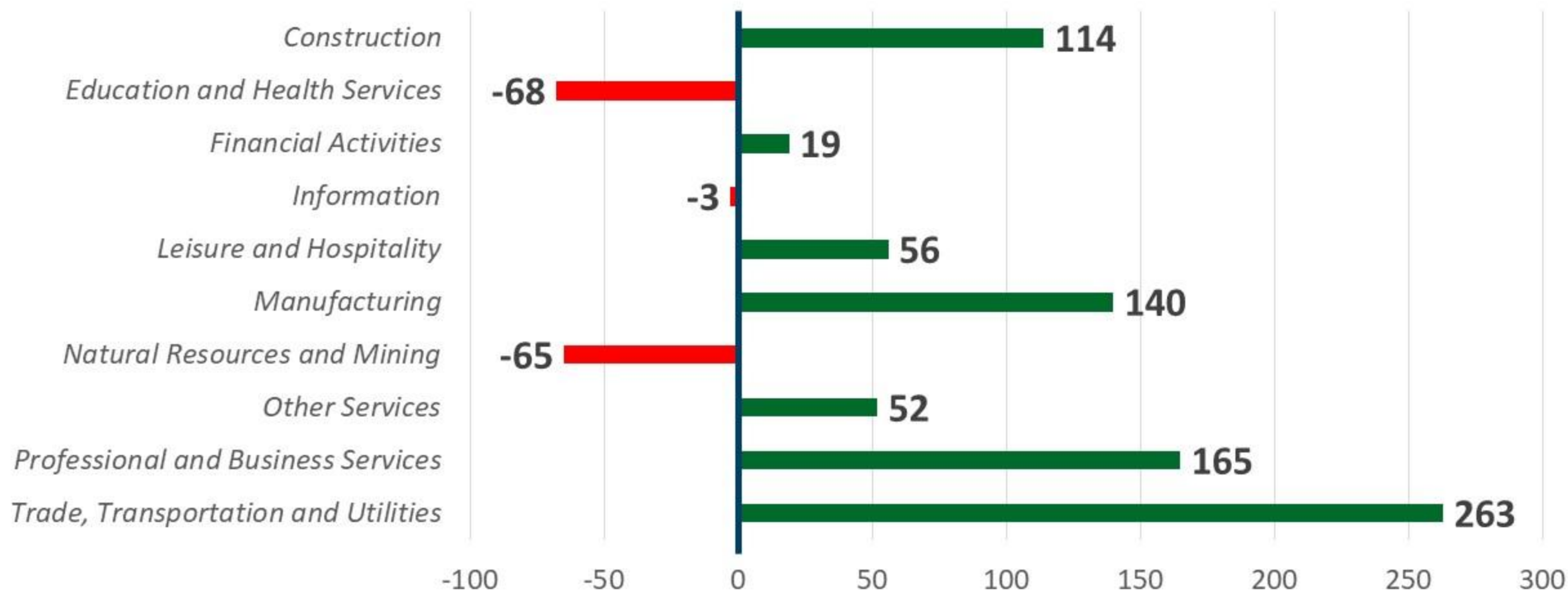
JOBS & BUSINESS | INDUSTRY MIX

REGIONAL INDUSTRY MIX, 2019



JOBS & BUSINESS | EMPLOYMENT CHANGE

REGIONAL EMPLOYMENT CHANGE BY SECTOR, 2015- 2019

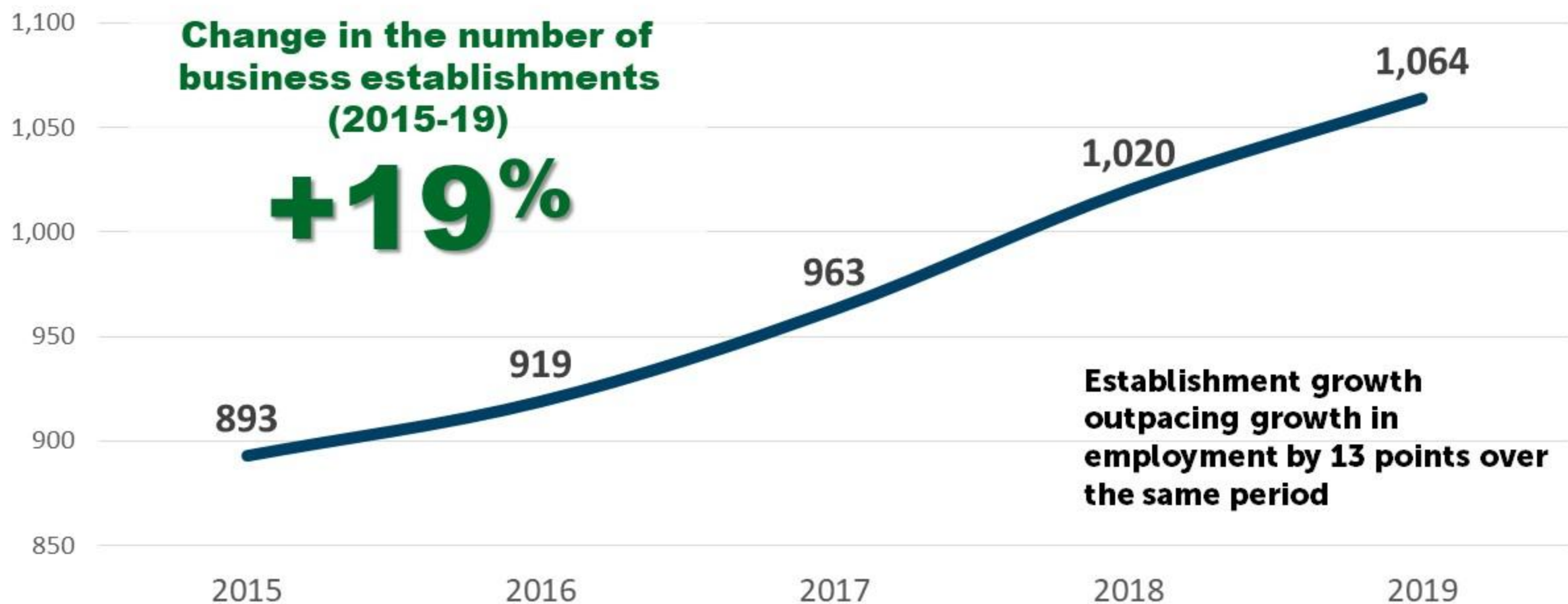


Break for Questions

FRAMEWORK ²⁰³⁰
partnering for the future

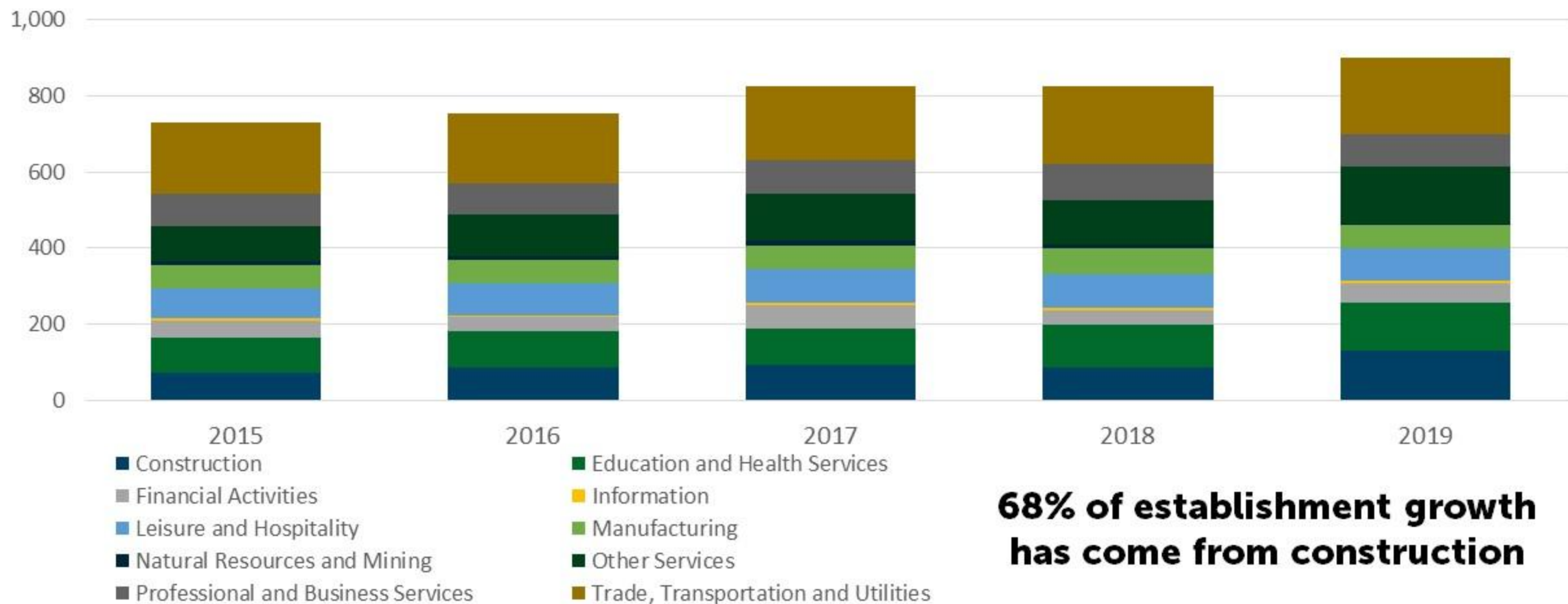
JOBS & BUSINESS | ESTABLISHMENT GROWTH

REGIONAL BUSINESS ESTABLISHMENT CHANGE, 2015-2019



JOBS & BUSINESS | ESTABLISHMENT GROWTH

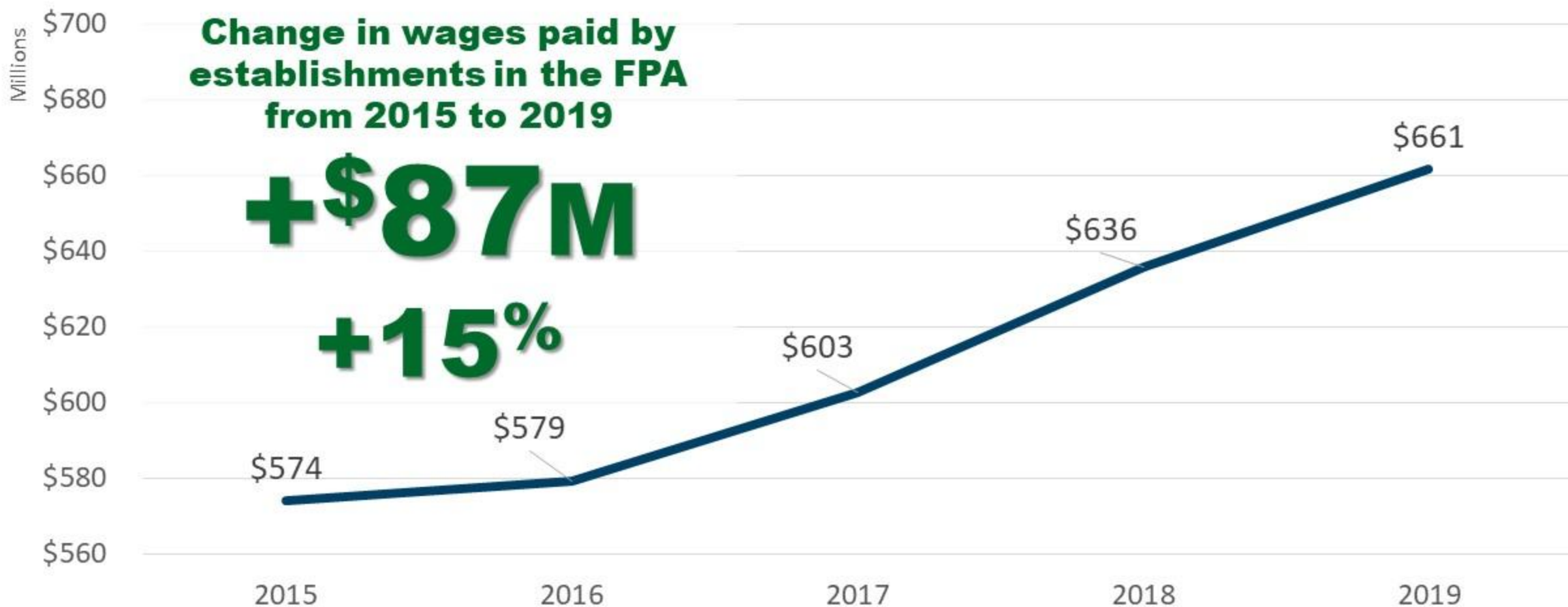
REGIONAL ESTABLISHMENT GROWTH BY INDUSTRY



68% of establishment growth has come from construction

JOBS & BUSINESS | WAGE GROWTH

REGIONAL WAGES GROWTH (2015-19)



JOBS & BUSINESS | WAGE GROWTH

REGIONAL AVERAGE ANNUAL WAGES



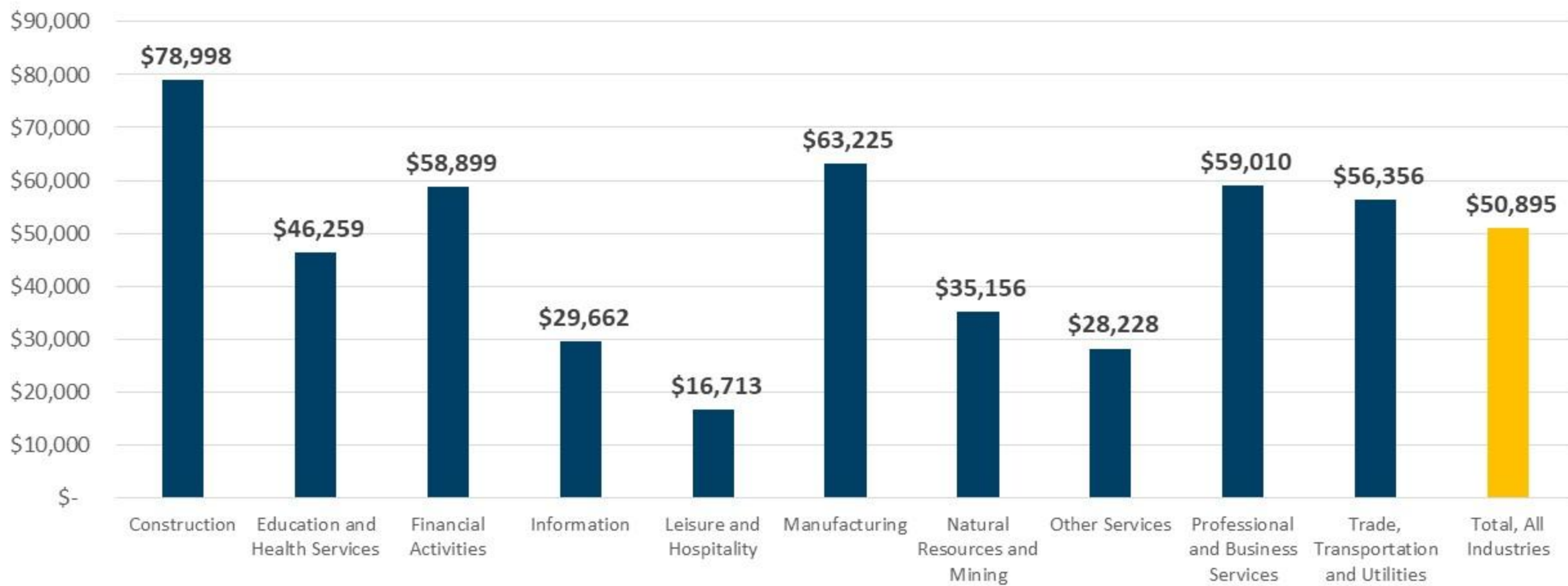
Growth in annual average wages

+9%

- **Growth in total wages in the region driven by growth in jobs not by higher average wages**
- **The total wage base (sum of all wages) grew by 15%, average wages by 9%**

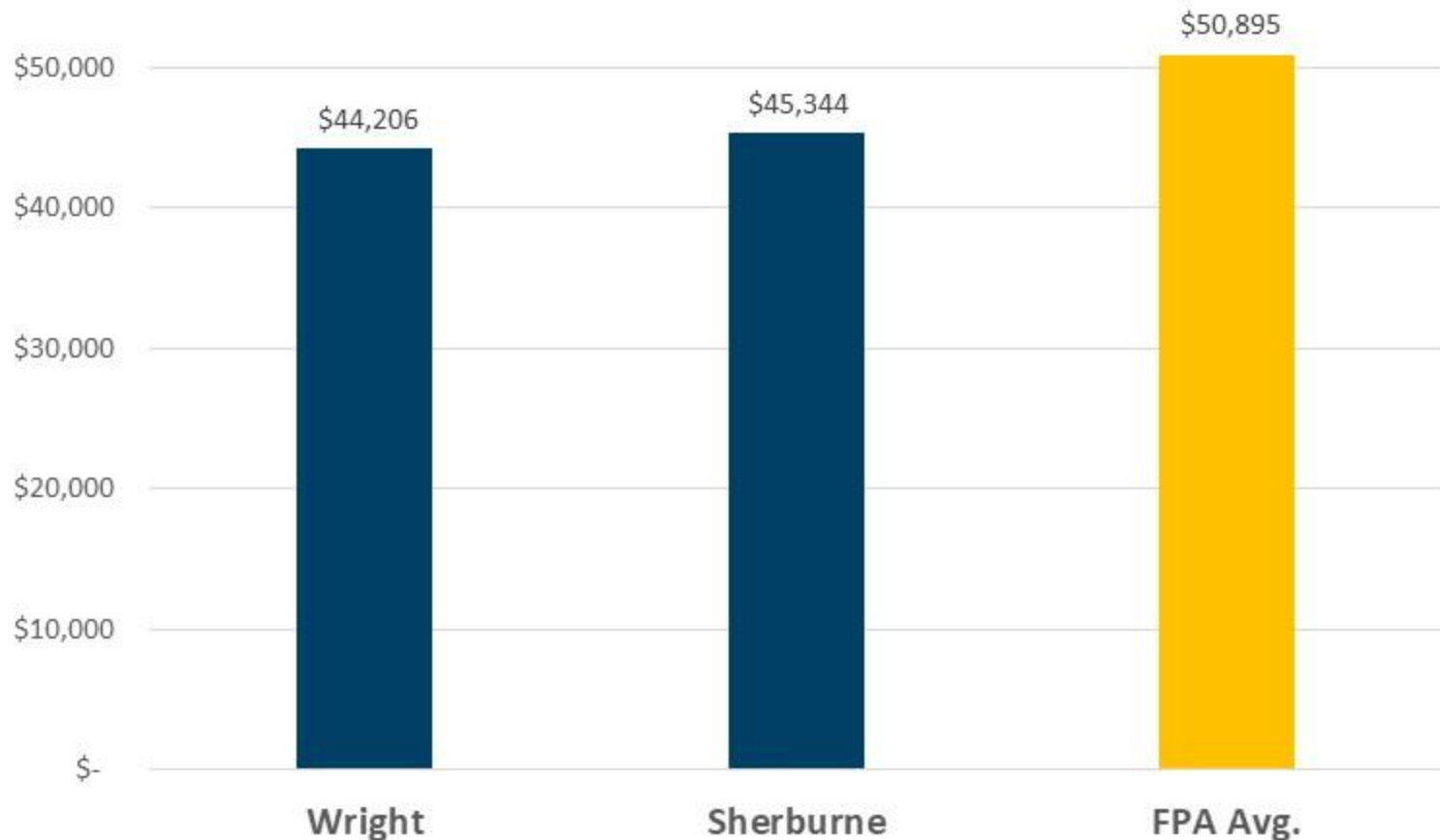
JOBS & BUSINESS | WAGE GROWTH

AVERAGE ANNUAL WAGES BY INDUSTRY



JOBS & BUSINESS | WAGE GROWTH

AVERAGE ANNUAL WAGES BY LOCATION



12-15%
**Higher average
wages in the FPA
than the two
surrounding counties**

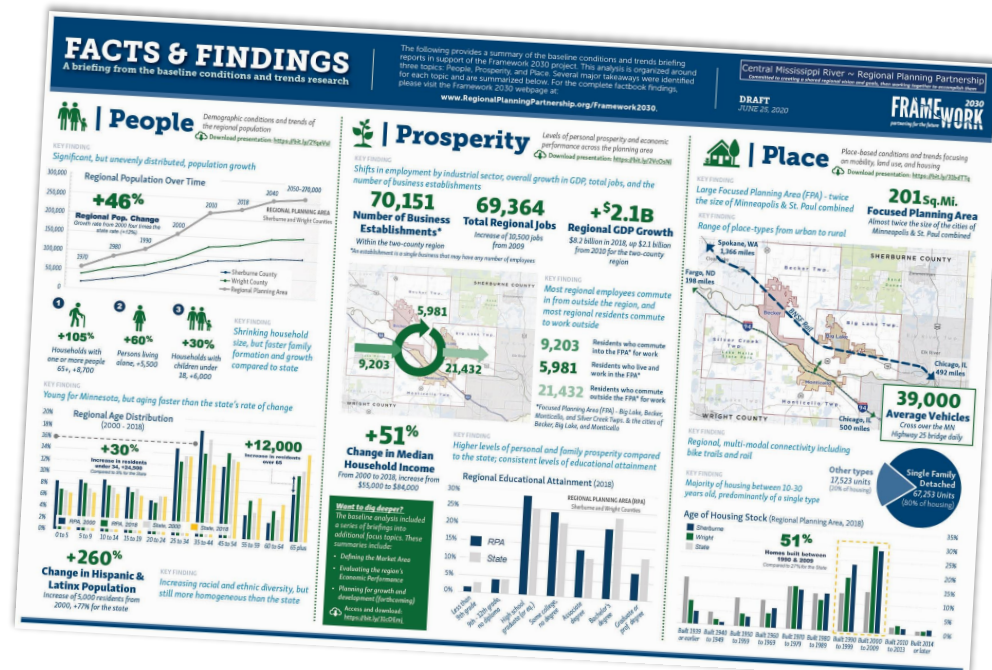
Break for Questions

FRAMEWORK ²⁰³⁰
partnering for the future

6: Technical Analysis

6. Framework 2030: Infographic coming soon

- a. “Entry point” for research and analyses results
- b. Large-format summary, with links to Factbooks
- c. Supports current, future communications, engagement
- d. For use online and as in-person handout
- e. *Watch for draft for your feedback in next few days*



7: Future Agenda Items

7. Future agenda items

a.