



**FRAMEWORK** <sup>2030</sup>  
*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](http://www.RegionalPlanningPartnership.org/Framework2030)

# Introduction

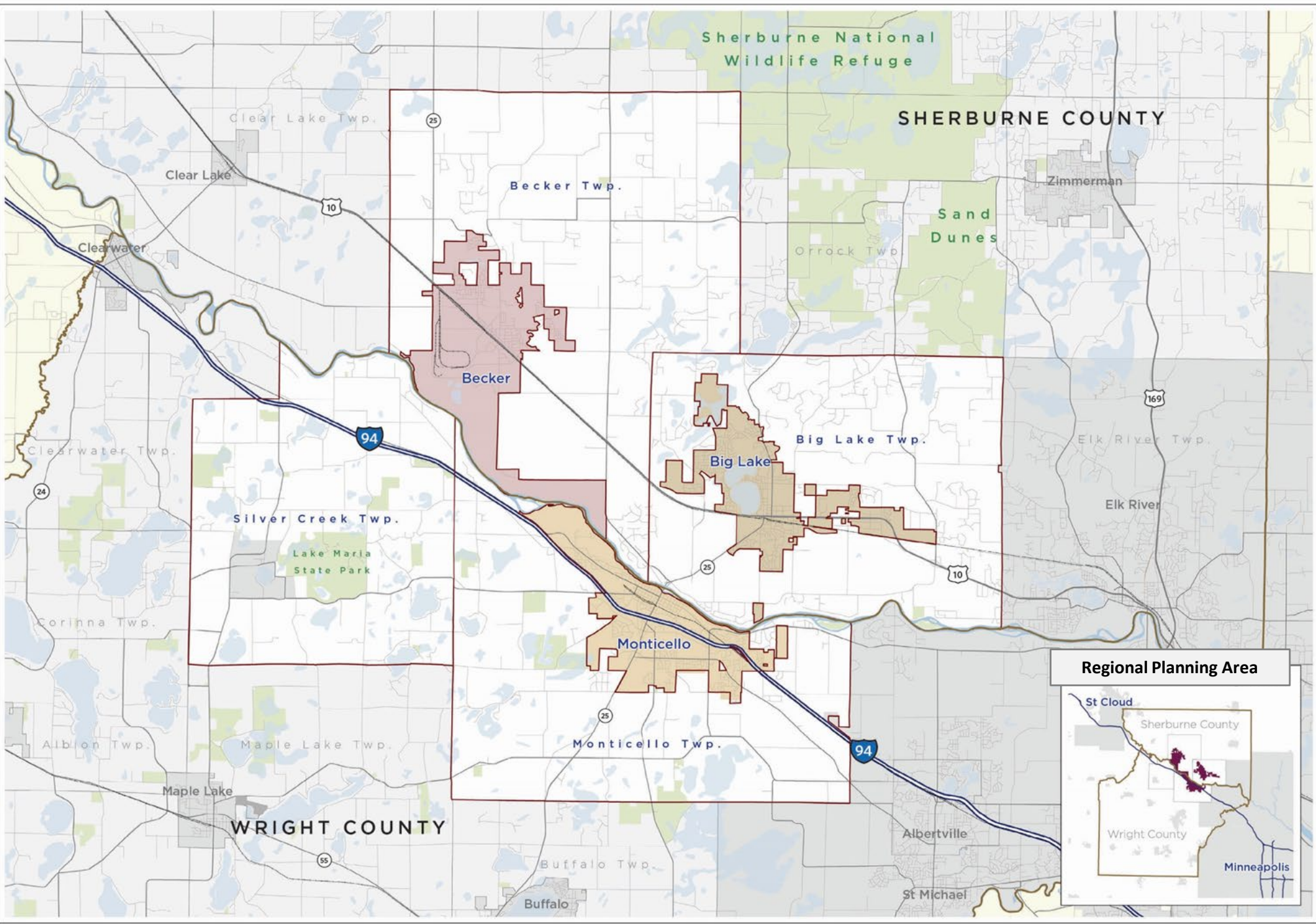
- The following is a briefing from the conditions and trends research for Framework 2030
- This presentation is part of a “deep dive” series focusing on the regional market, economic performance, and land use and growth

**Framework 2030 and COVID-19**  
These are challenging times for our communities and region. We are working diligently to meet our obligations while protecting everyone. Even as we act on critical current needs, we recognize the need to work together to plan the future. With significant growth and development projected for the region, the [Central Mississippi River Regional Planning Partnership](#) recently launched [Framework 2030](#) -- a collaborative effort to develop our region’s first-ever strategic land use and economic development plan.

# Focused Planning Area

*\*Sometimes abbreviated to FPA in the briefing*

-  Participating Townships
-  Surrounding Counties
-  Other Cities
-  Park Land
-  Mississippi River
-  Open Water
-  City of Becker
-  City of Monticello
-  City of Big Lake
-  Interstate
-  US Highway
-  State Highway



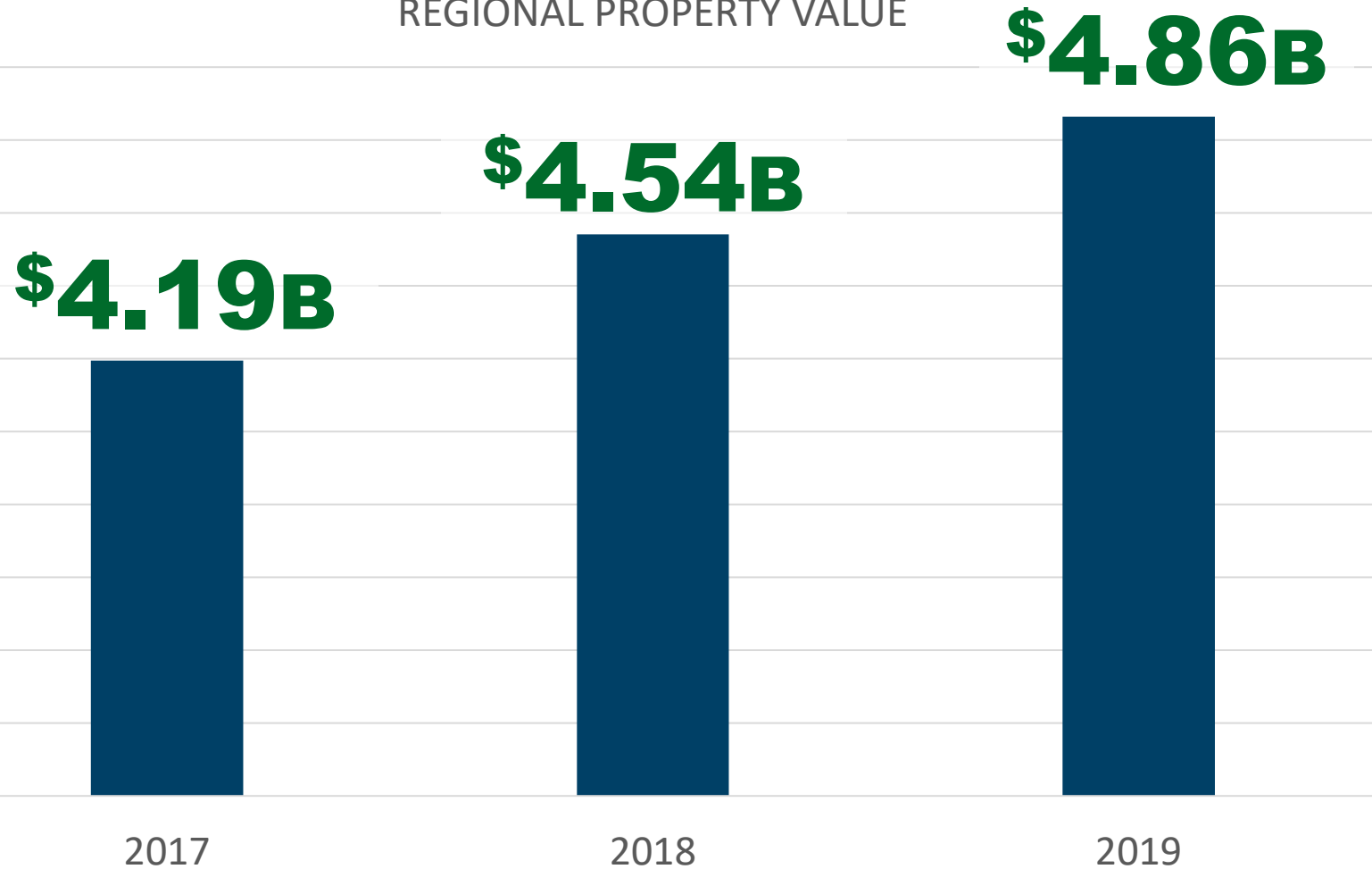


# Property Value Analysis

- 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

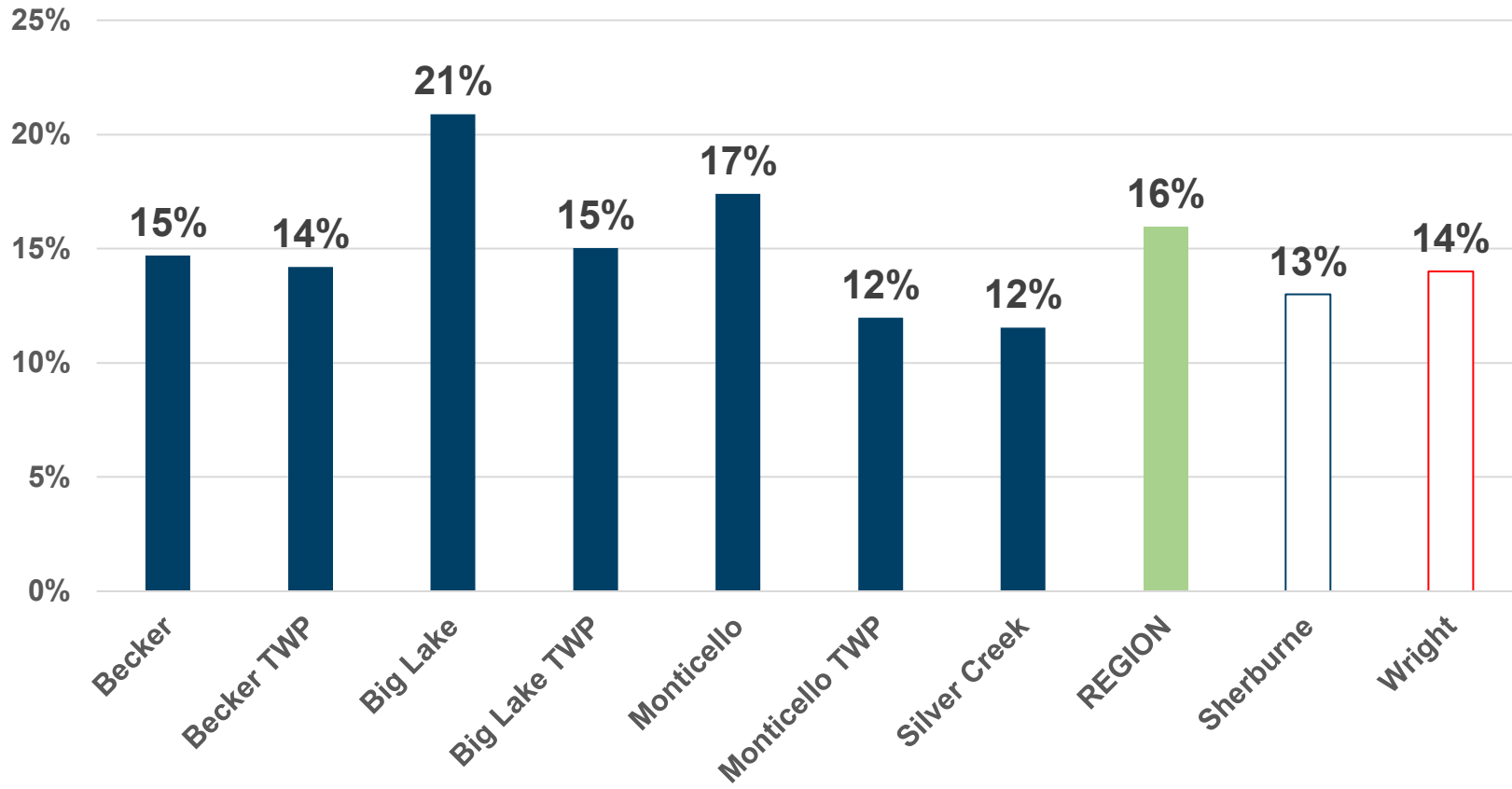
**\$4.9B**

**+16%**

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

# PROPERTY VALUE | GROWTH RATES

PERCENT CHANGE PROPERTY VALUES, 2017-19



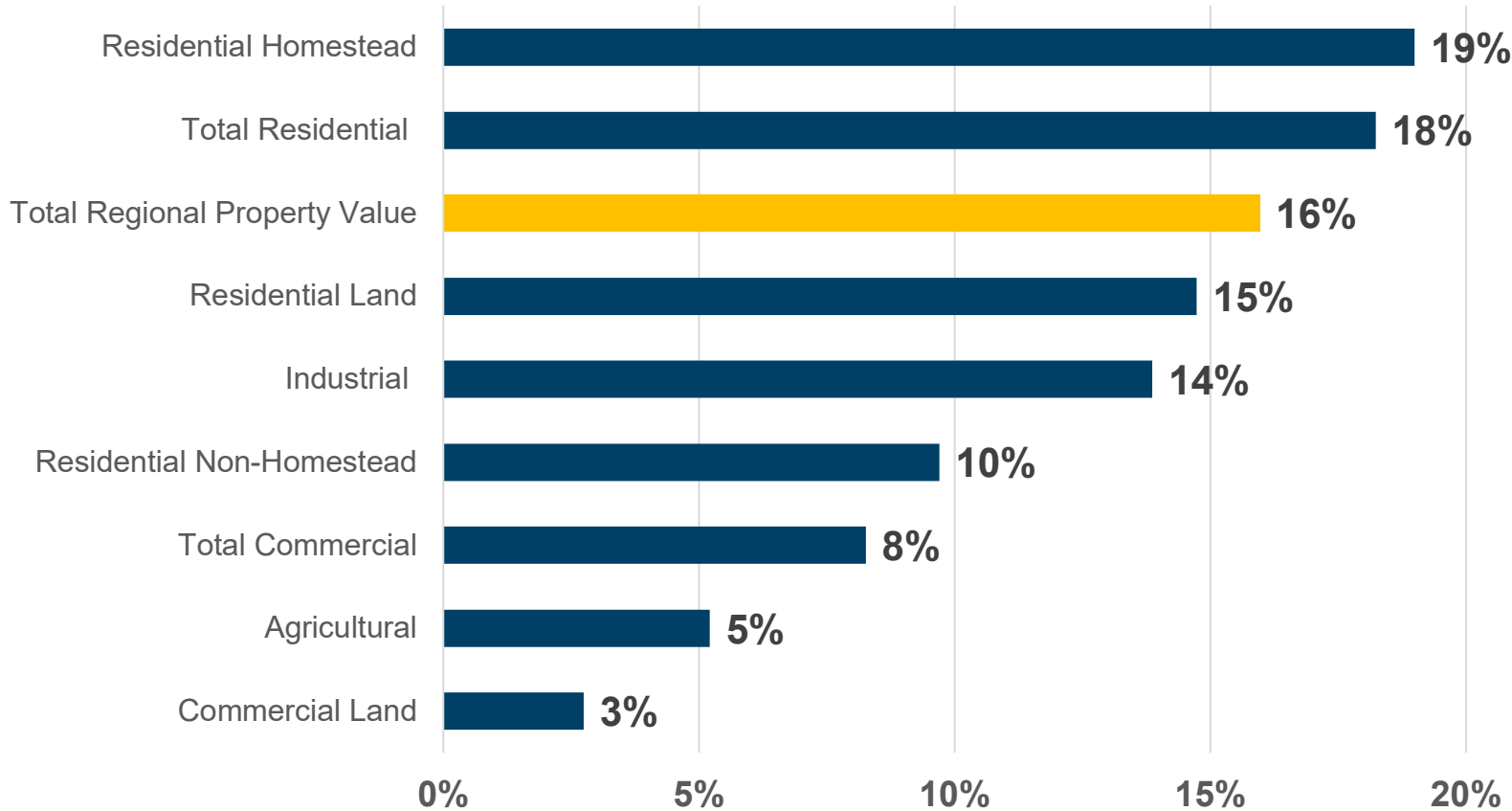
Two community's property values are growing faster than the region: Big Lake, Monticello

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

# PROPERTY VALUE | COMPARISON ACROSS CLASSES

## CLASSES

COMPARISON OF GROWTH RATES ACROSS CLASSES 2017-19



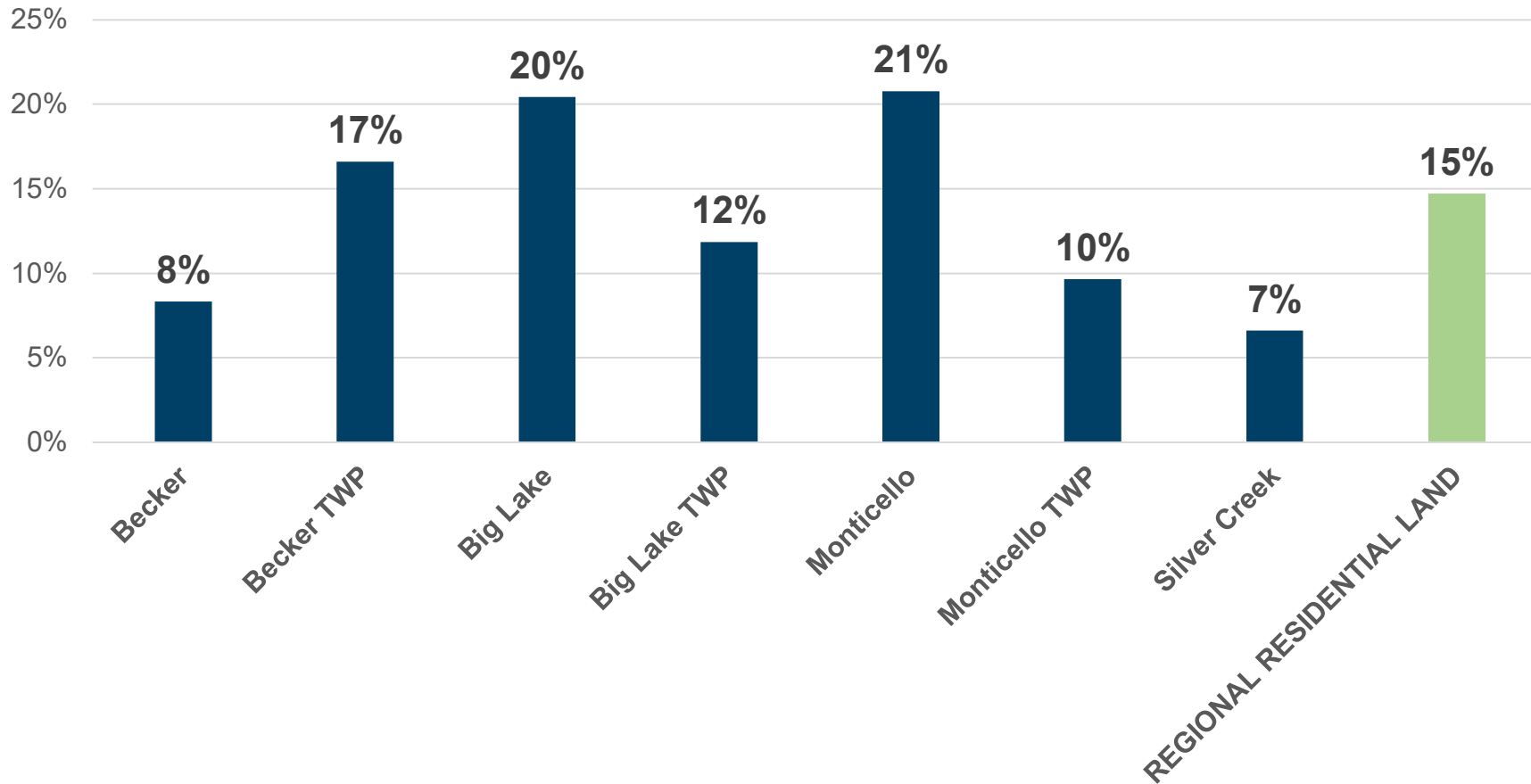
**Share of property value growth that is residential**

**86.5%**

- \$580M of the regional property value growth is residential
- Commercial land value growth lags agricultural land value
- Commercial values growing at ½ rate of total property values

# PROPERTY VALUE | RESIDENTIAL LAND VALUES

RESIDENTIAL LAND VALUE GROWTH RATES, 2017-19

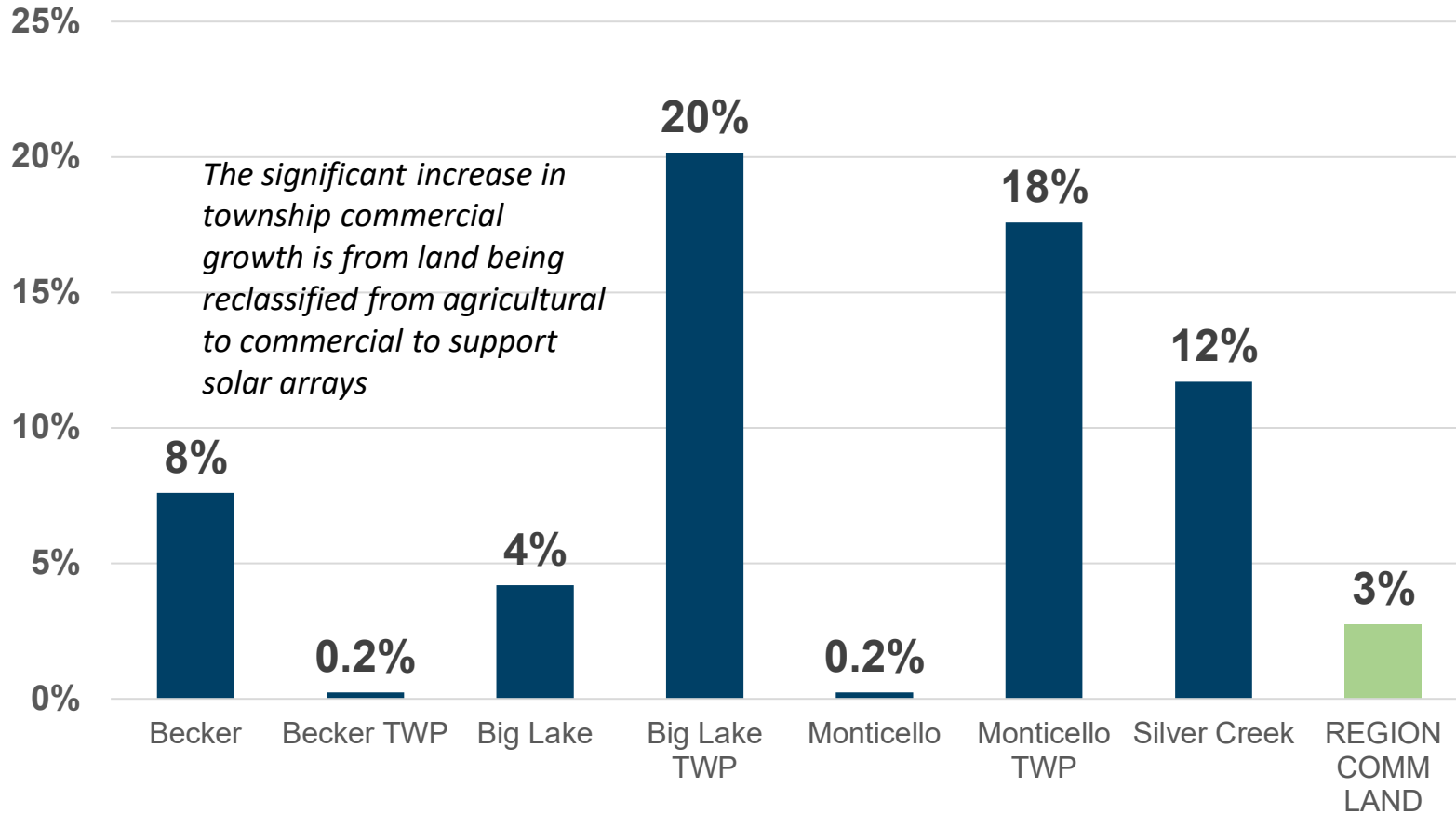


**Residential land value increases vary across the Focused Planning Area**



# 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

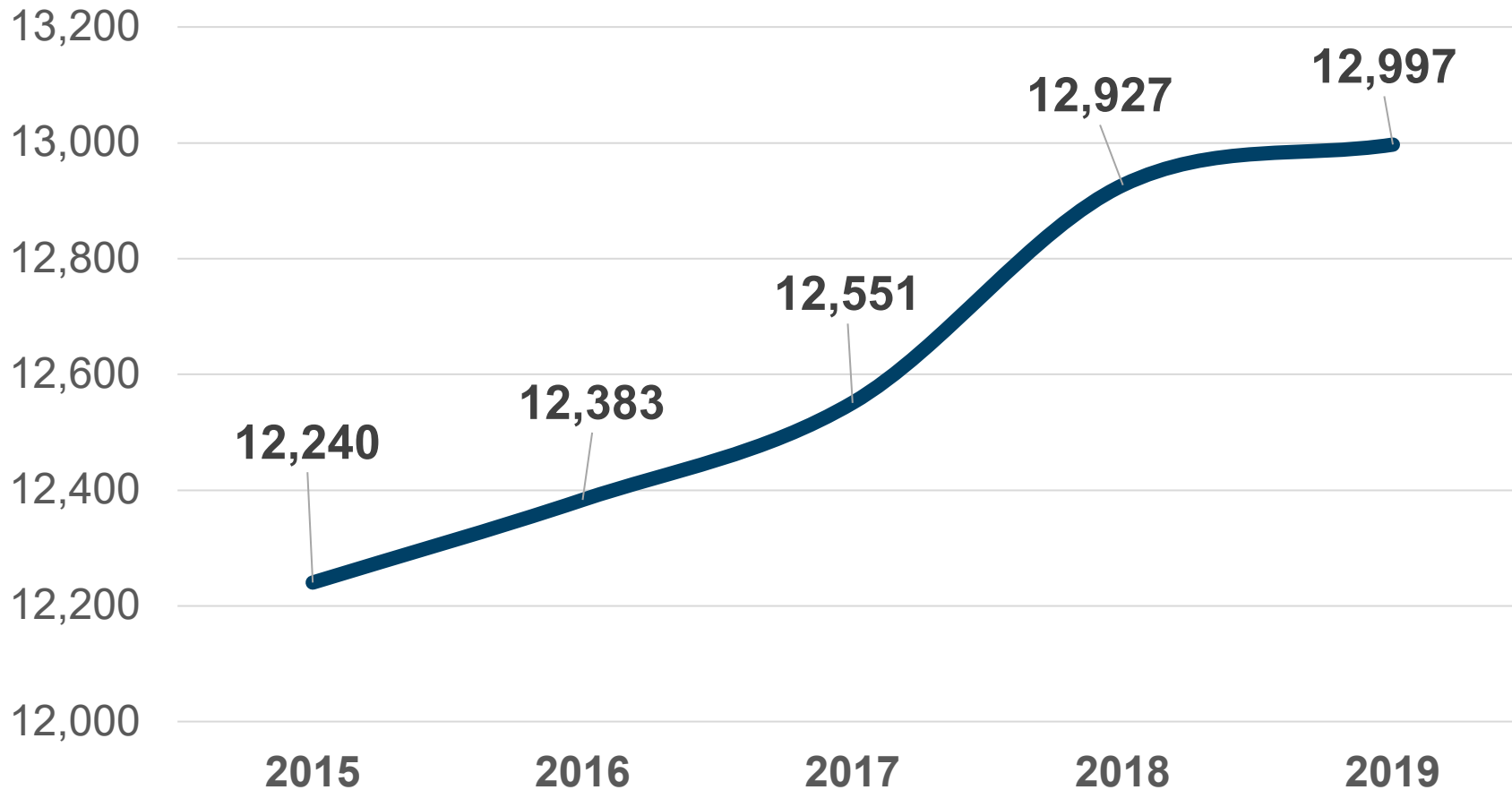
# Jobs and Business Performance

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



# JOBS & BUSINESS | JOB GROWTH

JOB GROWTH IN THE FPA



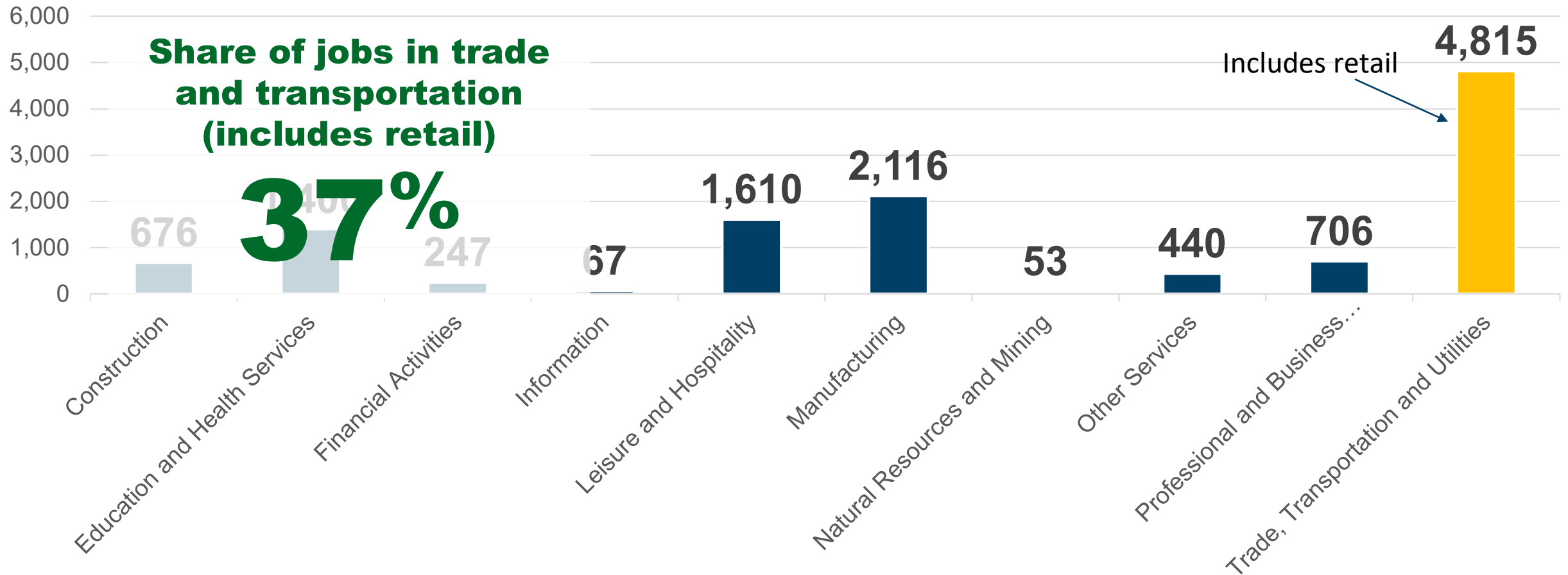
**New jobs added  
from 2015-2019**

**+750**

**+6%**

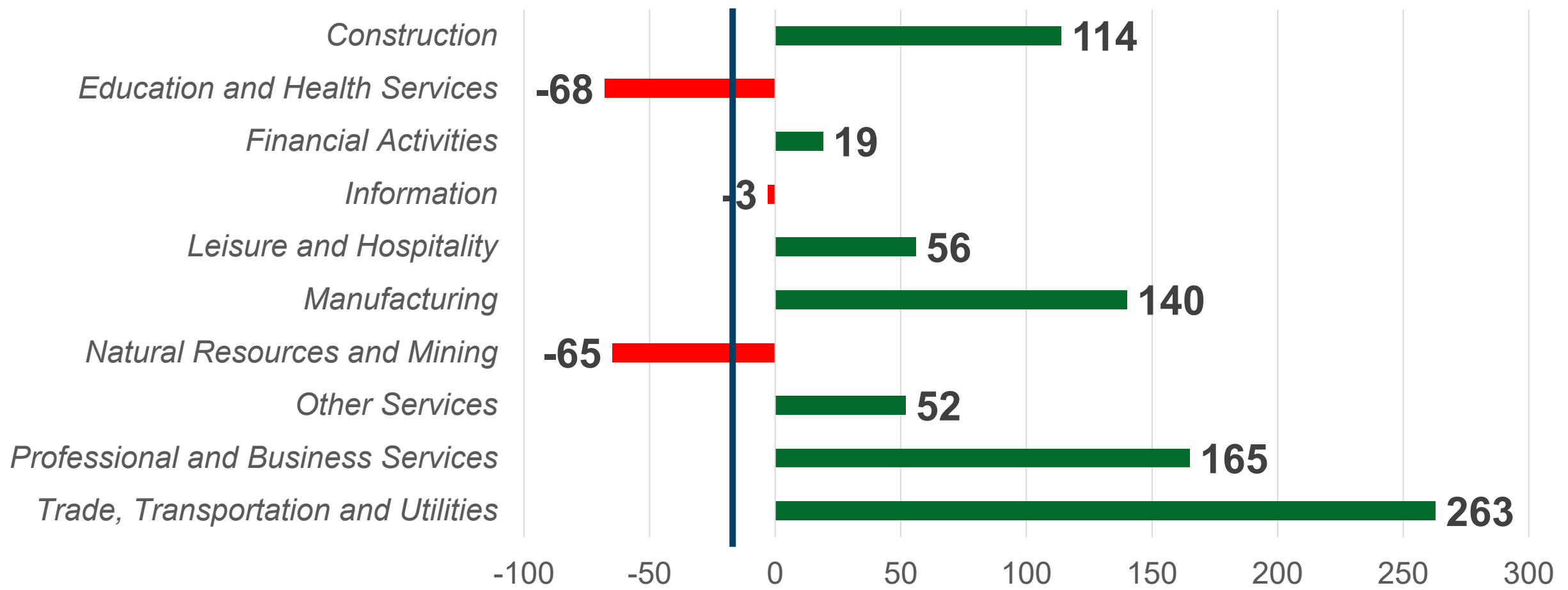
# JOBS & BUSINESS | INDUSTRY MIX

REGIONAL INDUSTRY MIX, 2019



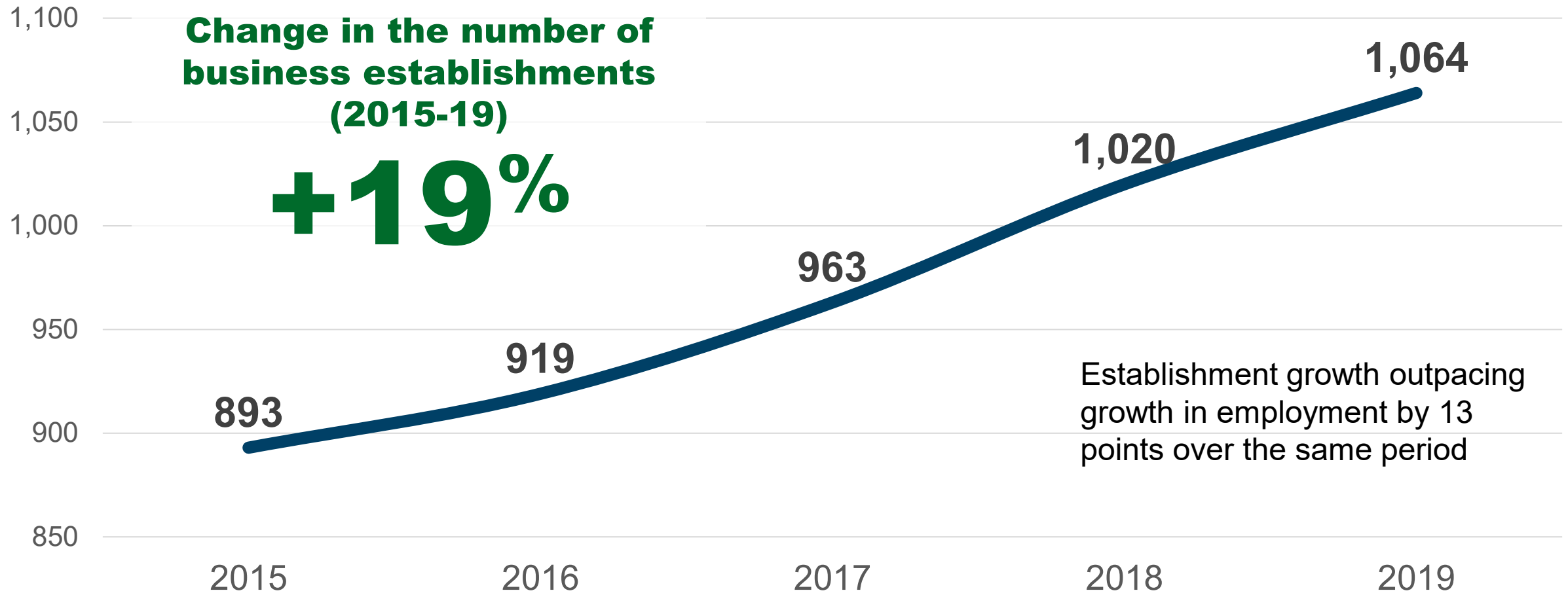
# JOBS & BUSINESS | EMPLOYMENT CHANGE

REGIONAL EMPLOYMENT CHANGE BY SECTOR, 2015- 2019



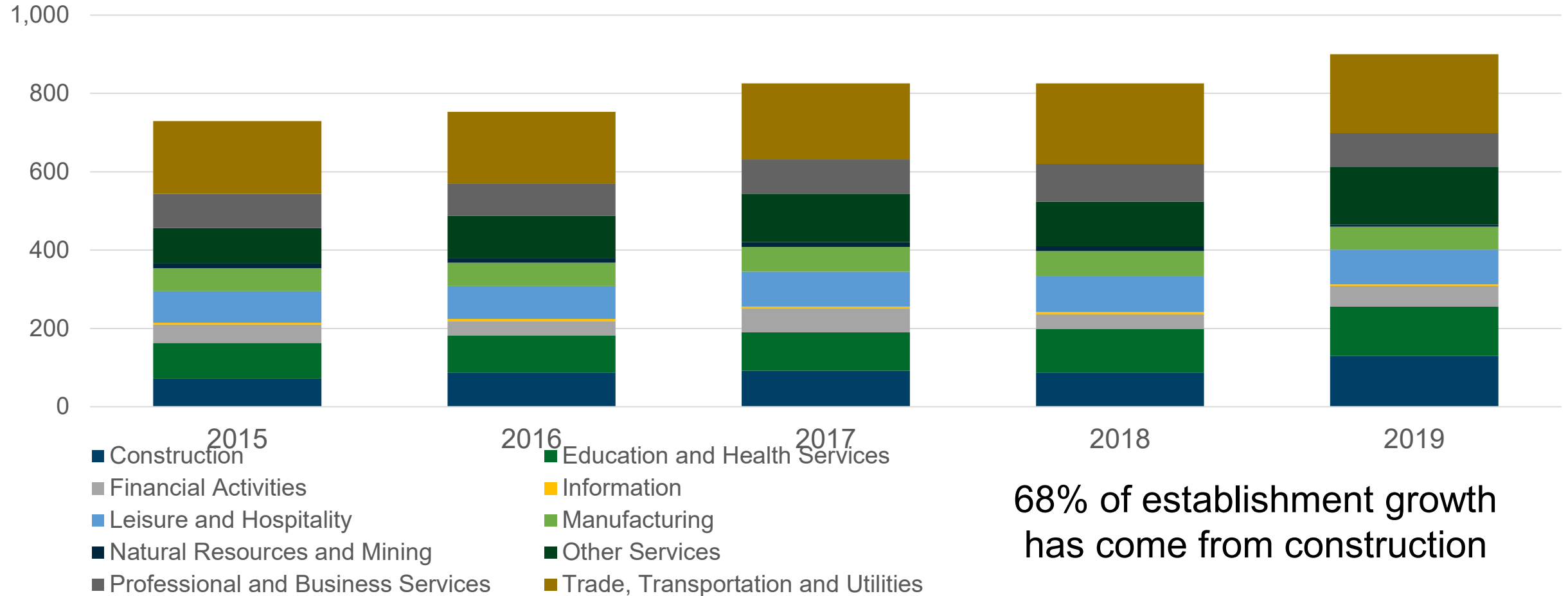
# JOBS & BUSINESS | ESTABLISHMENT GROWTH

REGIONAL BUSINESS ESTABLISHMENT CHANGE, 2015-2019



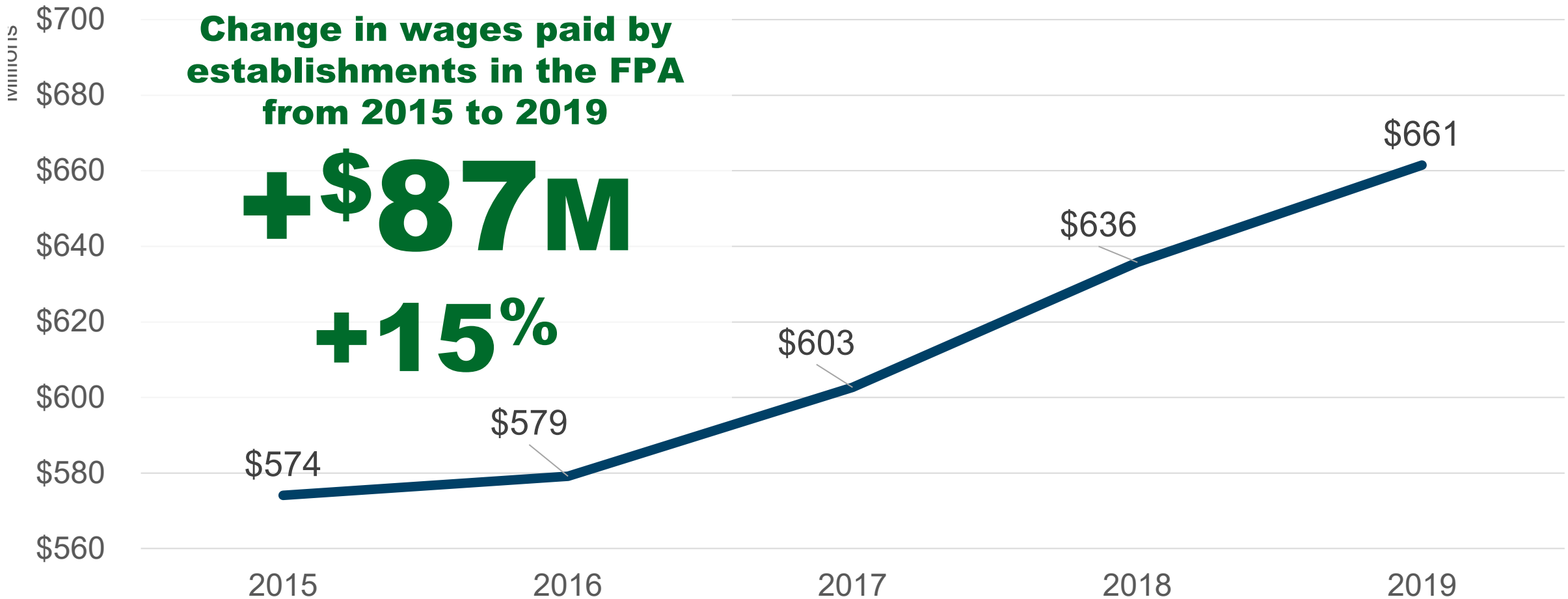
# JOBS & BUSINESS | ESTABLISHMENT GROWTH

REGIONAL ESTABLISHMENT GROWTH BY INDUSTRY



# JOBS & BUSINESS | WAGE GROWTH

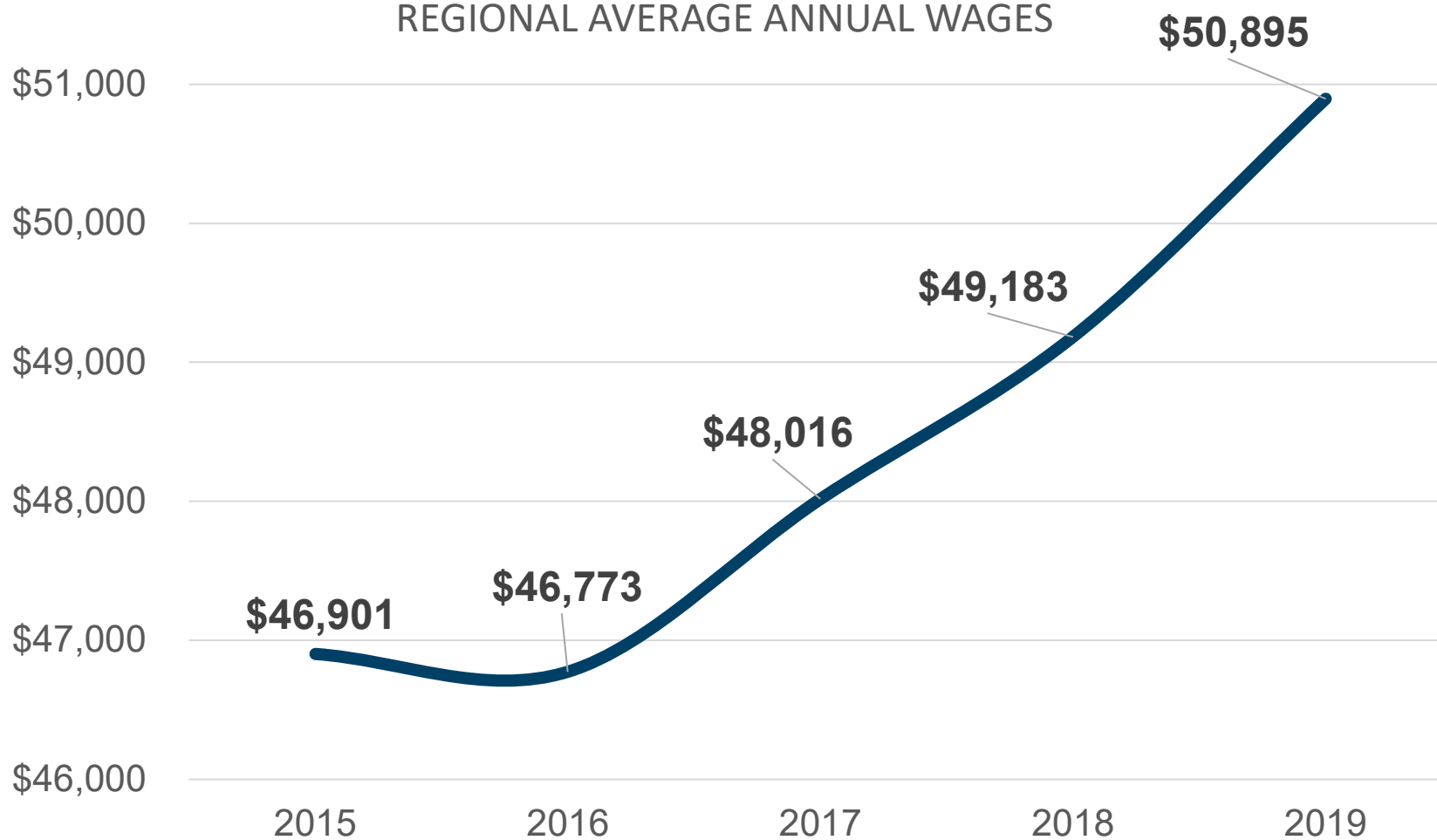
REGIONAL WAGES GROWTH (2015-19)





# JOBS & BUSINESS | WAGE GROWTH

REGIONAL AVERAGE ANNUAL WAGES



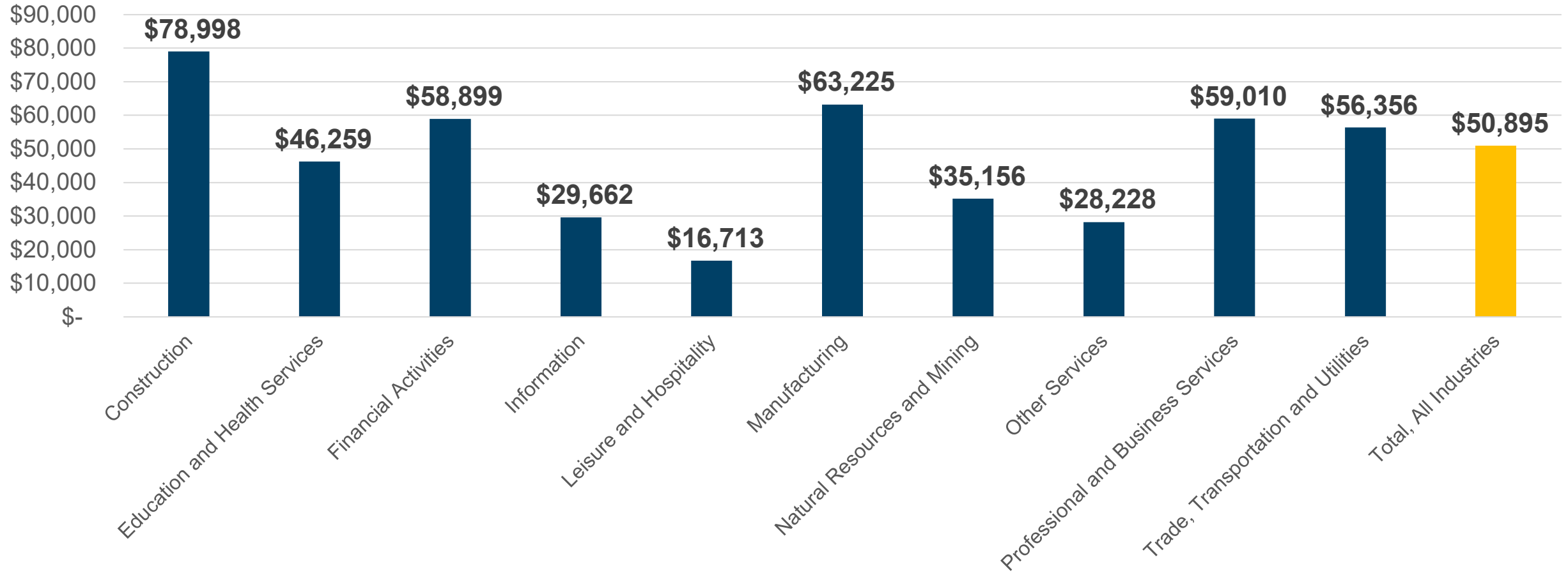
**Growth in annual average wages**

**+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



# Additional Information

**FRAMEWORK** <sup>2030</sup>  
*partnering for the future*

# A little more about FRAMEWORK 2030

- Our communities anticipate significant growth over the coming decades
- There are many dynamic forces (internal and external) that may impact our quality of life, place, and opportunity
- We have an opportunity to act and take advantage of this time and energy



# Who's involved?

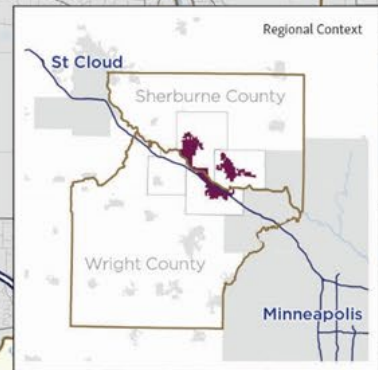
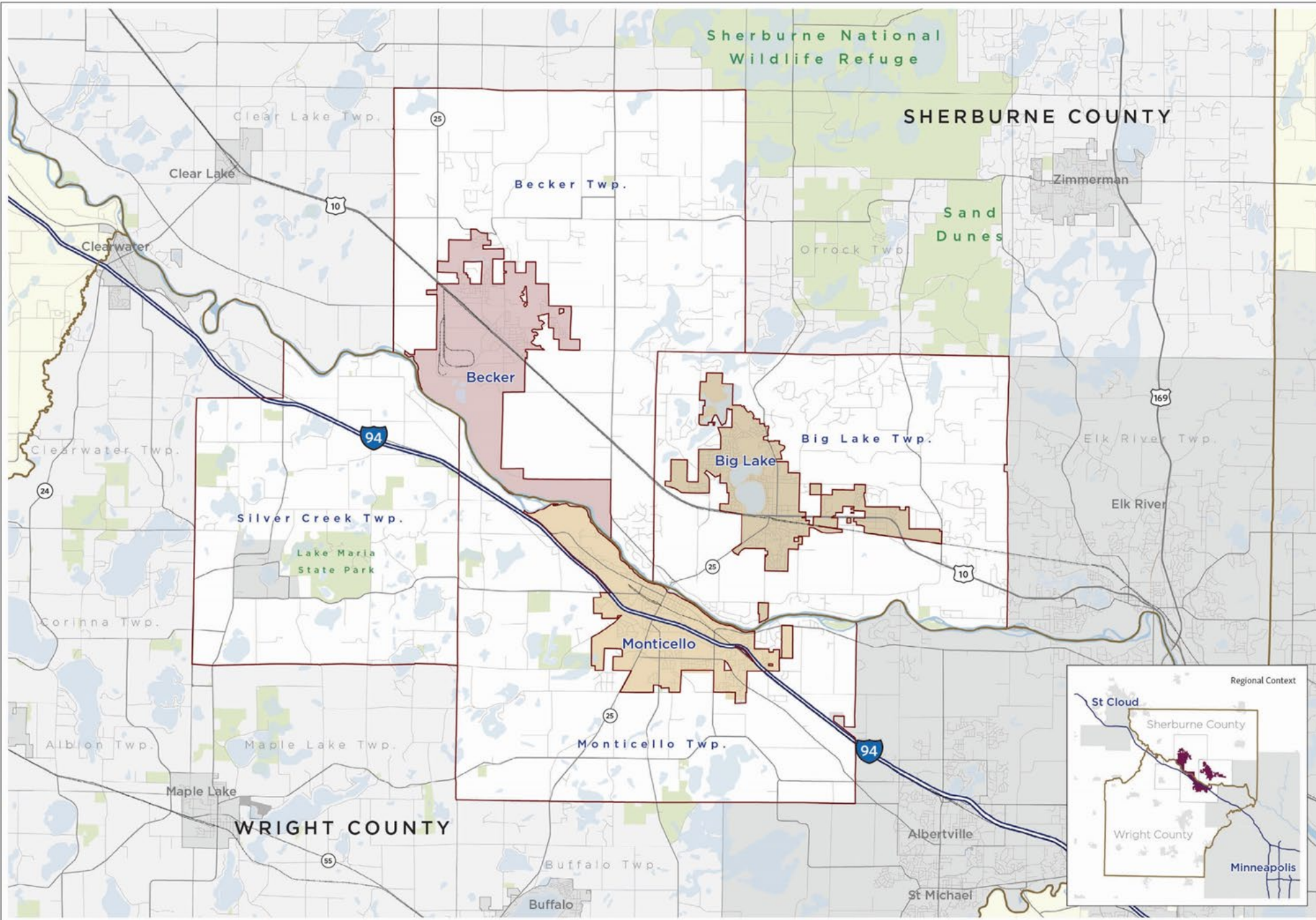
Led by the Central Mississippi River Regional Planning Partnership

- *Cities of Becker, Big Lake, and Monticello; Becker, Silver Creek, Monticello, and Big Lake townships; and Sherburne and Wright counties*
- *Coalition formed in 2016 focused on transportation issues*
- *Partnership's evolving focus on regional challenges and opportunities*



# The Planning Area

-  Interstate
-  US Highway
-  State Highway
-  Participating Townships
-  Surrounding Counties
-  Other Cities
-  City of Becker
-  City of Monticello
-  City of Big Lake
-  Park Land
-  Mississippi River
-  Open Water



# The Project

- Four components to the work plan
  1. *Preparation*
  2. *Engagement*
  3. *Analysis*
  4. *Framework Development*
- Integrate the intuition of the public and stakeholders with strong technical analysis

## What are the goals for the project?

Through the planning project, the Partnership will work to:

- Reach consensus on major opportunities and choices that benefit the region, and successfully collaborate to maximize benefit and minimize risk;
- Position Partners to be leaders and shape their own futures individually and collectively, and;
- Support connectivity within the region, and between the region and beyond.

**PREPARATION**

**ENGAGEMENT**

**PLANNING**

**COMPONENT 1  
Preparation**

Kick-off the project

Develop a strategy for promoting the plan and motivating participation

Create a plan for community engagement

**COMPONENT 3  
Technical Analysis**

Research key challenges and opportunities facing the region

**COMPONENT 2  
Community Engagement**

Think big about the future of the region and its communities

**COMPONENT 4  
Plan Development**

Finalize the Framework action plan

**BIG PICTURE  
SPRING 2020**

Get the conversation started and think about our goals for the future

**TESTING THE  
DIRECTION  
SUMMER 2020**

Affirm our goals and build actions for reaching our goals

**OPEN HOUSE  
WINTER 2020**

Identify priorities and implementation strategies





# How can you get involved?

- Access the project website  
[www.RegionalPlanningPartnership.org/projects/Framework2030](http://www.RegionalPlanningPartnership.org/projects/Framework2030)
- On the website you can ...
  - *Find out more about the project;*
  - *Share your ideas through a community survey, and;*
  - *Contact the planning team with any questions or ideas.*



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