

# Assessing Potential Business Relocation Capacity in North Minneapolis

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# Background

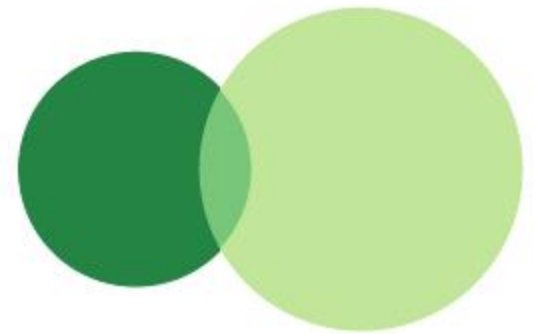
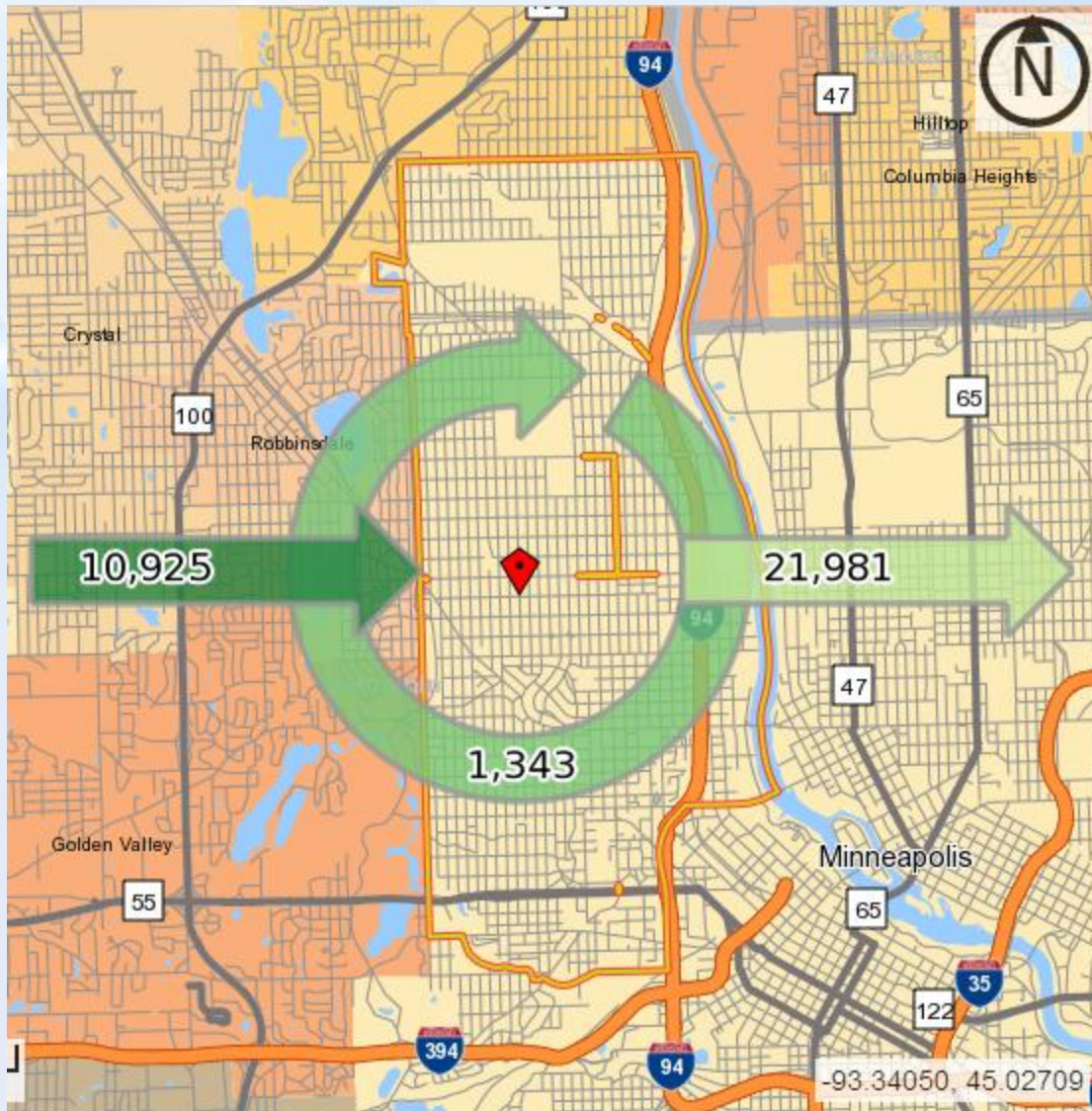
- Data consistency and reliability
- Legacy of neglect
  - Decline of manufacturing
  - Migration of large-scale office and retail
  - Perceived lack of demand

# Goals

- Current Business Environment
- Environment of Commercial and Industrial Real Estate
- Property Database

# Data Collection

- Longitudinal Employer-Household Dynamics (LEHD) Program's Origin-Destination Employment Statistics (LODES)
- County Parcel and Assessor Data
- Minnesota Commercial Association of Realtors (MNCAR) Property Data
- Phone Calls and Windshield Surveys



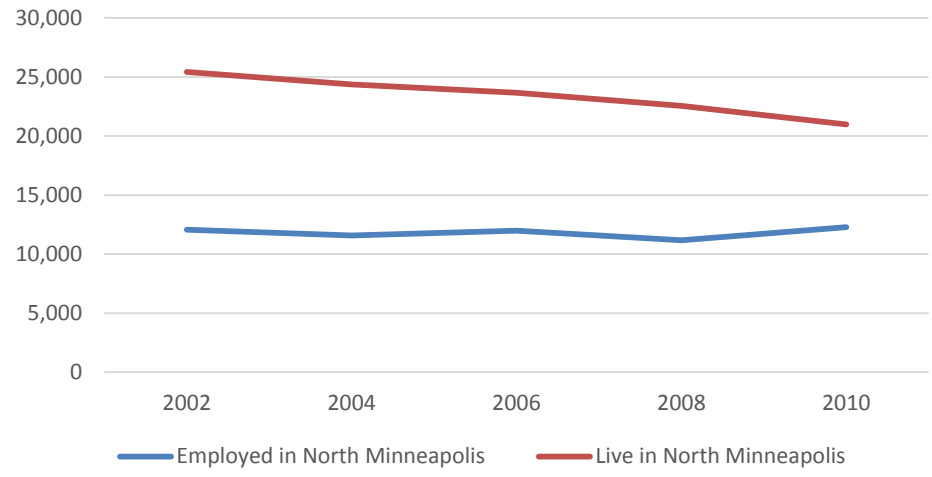
- 10,925 - Employed in Selection Area, Live Outside
- 21,981 - Live in Selection Area, Employed Outside
- 1,343 - Employed and Live in Selection Area

### Inflow/Outflow Job Counts (All Jobs)

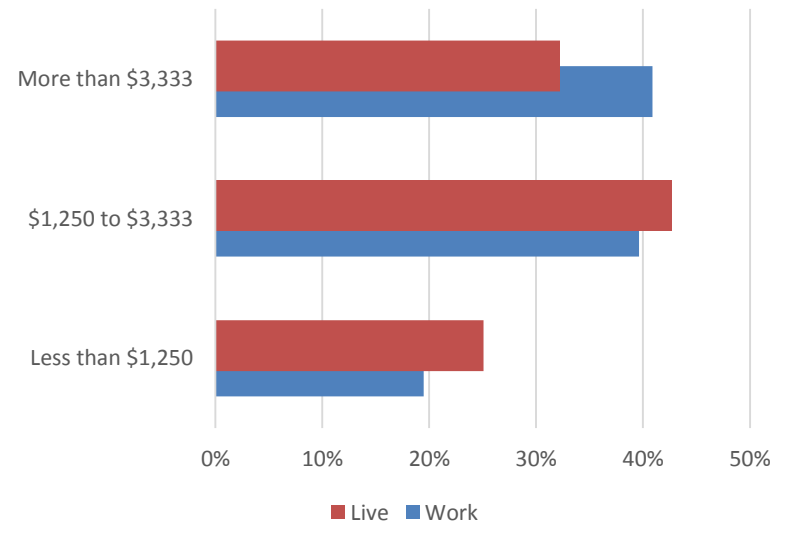
2010

	Count	Share
<u>Employed in the Selection Area</u>	12,268	100.0%
<u>Employed in the Selection Area but Living Outside</u>	10,925	89.1%
<u>Employed and Living in the Selection Area</u>	1,343	10.9%
<u>Living in the Selection Area</u>	23,324	100.0%
<u>Living in the Selection Area but Employed Outside</u>	21,981	94.2%
<u>Living and Employed in the Selection Area</u>	1,343	5.8%

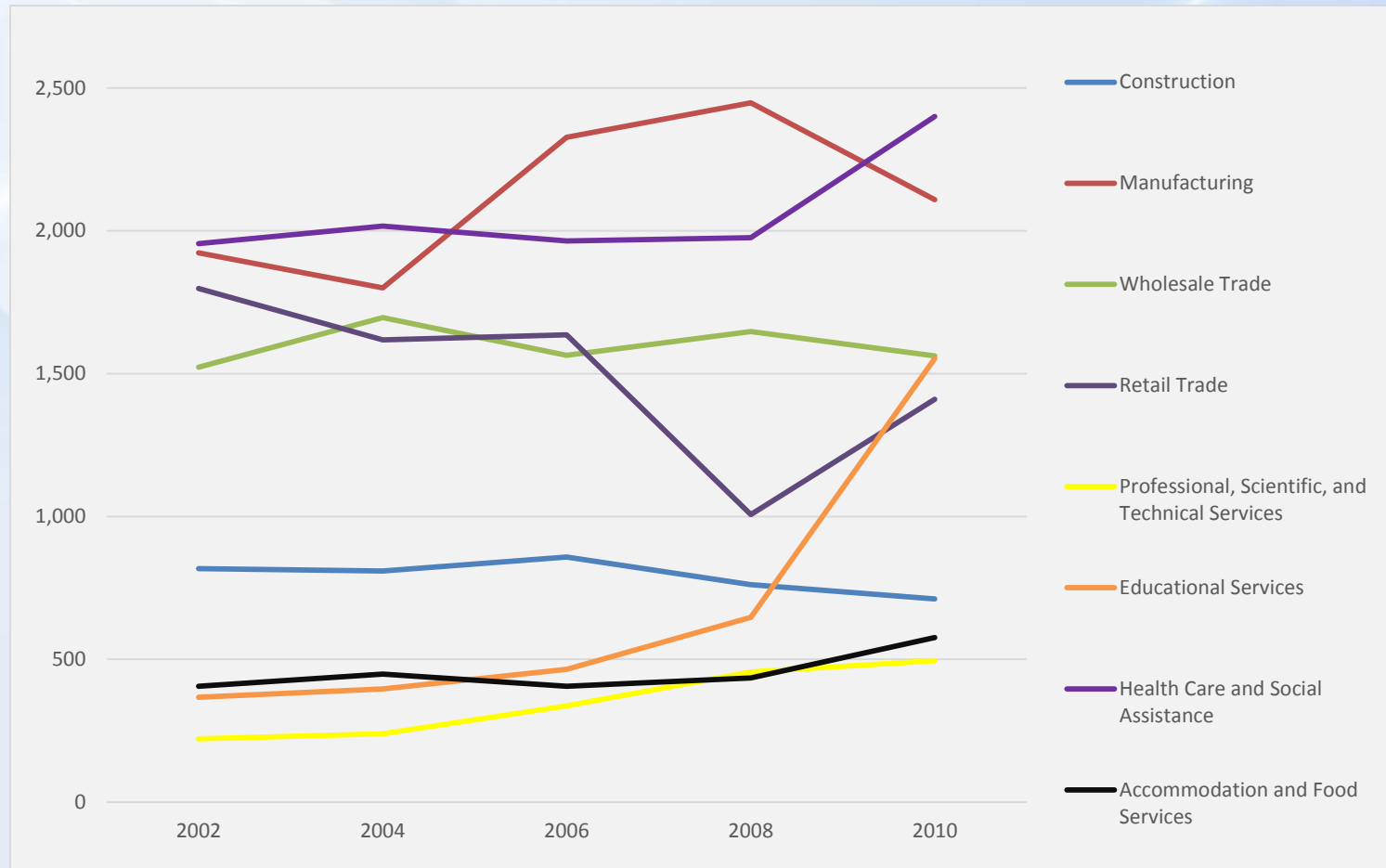
### Jobs in North Minneapolis



### Income Categories

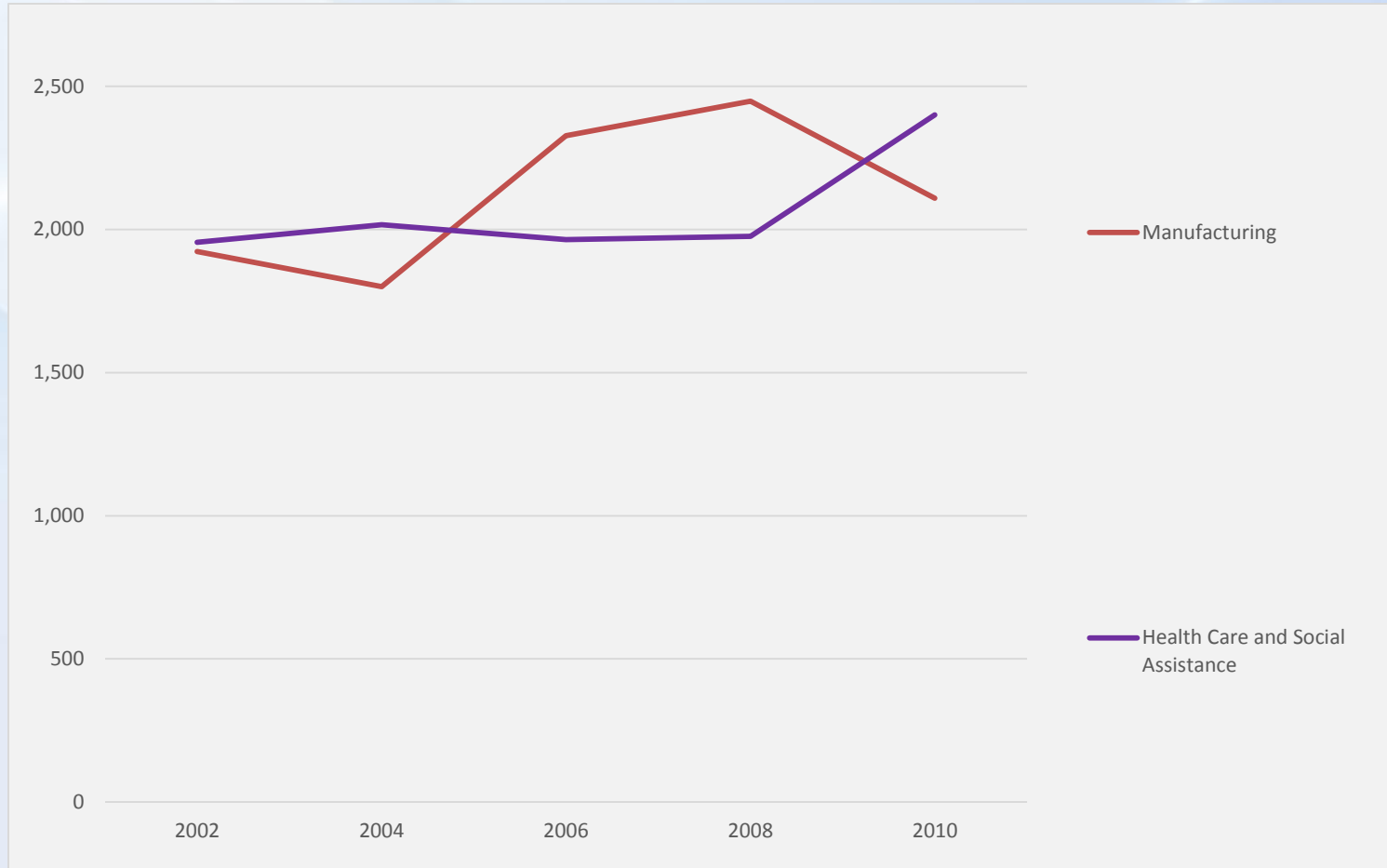


# Industry Sectors



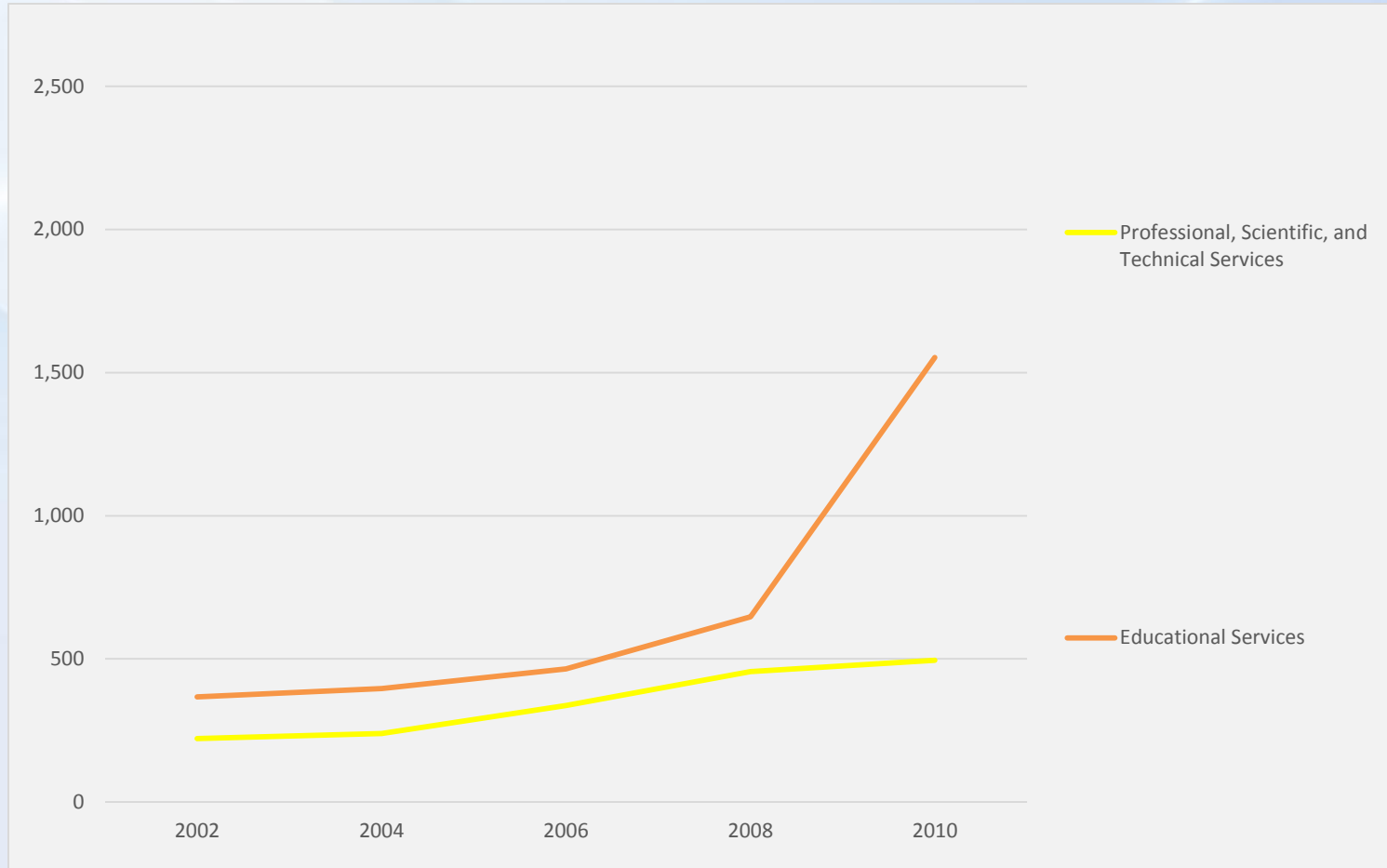


# Industry Sectors

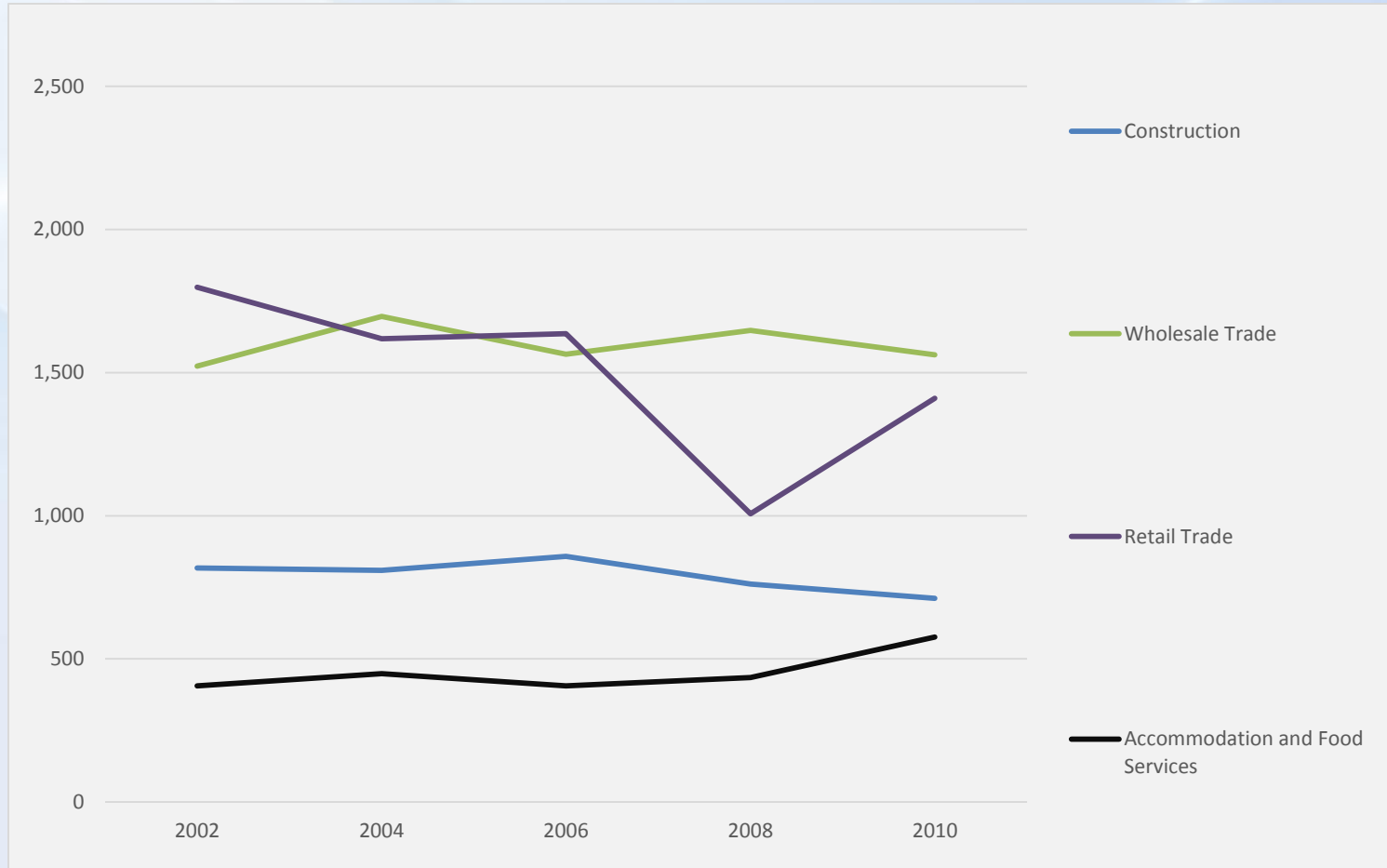




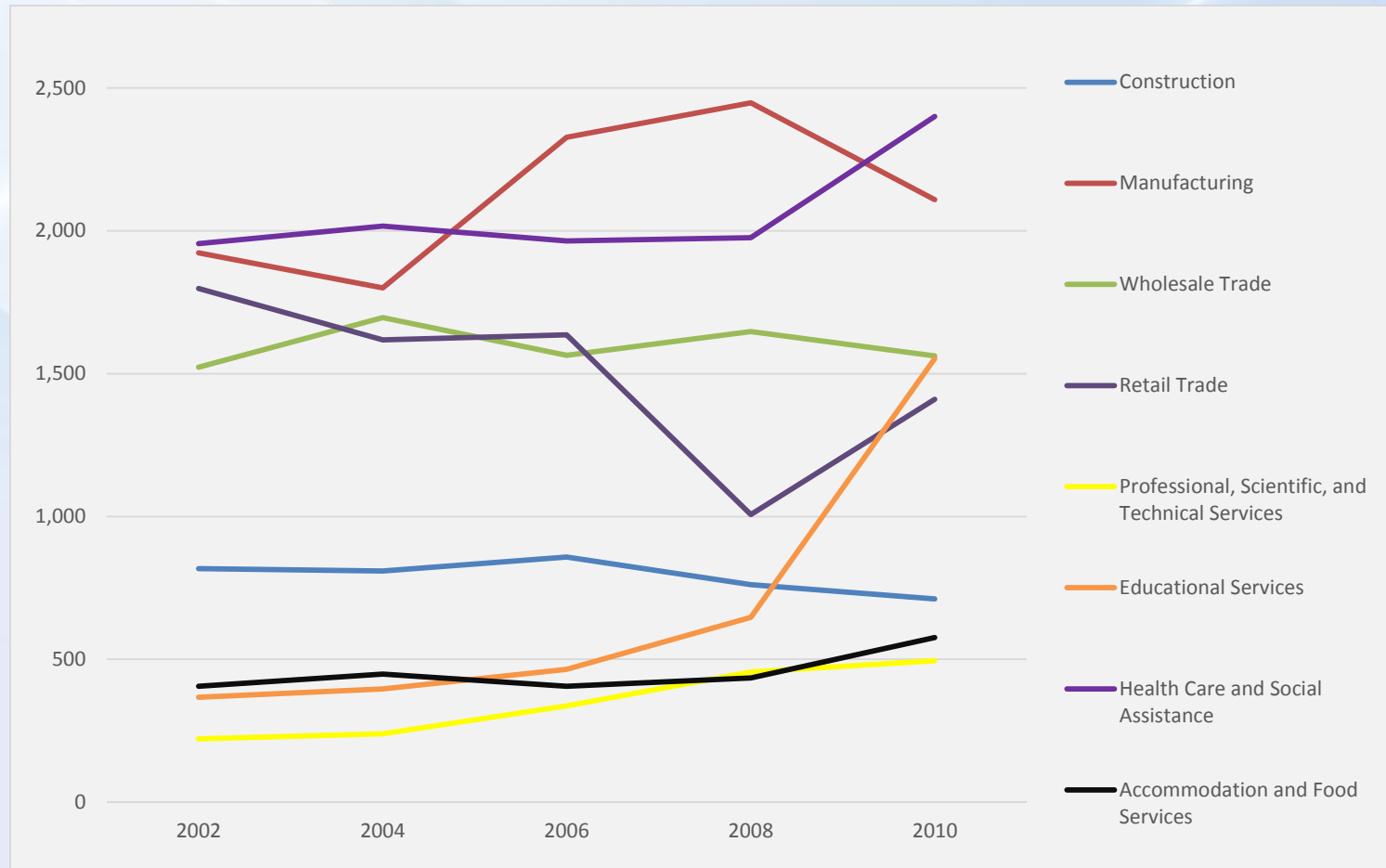
# Industry Sectors



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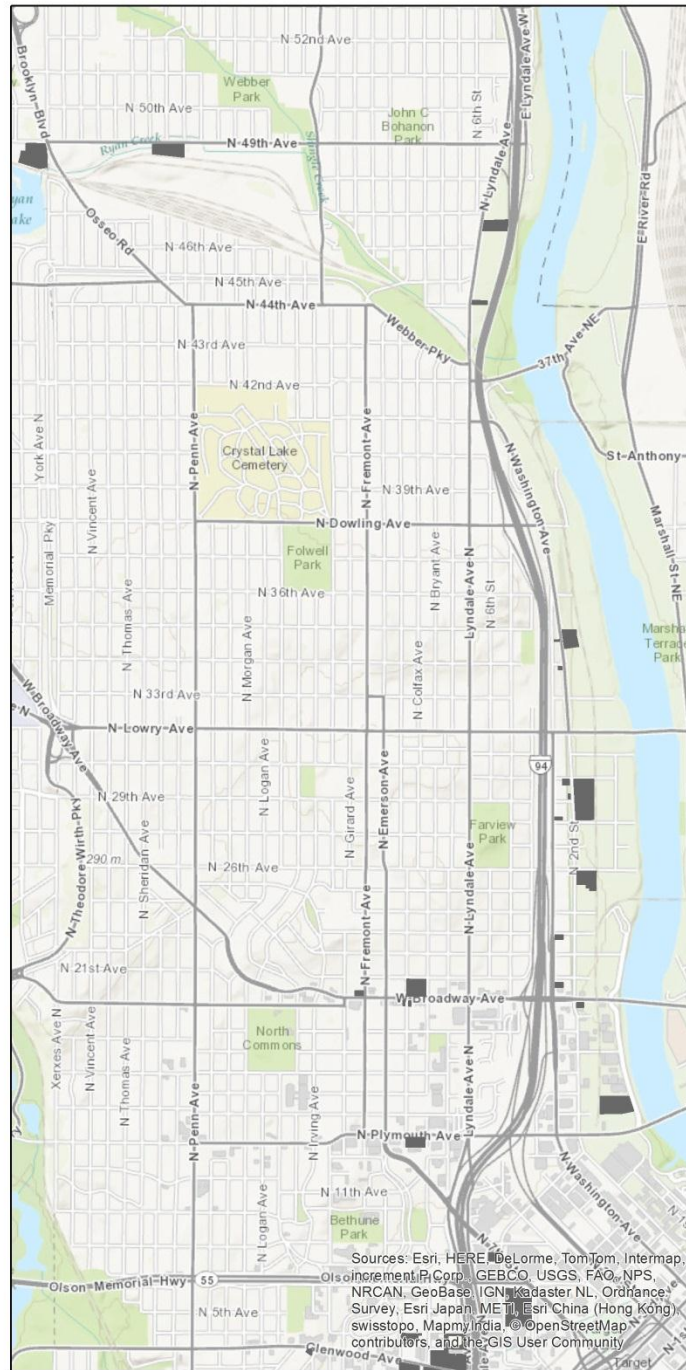
# Current Business Environment

- Small proportion of residents actually work in North Minneapolis
- Consistent number of jobs in North Minneapolis
- Declining employment for North Minneapolis residents
- Live/Work mismatch in income
- Continued significance of the industrial sector

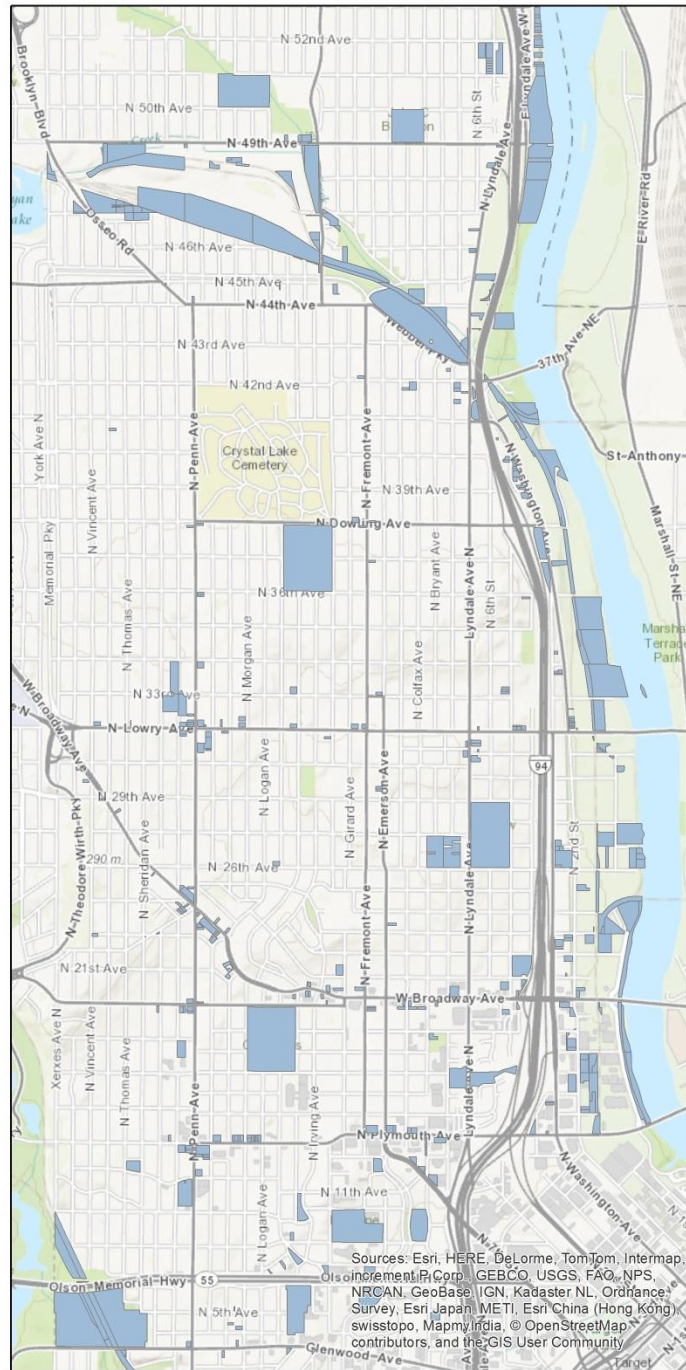
# Data Analysis

- Currently Available Property
- New Development
- Large-Scale Industrial Relocation

# Available Property

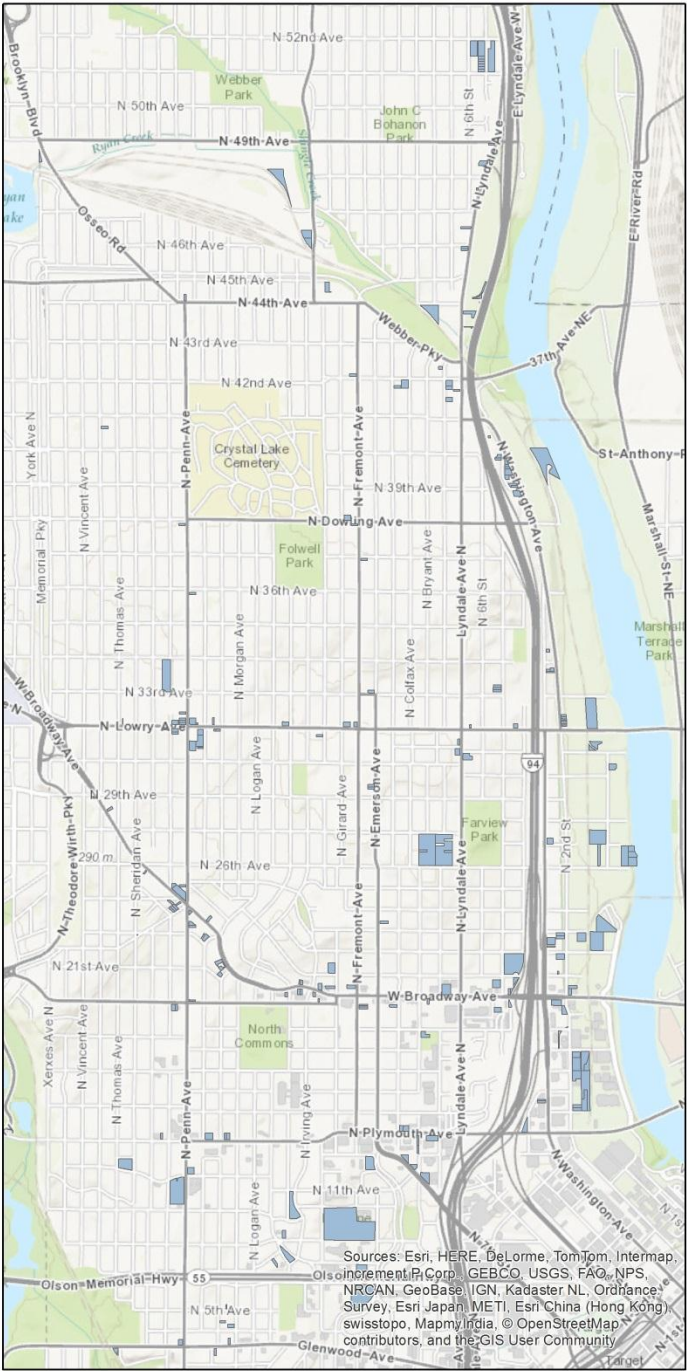


# Vacant Property

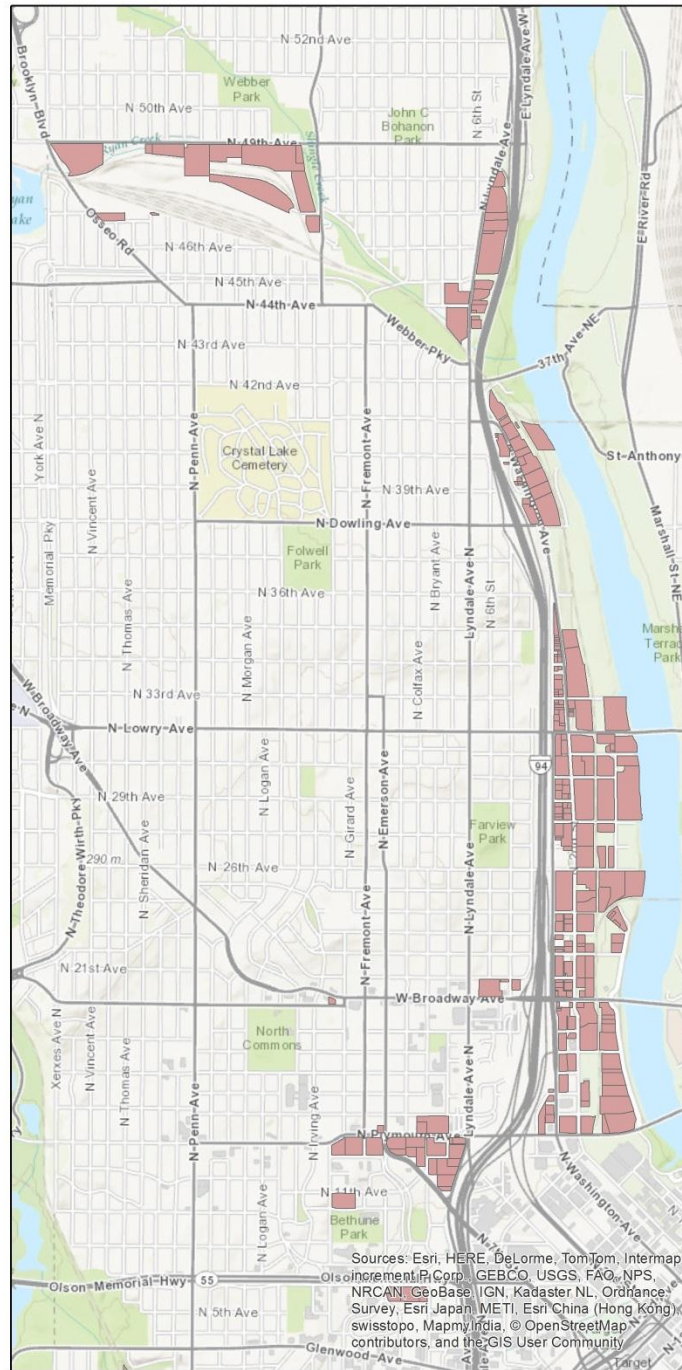




# Vacant Property



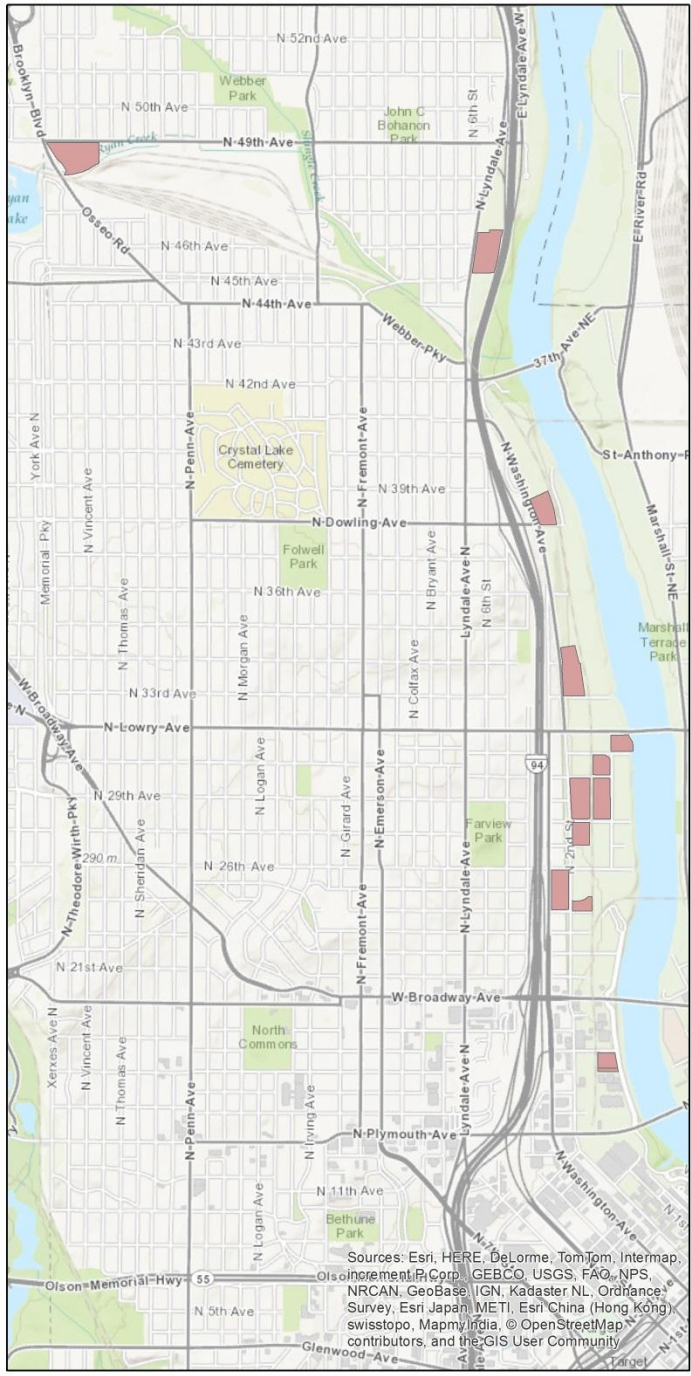
# Industrial Property



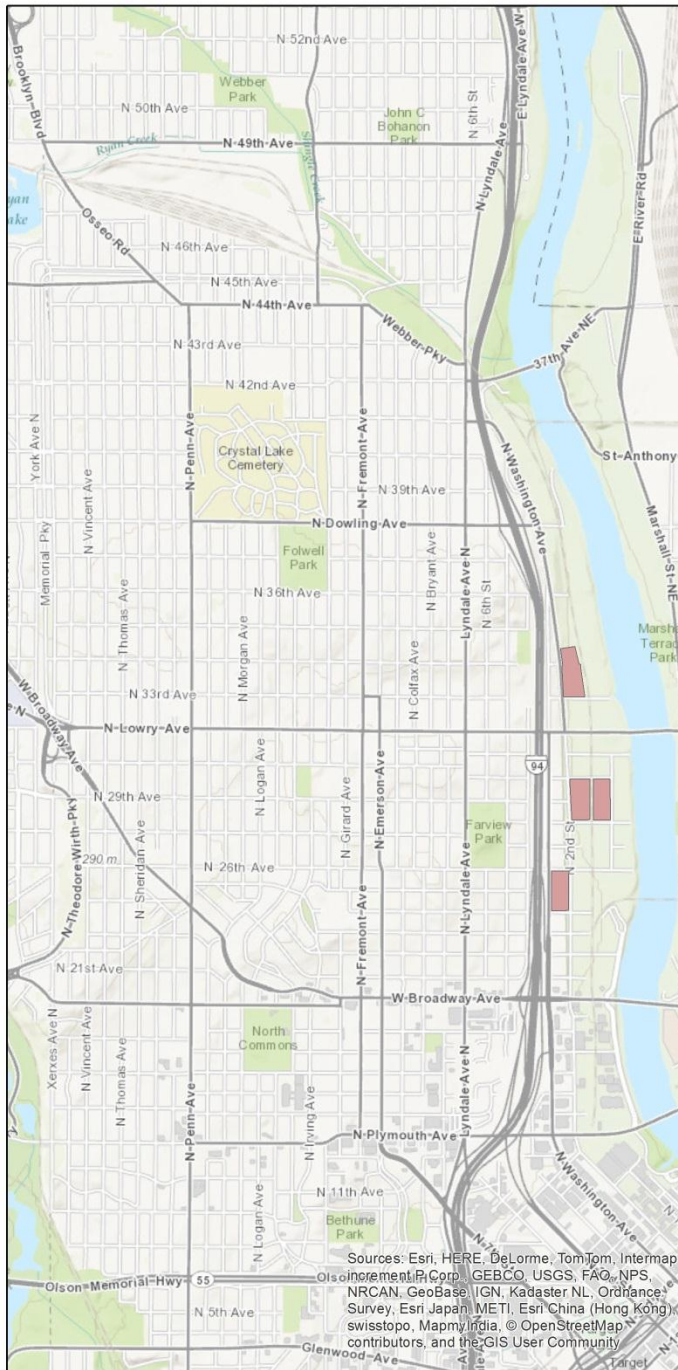


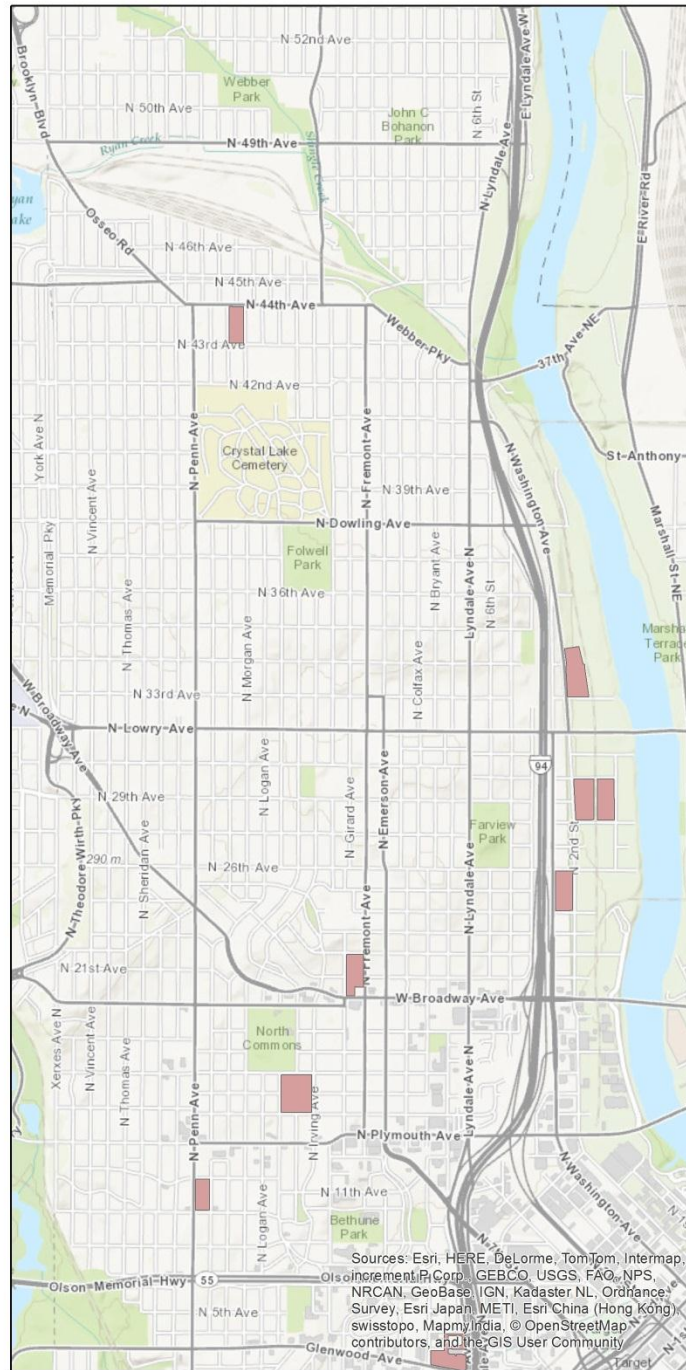


# Industrial Property



# Industrial Property





# Findings

- Limited number of properties currently listed as available
- Lack of available contiguous vacant property
- Limited potential for large industrial relocation without significant infrastructural investment
- Necessity for data reliability and verifiability



# Property Database

- **Goals**
  - Ease-of-use
  - Data reliability
  - Long-term sustainability
- **Online Interactive Database**
  - User-specific querying
  - Mobile device editing

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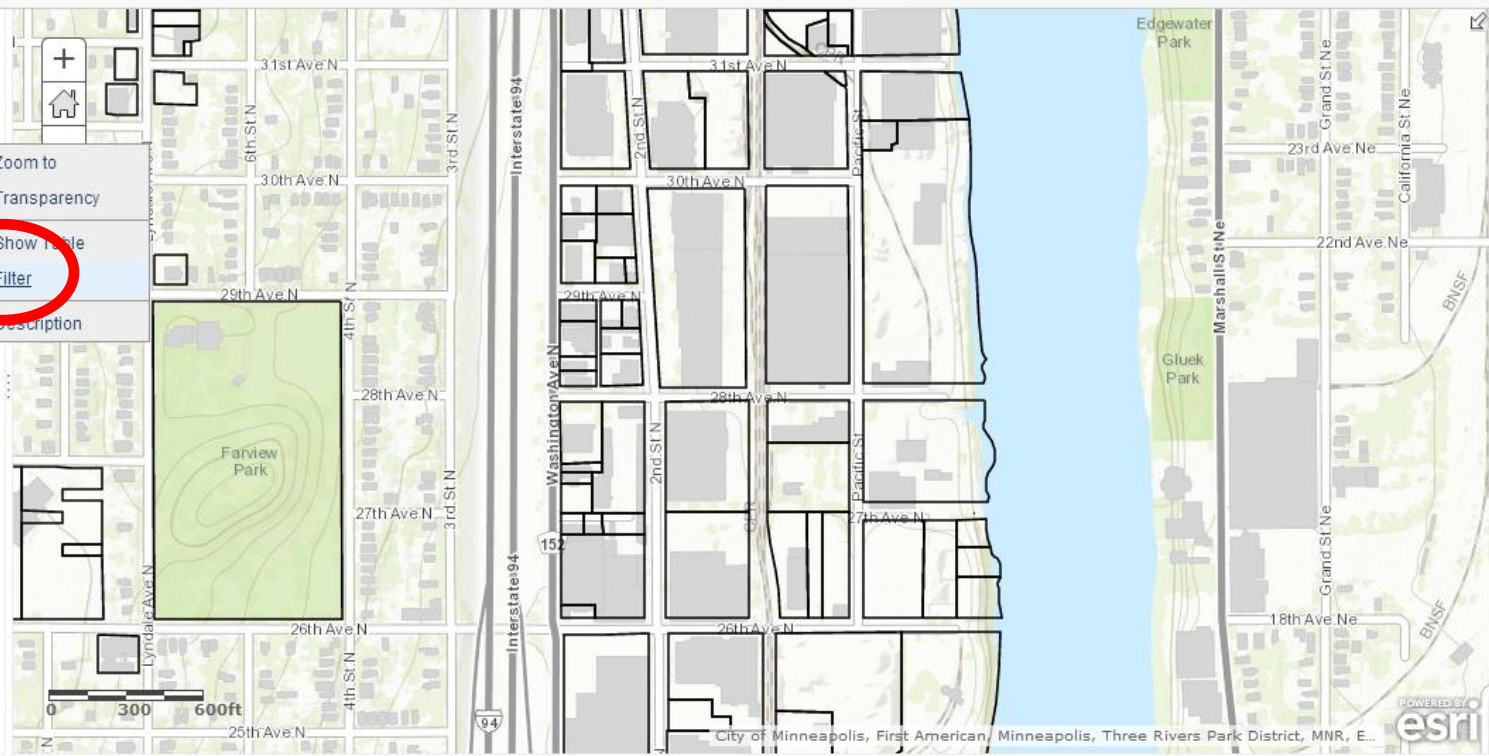
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[About](#) | [Content](#) | [Legend](#)

Contents

- NorthMplsPropertyDatabase - urocnjct.sde.njct
- Topographic

- [Zoom to](#)
- [Transparency](#)
- [Show Table](#)
- [Filter](#)**
- [Description](#)

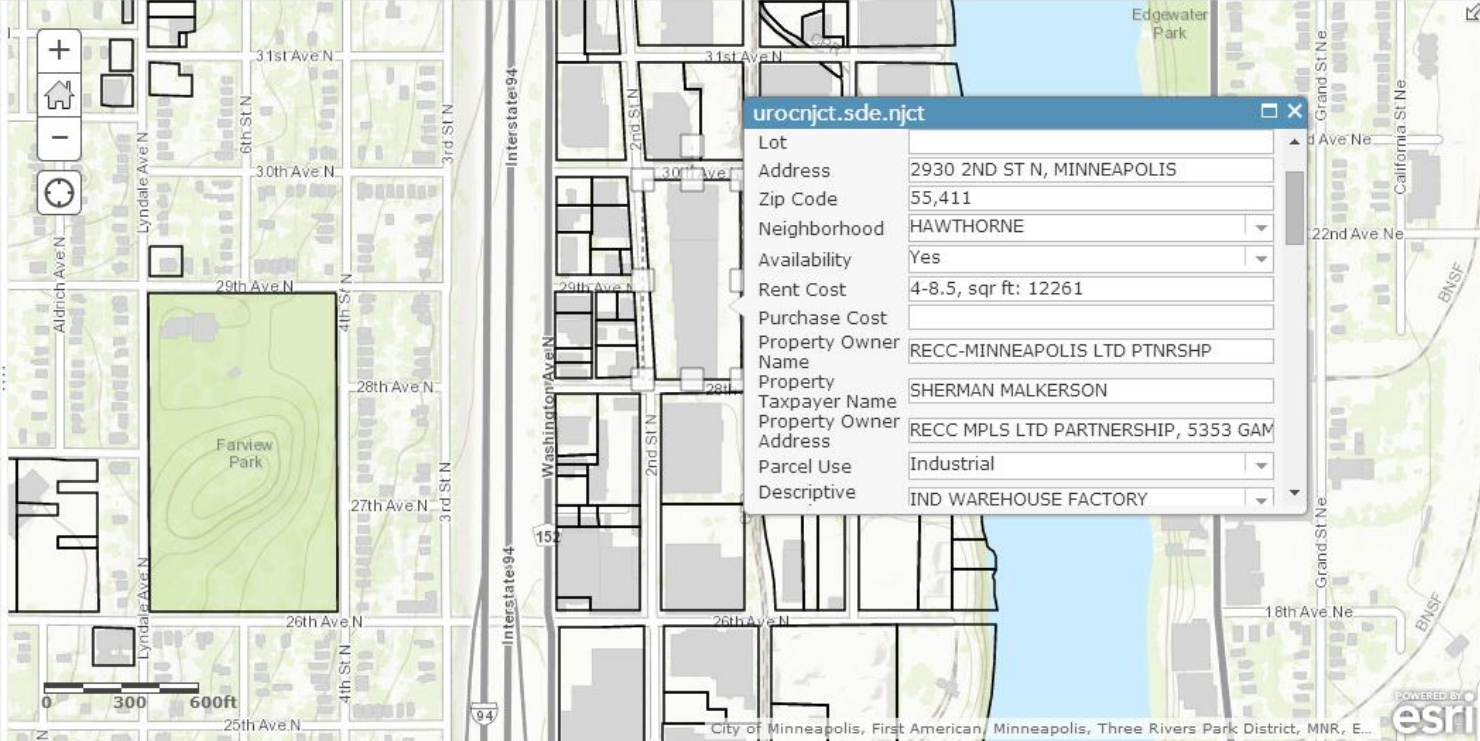


Add Features

urocnjct.sde.njct

 urocnjct.sd  
e.njct


UNDO REDO



urocnjct.sde.njct

Lot	
Address	2930 2ND ST N, MINNEAPOLIS
Zip Code	55,411
Neighborhood	HAWTHORNE
Availability	Yes
Rent Cost	4-8.5, sqr ft: 12261
Purchase Cost	
Property Owner Name	RECC-MINNEAPOLIS LTD PTNRSHP
Property Taxpayer Name	SHERMAN MALKERSON
Property Owner Address	RECC MPLS LTD PARTNERSHIP, 5353 GAM
Parcel Use	Industrial
Descriptive	IND WAREHOUSE FACTORY

City of Minneapolis, First American, Minneapolis, Three Rivers Park District, MNR, E...

POWERED BY 



- Details
- Edit
- Basemap**

Print Measure

- About
- Content
- Legend

- Contents
- NorthMplsPropertyDatabase - urocnjct.sde.njct
  - Imagery



# Next Steps and Barriers

- Data incorporation
- Field Research
  - Windshield surveys
- Logistics and access
  
- Data reliability and consistency
- Research scope and capacity
- Maintenance
  
- Determining appropriate relocation and redevelopment projects

Questions?

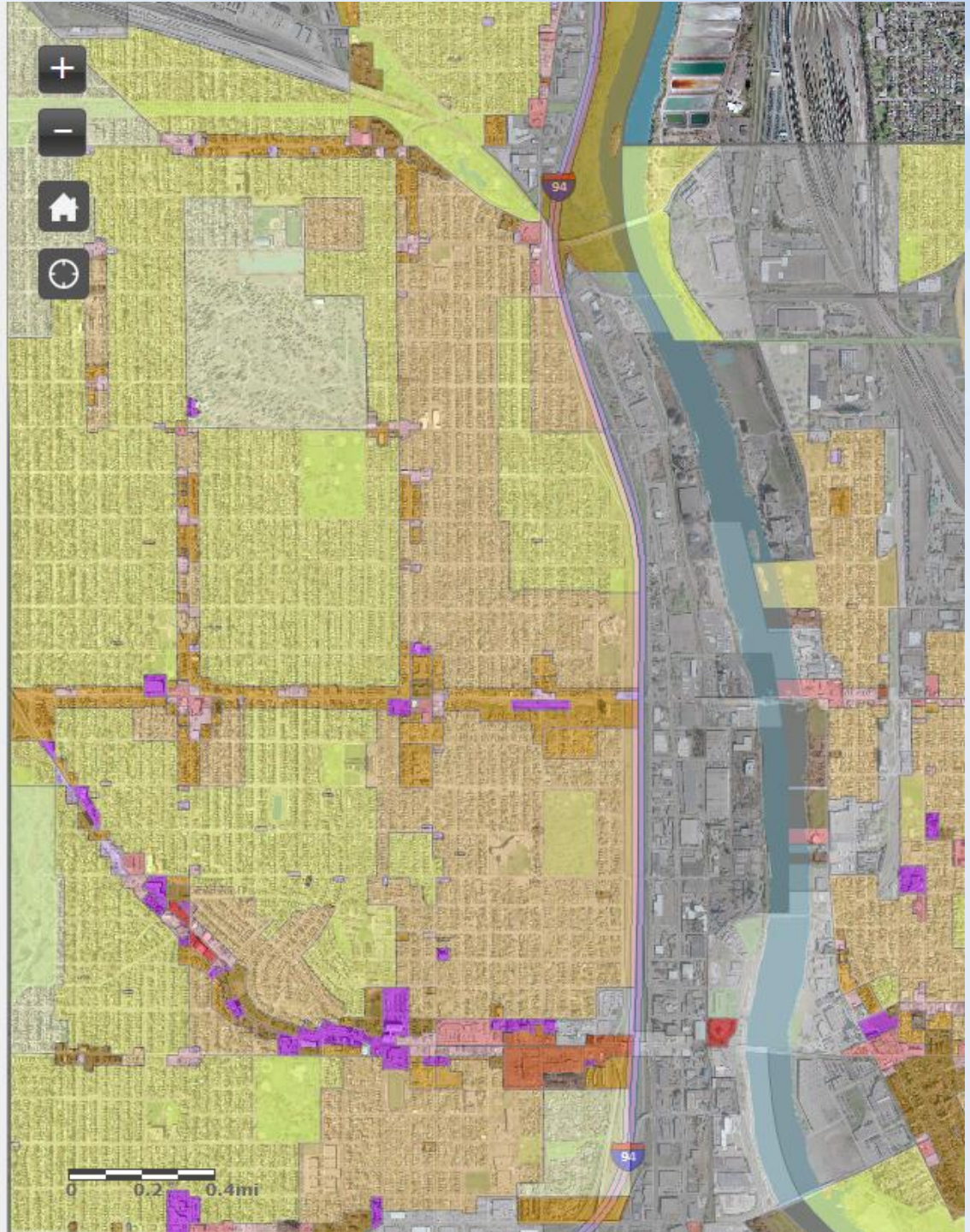


### Primary Zoning Areas

Primary Zoning Areas

- R1
- R1A
- R2
- R2B
- R3
- R4
- R5
- R6
- OR1
- OR2
- OR3
- C1
- C2
- C3A
- C3S
- C4
- B4N
- B4-1
- B4-2
- B4C-1
- B4C-2
- B4S-1
- B4S-2
- I1
- I2
- I3

X





- City of Minneapolis, Minneapolis Park and Recreation Board, Minneapolis Public Schools, Minneapolis Department of Transportation (MnDOT), SOO Line Railroad, BNSF Railway

- Population: 59,970 – 67,674 (2000 – 2010)
- (12.8% increase)