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
Jobs in North Minneapolis

Income Categories

- More than $3,333
- $1,250 to $3,333
- Less than $1,250

Live vs. Work proportions for different income categories.
Industry Sectors

- Manufacturing
- Health Care and Social Assistance
Industry Sectors

- Professional, Scientific, and Technical Services
- Educational Services
Industry Sectors

![Graph showing industry sectors from 2002 to 2010. The graph compares Construction, Wholesale Trade, Retail Trade, and Accommodation and Food Services.]
Industry Sectors

- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- Professional, Scientific, and Technical Services
- Educational Services
- Health Care and Social Assistance
- Accommodation and Food Services
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
Next Steps and Barriers

- Data incorporation
- Field Research
  - Windshield surveys
- Logistics and access
- Data reliability and consistency
- Research scope and capacity
- Maintainence
- Determining appropriate relocation and redevelopment projects
Questions?
• City of Minneapolis, Minneapolis Park and Recreation Board, Minneapolis Public Schools, Minneapolis Department of Transportation (MnDOT), SOO Line Railroad, BNSF Railway
• (12.8% increase)