



NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, October 9, 2024 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

AGENDA

Carol Lagergren

Mike McPadden

Andrea Gerth

Mike Eggers

Dan Traxler

Open Seat

Open Seat

NYA Chamber Liaison

- 1. Call to Order**
 - A. Pledge of Allegiance
- 2. Adoption of Agenda**
- 3. Approve Minutes**
 - A. July 10, 2024, EDC meeting
- 4. Introductions, Presentations, and Public Comment**

(Citizens may address the Economic Development Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Economic Development Commission will take no official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.)
- 5. Business**
 - A. NYA Façade Improvement Loan Application
 - B. NYA Data
 - C. NYA Manufacturers Today – Friday, October 25th
 - D. DEED Redevelopment Grant Program
 - E. EDA/EDC Discussion
- 6. Chamber of Commerce Update**
- 7. City Council & Other Commission Updates**
- 8. Upcoming Meetings**
- 9. Adjournment**

October 14 th	No City Council Meeting: Columbus Day Observed/ Indigenous Peoples Day	Rescheduled to Tuesday, October 15 th Meeting
October 15 th	City Council Meeting	6:00 PM (Tuesday Meeting)
October 16 th	Park and Rec Commission Meeting	5:30 PM (Wednesday Meeting)
October 17 th	Sr. Advisory	9:00 AM
October 28 th	Workshop/EDA/City Council Meeting	5:00 PM/6:00 PM
November 5 th	General Elections	7:00 AM – 8:00 PM
November 6 th	Planning Commission	6:00 PM

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, July 10, 2024 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

Minutes

In Attendance: Carol Lagergren, Mike Eggers, Andrea Gerth, Dan Traxler

Absent: Chamber Representative, Mike McPadden

Staff: CEDD Karen Hallquist

Guest: none

1. Call to Order

Chair Lagergren called the meeting to order at 6:00pm.

A. Pledge of Allegiance

2. Adoption of Agenda

Motion: ME/AG to approve the agenda. Motion passed 4-0.

3. Approve Minutes

A. April 10, 2024, EDC meeting

Motion: ME/DT to approve the minutes as presented. Motion passed 4-0.

4. Introductions, Presentations, and Public Comment - None

5. Old Business/Update

A. WSB Housing Study Update

Hallquist shared that the housing study showed that NYA has a favorable need for all types of lifecycle housing. Jim Gromberg, with WSB, will be presenting the final housing study at the next City Council work session.

B. Carver County CDA - Maxfield Housing Study

The Carver County CDA also conducted an all Carver County housing study through Maxfield. Norwood Young America was partnered with the city of Hamburg for research purposes of western Carver County. Despite the combination, Norwood Young America continued to show a favorable need for lifecycle housing.

C. Small Business Seminar Wrap Up

Hallquist shared that participants with the seminar were pleased with the information presented by OrangeBall Creative and the local business panel. Next year's event will be the week of May 5th. Staff shared information on a business fair hosted by the city of Farmington. This type of forum could be considered for a future event.

D. Tacoma West Industrial Park Phase 2 Update

Hallquist shared the following updates:

- MVE/USDA loan application is still in an unknown status
- Nordic Waste has submitted an offer to purchase 4-acres of land. They are starting the planning and zoning process.
- The industrial park construction should be completed in later fall.
- Marketing efforts will come in fall.

E. Metropolitan Council Update

Commissioners reviewed the latest 2023 Annual Population Estimates which has Norwood Young America estimated at 4,092 as of April of 2023.

F. NYA Manufacturer Today Event – October 25, 2024

The next Central Trades & Advisory meeting will be in September. Details on the event will be finalized at that time.

6. Chamber of Commerce Update - none

7. City Council & Other Commission Updates - none

8. Upcoming Meetings - Next EDC meeting – 6:00 p.m., August 14, 2024.

9. Adjournment

Motion: ME/AG to adjourn at 6:48pm. Motion passed 4-0.

Respectfully submitted,

Karen Hallquist, Community & Economic Development Director



TO: Economic Development Commission

FROM: Karen Hallquist, Community & Economic Development Director

DATE: July 10, 2024

SUBJECT: Business/Updates

7.A. NYA Façade Improvement Loan Application

Staff received an application for the program for Elevation Acupuncture and Wellness. Owner Alecia Schade purchased 514 Morse Street N and renovated the property from a single-family home to a medical/wellness clinic. The zoning for this location is C-2 General Commercial. Schade altered the front entrance of the structure for ADA accessibility and made parking lot improvements to comply with city code. The total cost of the project is \$60,000, with the maximum amount of \$5,000 requested for the loan.

The applicant submitted all required documentation and followed all guidelines for the program:

1. *The borrower certifies that he/she is an owner of record of the property where the funds will be used to finance façade improvements; or where not the owner of record of the property, has obtained the owner's written authorization to cause the improvements to be made. The property owner certifies that all property taxes are paid and up to date and will remain so throughout the entire project, until loan funds are disbursed.*
2. *Work performed at the property shall be as stated in the contractor(s) bid(s) obtained by the borrower and as stated in this application.*
3. *Any contractor(s) who performs work at the property must meet City of Norwood Young America licensing, building permit and building code requirements.*
4. *If the borrower is performing any work, the borrower understands that upon completion (1) all work must meet City of Norwood Young America zoning code, building permit and building code requirements, and (2) loan funds can only be used to compensate for materials, not for the purchase or rental of tools and equipment or the labor of the, borrower a relative or someone with financial interest in the business or property receiving the loan funds.*
5. *All improvements must be complete and reimbursement request documents provided to the program administrator within six months of the loan approval date. The borrower is responsible for ensuring that the work has been completed satisfactorily before paying the contractor(s).*
6. *Loan funds will be disbursed to the borrower by the program administrator based upon the receipt and review of the items below. The borrower must submit the following items to the program administrator upon completion of the work. If more than one contractor is used, the items listed below must be provided for each contractor:*
 - a. *Proof of final inspection by the City of Norwood Young America for work requiring a city permit (send a copy of the permit signed by the building inspector). For work NOT requiring a city permit, call the program administrator at 952-467-1810 to notify them work is complete.*
 - b. *Final invoice from the contractor(s) showing the total project cost.*

Recommended Motion

Motion to recommend approval of the NYA Façade Improvement Loan in the amount of \$5,000 to Alecia Schade, Elevation Acupuncture & Wellness, to be paid back in equal monthly installments of \$277.78 for 18-months starting December 1, 2024.

7.B. NYA Data – Information Only

The information below – from MN DEED - is a sampling of the data that is requested from site selection inquiries at the state level. Attached is a profile for Carver County as a whole.

- **City population:** 4,092 (2023 Met Council)
- **Population within a 30 mile radius:** 464,800 (U.S. Census Bureau OnTheMap, Annual 2021)
- **Historical city population:**
 - 2023: 4,092 (Met Council)
 - 2022: 4,008 (MN State Demographic Center)
 - 2021: 3,992
 - 2020: 3,863
 - 2019: 3,930
 - 2018: 3,833
- **Local unemployment rate:**
 - DEED Local Area Unemployment Statistics – Annual 2023
 - Carver County: 2.4% (1,500 unemployed)
 - Minnesota: 2.8% (87,200 unemployed)
 - U.S. Census Bureau American Community Survey – 2022 5-year estimates
 - Norwood Young America: 5.4% (+/- 3.8)
 - Carver County: 3.1% (+/- 0.5)
 - Minnesota: 4.0% (+/- 0.1)
- **2023 Number of establishments:** 105
- **2023 Total employment (total, all ownerships):** 1,048
- **2023 Private sector employment:** 853
- **2024 Share of workforce in manufacturing:**
 - Norwood Young America: 17.3%
 - Carver County: 21.7%
 - Minnesota: 11.2%
- **Share of workforce unionized:** https://www.bls.gov/regions/midwest/news-release/unionmembership_minnesota.htm
- **2023 Median wage (total, all ownerships):**
 - Norwood Young America: \$48,828
 - Carver County: \$66,872
 - Minnesota: \$71,552
- **2023 Median wage (private sector):**
 - Norwood Young America: \$49,504
 - Carver County: \$67,652
 - Minnesota: \$72,228
- **2023 Median wage (manufacturing):** \$74,360
- **Per capita income (2022 ACS 5-year estimates):**
 - Norwood Young America: \$32,640
 - Carver County: \$55,216

- Minnesota: \$44,947
- **Median household income (2022 ACS 5-year estimates):**
 - Norwood Young America: \$76,538
 - Carver County: \$116,308
 - Minnesota: \$84,313

7.C NYA Manufacturer Today Event – October 25, 2024

The packet includes a flier for the event. Local elected officials were invited to attend. Advertising for the event will ramp up in the next week. The luncheon and student panel will be held at the NYA Legion Park Shelter.

7.D. DEED Redevelopment Grant Program

Staff is requesting approval to submit for the MN DEED Redevelopment Grant Program for 123 Reform Street N. Staff believes the site would qualify based on the program guidelines:

What sites are eligible?

Only sites that have been previously developed, and the need to redevelop the land into a different and/or more productive use exists, qualify for a Redevelopment Grant. Sites which were never historically developed with buildings or infrastructure (i.e., cornfield) do not qualify. This program is not intended for parties that have operated on the site long-term, but rather to assist new parties with site redevelopment. The Redevelopment Grants pay for up to 50% of the redevelopment costs for a qualifying site.

Eligible & Ineligible Costs

Eligible Costs

- Public acquisition*
- Demolition costs (as defined by [Minn. Stat. 116J.572](#))
- Interior environmental abatement (e.g., asbestos abatement, lead paint abatement)
- Public infrastructure improvements** (e.g., water, sanitary, and storm connections, public sidewalks, public street or sidewalk lighting, public roads, etc.)
- Environmental infrastructure (e.g., stormwater ponding or system, etc.)
- Geotechnical soil correction (must submit a geotechnical soil evaluation)

Recommended Motion

Motion to recommend approval to submit an application to the MN DEED Redevelopment Grant Program for 123 Reform Street N.

7.E. EDA/EDC Discussion

At the September 23, 2024, City Council work session, City Administrator Aukrust and CED Hallquist presented information to support the dissolution of the Economic Development Commission in favor of the Economic Development Authority. The current EDA is solely composed of City Council Members and is overseen by the City Council. As the city of Norwood Young America continues to see growth, having one economic development board will expedite decision-making efficiency. This proposed change ultimately simplifies the governance of economic development for the community. Attached is the memo that was presented.

Staff is recommending the following for the Economic Development Authority:

- Seven members to sit as board members
 - Two City Council members
 - Five Community Stakeholders (i.e. Bankers, Real Estate Brokers, Business owners/managers, etc.) – There will be an application/interview process.
 - The City Administrator and Community & Economic Development Director would serve as ad hoc members (advisors)
- The content of meetings would remain consistent with allowing diverse perspectives on business and housing development (strategies, opportunities, marketing, etc.) and financial decisions that align with the city's goals.
- Meetings would be held on a quarterly basis, more as needed.
- Meetings would be held during the day (i.e. noon meetings at a variety of local establishments) to allow for valuable conversations
- The City Administrator and CEED would present any findings or recommendations to the City Council on a quarterly basis (or more as needed).

Recommended Motion

Motion to recommend the dissolution of the Norwood Young America Economic Development Commission in favor of the Norwood Young America Economic Development Authority.

Carver Co.

Carver Co. is a part of Economic Development Region 11, which is located in the Twin Cities Planning Region.



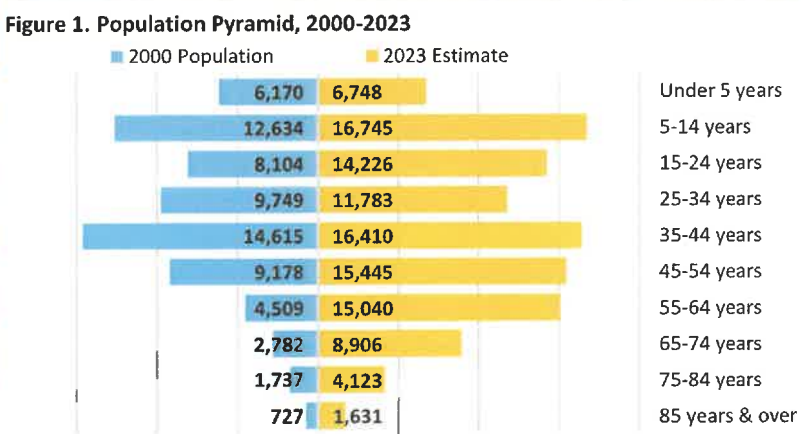
POPULATION CHARACTERISTICS

2023 population:	111,057 people	Median Age:	38.5 years
Population change, 2020-2023	4,135 people 3.9% increase	state:	38.5 years

Carver Co. is the 11th largest of the 87 counties in the state. Its population increased so far this decade, ranking as the 7th fastest growing in the state from 2020 to 2023. Carver Co.'s population has an older median age than the state and a smaller percentage of people aged 65 years and older. The population is aging, especially as the Baby Boom generation moves through the population pyramid (see Figure 1).

Table 1. Population by Age Group, 2023

	Number	Percent
Under 5 years	6,748	6.1%
5-14 years	16,745	15.1%
15-24 years	14,226	12.8%
25-34 years	11,783	10.6%
35-44 years	16,410	14.8%
45-54 years	15,445	13.9%
55-64 years	15,040	13.5%
65-74 years	8,906	8.0%
75-84 years	4,123	3.7%
85 years & over	1,631	1.5%
Total Population	111,057	100.0%



Source: Census 2023 Population Estimates, 2018-2022 ACS

Carver Co. enjoyed a natural increase - more births than deaths from 2020 to 2023, but also experienced net in-migration - meaning more people moved in than moved out. In addition to domestic in-migration, Carver Co. welcomed net international in-migration - gaining new Minnesotans from foreign countries (see Table 2).

Table 2. Cumulative Estimates of the Components of Population Change, 2020-2023

	Total Population Change	April 1, 2020 to July 1, 2023					
		Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
Carver Co.	4,138	1,697	3,827	2,130	2,436	359	2,077
State of Minnesota	31,111	40,368	207,857	167,489	-11,352	34,624	-45,976

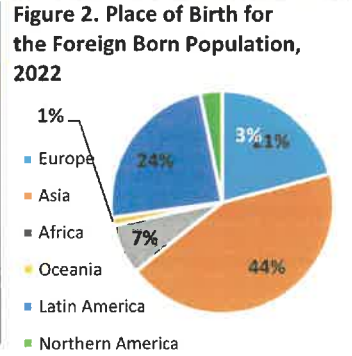
Source: U.S. Census Bureau, Population Estimates Program

Compared to the state, Carver Co. has a smaller percentage of foreign-born residents. From 2010 to 2022, Carver Co. saw an increase in the number of foreign-born residents, though it was slower than the statewide increase.

Table 3. Place of Birth for the Foreign Born

Population, 2022	Carver Co.		Change 2010-2022		Minnesota	
	Number	Percent	Number	Percent	Percent	Change
Foreign-born Population	5,775	5.4%	757	15.1%	8.5%	31.3%
Europe	1,207	20.9%	25	2.1%	9.3%	-0.6%
Asia	2,503	43.3%	787	45.9%	36.7%	30.2%
Africa	422	7.3%	323	326.3%	28.1%	93.1%
Oceania	67	1.2%	44	191.3%	0.4%	20.4%
Americas:	1,576	27.3%	-422	-21.1%	25.4%	7.5%
Latin America	1,396	24.2%	-385	-21.6%	22.9%	9.0%
Northern America	180	3.1%	-37	-17.1%	2.5%	-4.6%

Source: U.S. Census Bureau, 2018-2022 American Community Survey



COUNTY PROFILE

Carver Co.

Carver Co.'s population was becoming more racially diverse over time. Since 2011, the county's white population increased and the number of people of other races increased (see Table 4).

Figure 3. Population by Race, 2022

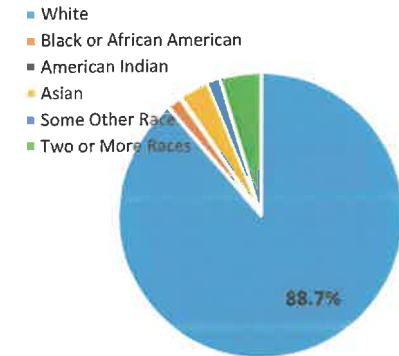


Table 4. Race and Hispanic Origin, 2022	Carver Co.			Minnesota	
	Number	Percent	Change from 2011-2022	Percent	Change from 2011-2022
Total	107,216	100.0%	19.0%	100.0%	7.9%
White	95,099	88.7%	13.9%	79.7%	-0.4%
Black or African American	1,742	1.6%	78.3%	6.7%	44.3%
American Indian or Alaska Native	201	0.2%	14.9%	0.9%	-10.2%
Asian or Other Pac. Islanders	3,517	3.3%	46.7%	5.1%	37.1%
Some Other Race	1,571	1.5%	-4.4%	2.3%	84.7%
Two or More Races	5,086	4.7%	259.9%	5.3%	159.6%
Hispanic or Latino origin	4,736	4.4%	36.7%	5.7%	34.6%

Source: U.S. Census Bureau, 2018-2022 American Community Survey

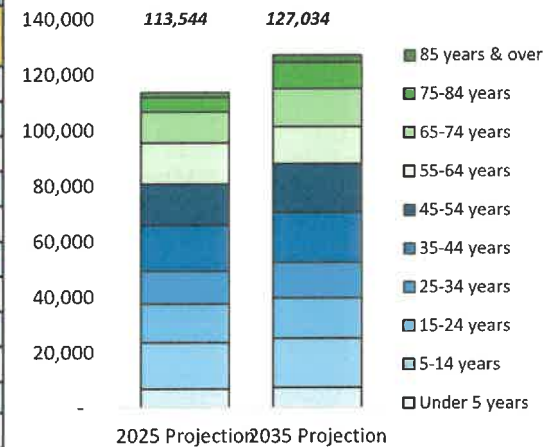
POPULATION PROJECTIONS

According to the Minnesota State Demographic Center, Carver Co.'s population is expected to grow from 2025 to 2035, with a rate of change that is slower than the projected statewide growth rate (4.5%). In addition to the overall growth, the number of people aged 65 years and older is expected to increase over the next decade (see Figure 4 and Table 5).

Table 5. Population Projections by Age Group, 2025-2035				
Carver Co.	2025 Projection	2035 Projection	Numeric Change	Percent Change
Under 5 years	6,857	7,334	477	7.0%
5-14 years	16,525	17,737	1,212	7.3%
15-24 years	13,992	14,442	450	3.2%
25-34 years	11,875	12,903	1,028	8.7%
35-44 years	16,484	17,974	1,490	9.0%
45-54 years	14,951	17,555	2,604	17.4%
55-64 years	14,746	13,447	-1,299	-8.8%
65-74 years	11,248	13,491	2,243	19.9%
75-84 years	5,213	9,426	4,213	80.8%
85 years & over	1,653	2,725	1,072	64.9%
Total Population	113,544	127,034	13,490	11.9%

Source: Minnesota State Demographic Center

Figure 4. Projections by Age Group, 2025-2035



EDUCATIONAL ATTAINMENT

Carver Co. has a higher percentage of adults (18 years & over) with at least a high school diploma than the state (93.0%), and a higher percentage of people with at least some college experience. Carver Co. also has a lower percentage of people with an Associate's degree and a higher percentage of people with a Bachelor's degree or higher.

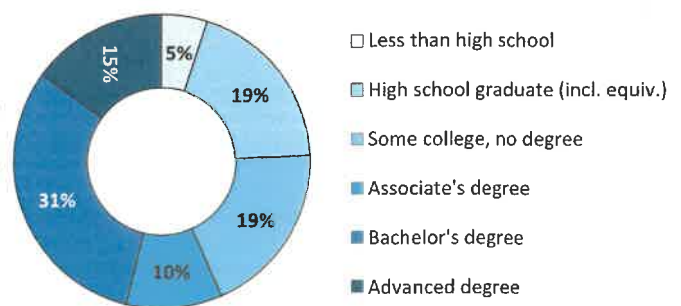
Percentage of the adult population (18 years & over) with at least a high school diploma:

95.1%

College-educated: **75.6%**
state: 68.5%

Associate's Degree: **10.4%**
Bachelor's Degree: **31.2%**
Advanced Degree: **15.0%**

Figure 5. Educational Attainment, 2022



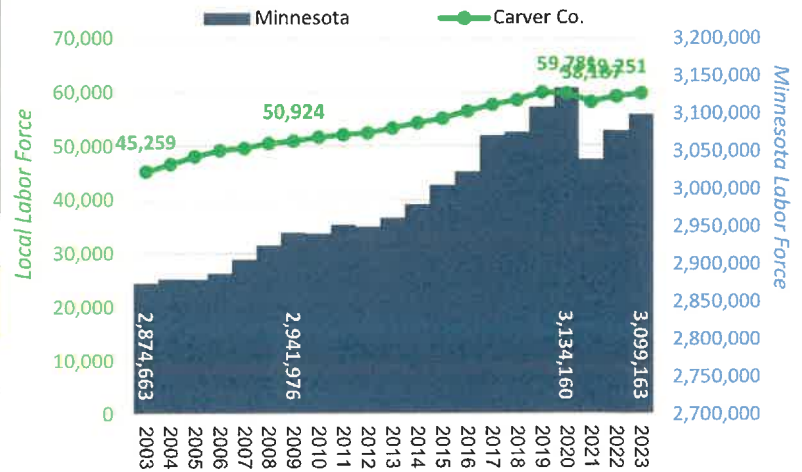
Source: U.S. Census Bureau, 2018-2022 American Community Survey

LABOR FORCE TRENDS

At 2.2%, Carver Co. had a lower unemployment rate than the state in 2023. After the pandemic recession Carver Co.'s unemployment rate declined compared to the 2.9% pre-pandemic rate posted in 2019. The number of unemployed workers actively seeking work in Carver Co. increased over the past year, and is down compared to 2019.

59,251	available workers
Labor Force change, 2008-2023	9,327 workers 18.5% increase
2.2%	unemployment rate
2.7%	state
1,304	unemployed workers

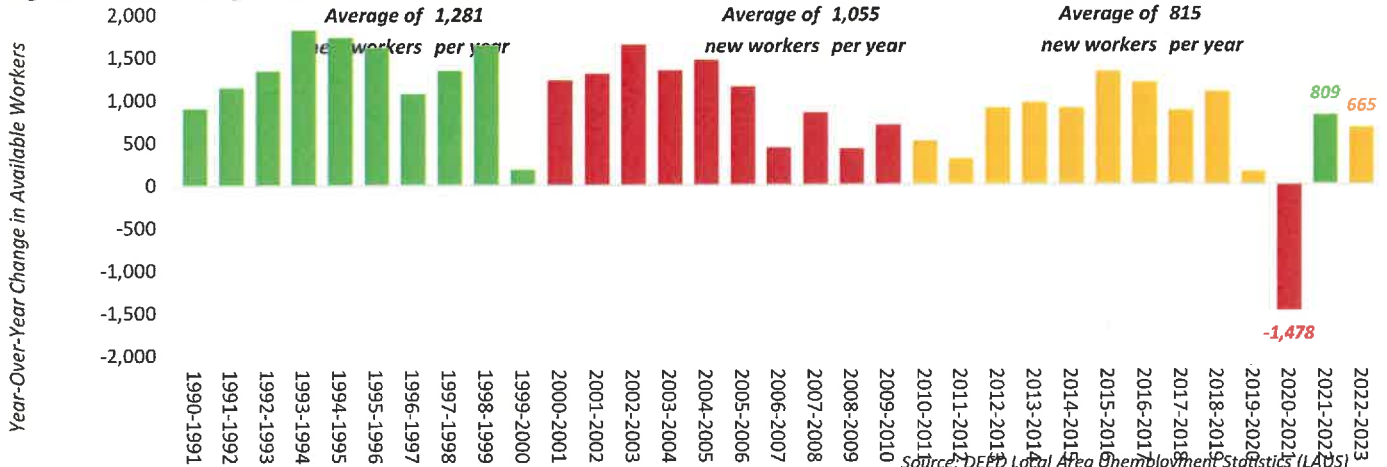
Figure 6. Annual Labor Force Estimates



Source: DEED Local Area Unemployment Statistics

Labor force growth has slowed in recent years. After experiencing a net gain of workers each year from 1990 to 2000, Carver Co. averaged an annual gain of new workers from 2000 to 2010, and most recently a gain of new workers since 2010 (see Figure 7). Moving forward, Carver Co. is expected to add workers from 2025 to 2035 (see Table 6).

Figure 7. Annual Change in Labor Force, 1990-2023



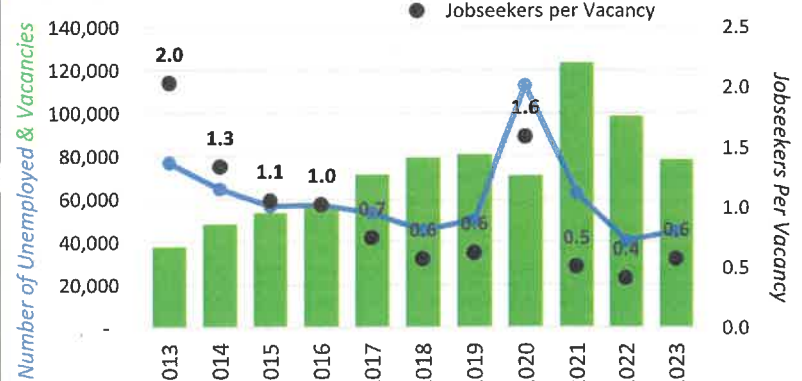
Source: DEED Local Area Unemployment Statistics (LAUS)

Age Group	Labor Force Projection	
	2025	2035
16 to 24 years	7,784	8,031
25 to 54 years	39,399	44,049
55 to 64 years	11,570	10,551
65 years & over	4,089	5,170
Total Labor Force	62,841	67,802

Source: Minnesota State Demographic Center, 2018-2022 ACS

The labor market had grown extremely tight in recent years, with less than 1 jobseeker per vacancy until the pandemic recession intervened in early 2020 and the number of unemployed workers spiked. In 2023, job vacancies in Twin Cities returned to pre-pandemic levels, but employers are still seeing challenges finding enough workers for open jobs (see Figure 8).

Figure 8. Jobseekers Per Vacancy, 2013-2023



Source: DEED Job Vacancy Survey, LAUS program

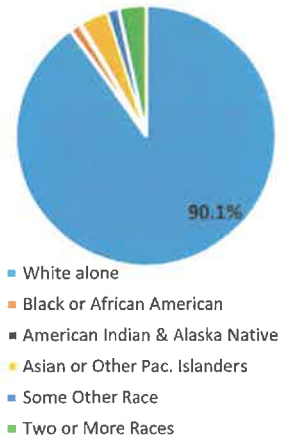
LABOR FORCE CHARACTERISTICS

Carver Co. had a higher labor force participation rate than the state. The labor force in Carver Co. is less racially diverse than the state (where 81.3% of workers are white alone), but is becoming more diverse over time.

Table 7. Employment Characteristics, 2022

	Carver Co.			Minnesota		Labor Force by Gender	
	In Labor Force (available workers)	Labor Force Partic. Rate	Unemp. Rate	Labor Force Partic. Rate	Unemp. Rate	Male	Female
Total Labor Force	60,394	73.0%	3.1%	68.7%	4.0%	32,228	28,193
16 to 19 years	2,883	49.1%	7.2%	53.0%	9.8%	1,485	1,396
20 to 24 years	4,671	77.1%	7.9%	83.1%	6.7%	2,424	2,246
25 to 44 years	24,855	91.3%	2.4%	88.8%	3.5%	13,182	11,679
45 to 54 years	13,465	90.3%	2.9%	87.8%	2.9%	7,058	6,408
55 to 64 years	11,393	78.5%	2.2%	72.8%	3.1%	6,324	5,071
65 to 74 years	2,769	32.2%	1.5%	27.6%	3.3%	1,511	1,259
75 years & over	378	6.8%	0.8%	6.6%	3.2%	244	134
Employment Characteristics by Race & Hispanic Origin							
White alone	54,428	72.7%	3.1%	67.8%	3.4%		
Black or African American	764	64.5%	8.1%	71.5%	8.7%		
American Indian & Alaska Native	126	67.0%	15.1%	57.6%	11.9%		
Asian or Other Pac. Islanders	2,111	76.5%	1.0%	73.9%	3.6%		
Some Other Race	926	82.9%	2.4%	76.1%	6.1%		
Two or More Races	2,068	79.1%	3.7%	74.3%	6.6%		
Hispanic or Latino	2,797	86.1%	1.5%	77.0%	6.3%		
Employment Characteristics by Disability, 20 to 64 years							
With Any Disability, 20 to 64 years	2,041	54.9%	9.5%	54.4%	10.2%		
Employment Characteristics by Educational Attainment, 25 to 64 years							
Population, 25 to 64 years	49,737	87.8%	2.5%	84.4%	3.3%		
Less than H.S. Diploma	1,437	74.4%	5.1%	67.2%	4.6%		
H.S. Diploma or Equivalent	7,053	82.9%	5.2%	76.8%	2.5%		
Some College or Assoc. Degree	14,052	87.3%	2.6%	85.1%	3.6%		
Bachelor's Degree or Higher	27,162	90.2%	1.9%	90.3%	2.0%		

Figure 9. Labor Force by Race, 2022



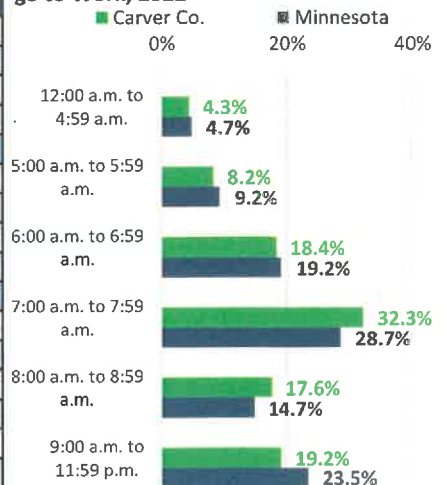
Source: 2018-2022 American Community Survey, 5-Year Estimates

A smaller percentage of workers in Carver Co. worked in the same county in which they live compared to the state. Carver Co. also had a longer average commute time than the state.

Table 8. Commuting Characteristics, 2022

	Carver Co.		Minnesota	
	Number	Percent	Number	Percent
Worked in state of residence	57,681	99.4%	2,867,086	97.7%
Worked in county of residence	29,305	50.5%	1,957,366	66.7%
Worked out of county of residence	28,376	48.9%	909,720	31.0%
Worked outside state of residence	348	0.6%	67,495	2.3%
MEANS OF TRANSPORTATION TO WORK				
Car, truck, or van	45,263	78.0%	2,387,561	81.6%
Public transportation (excl. taxicab)	638	1.1%	81,926	2.8%
Other method (walk, bike, taxi, etc.)	1,335	2.3%	122,889	4.2%
Worked at home	10,851	18.7%	333,556	11.4%
TRAVEL TIME TO WORK				
Less than 10 minutes	7,196	12.4%	465,223	15.9%
10 to 19 minutes	14,797	25.5%	895,335	30.6%
20 to 29 minutes	13,637	23.5%	649,557	22.2%
30 to 44 minutes	14,565	25.1%	567,631	19.4%
45 to 59 minutes	5,049	8.7%	190,186	6.5%
60 or more minutes	2,785	4.8%	158,000	5.4%
Mean travel time to work (minutes)	25.9 minutes		23.3 minutes	

Figure 10. Time Leaving Home to go to Work, 2022



Source: 2018-2022 American Community Survey, 5-Year Estimates

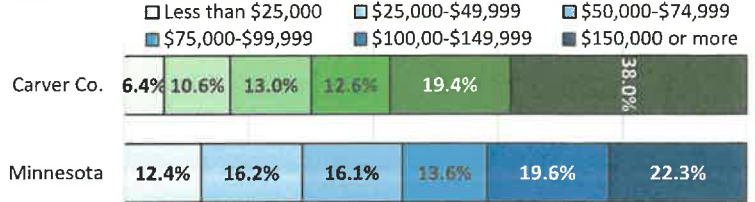
INCOMES, COST OF LIVING, & HOUSING

Carver Co. had a higher median household income than the state, and a lower percentage of households with incomes below \$50,000. Overall, Carver Co. had the 2nd highest median household income of the 87 counties in the state.

Median Household Income	\$116,308
state	\$84,313
Median Family Income	\$141,884
state	\$107,072
Per Capita Income	\$55,216
state	\$44,947

Source: 2018-2022 American Community Survey

Figure 11. Household Incomes, 2022



Source: 2018-2022 American Community Survey 5-Year Estimates

The cost of living has increased over the past 2 years with costs up in many areas. Carver Co. had a higher cost of living than the state, with a required hourly wage of \$17.96 for a single person living alone to meet a basic needs cost of living, and an hourly wage requirement of \$23.22 for a typical family with 2 adults and 1 child (see Table 9).

Table 9. Basic Needs Cost of Living Estimates, 2023

Single Adult, 0 children	Single Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Carver Co.	\$37,359	\$17.96	\$0	\$417	\$157	\$1,168	\$573	\$379	\$419
State of Minnesota	\$34,704	\$16.68	\$0	\$419	\$160	\$1,021	\$572	\$345	\$375
Typical Family: 2 Adults (1 working full-time, 1 part-time), 1 child	Family Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Carver Co.	\$72,449	\$23.22	\$661	\$950	\$567	\$1,456	\$983	\$576	\$844
State of Minnesota	\$67,320	\$21.58	\$544	\$955	\$574	\$1,285	\$977	\$536	\$739

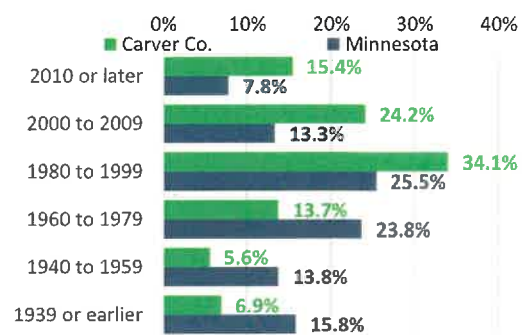
Source: DEED Cost of Living tool

Carver Co. had a higher median house value than the state, having the 1st highest value of the 87 counties in 2022. Carver Co.'s housing stock was newer than the state's, with a higher percentage of units built since 2000 (see Figure 12).

Table 10. Estimated Value of Owner-occupied Housing Units, 2022	Carver Co.		Minnesota
	Total	Percent	Percent
Total	32,215	100.0%	100.0%
Less than \$50,000	997	3.1%	4.1%
\$50,000 to \$99,999	275	0.9%	4.6%
\$100,000 to \$149,999	736	2.3%	7.1%
\$150,000 to \$199,999	1,225	3.8%	10.7%
\$200,000 to \$299,999	5,669	17.6%	27.1%
\$300,000 to \$499,999	13,125	40.7%	31.7%
\$500,000 or more	10,188	31.6%	14.7%
Median (dollars)	\$400,500		\$286,800

Source: 2018-2022 American Community Survey, 5-Year Estimates

Figure 12. Year Structure Built, 2022



Median monthly owner costs, owner-occupied units with a mortgage **\$2,326**

state \$1,818

Percentage of households with a mortgage spending 30% or more of their income on housing costs **19.4%**

state 22.0%

Median monthly rent costs **\$1,384**

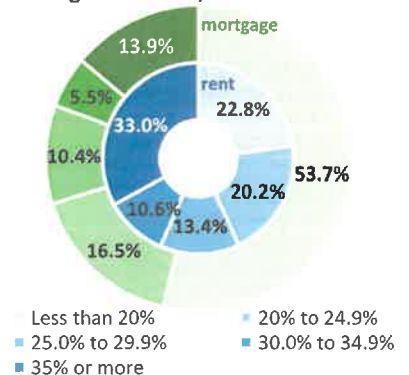
state \$1,178

Percentage of renters spending 30% or more of their household income on rent **43.6%**

state 46.7%

Source: 2018-2022 American Community Survey, 5-Year Estimates

Figure 13. Housing Costs as a Percentage of Income, 2022



OCCUPATIONS

At \$27.78 in 2024, wages were higher in Region 11 than the state. Overall, Region 11 had the highest median hourly wage level of the 13 economic development regions in the state. Wages were highest for management occupations (\$63.5) and lowest for food preparation and serving related jobs (\$15.6) (see Table 11).

Table 11. Occupational Employment & Wage Statistics, 2024

Occupational Group	Region 11				State of Minnesota		
	Median Hourly Wage	Estimated Regional Jobs	Share of Total Jobs	Regional Location Quotient	Median Hourly Wage	Estimated Statewide Jobs	Share of Total Jobs
Total, All Occupations	\$27.78	1,743,500	100.0%	1.0	\$25.22	2,881,100	100.0%
Management	\$63.50	132,050	7.6%	1.1	\$57.75	201,710	7.0%
Business & Financial Operations	\$40.39	148,630	8.5%	1.2	\$39.26	202,700	7.0%
Computer & Mathematical	\$52.09	76,680	4.4%	1.3	\$50.83	98,240	3.4%
Architecture & Engineering	\$46.98	41,270	2.4%	1.2	\$42.97	58,320	2.0%
Life, Physical & Social Science	\$42.20	19,390	1.1%	1.1	\$39.93	29,220	1.0%
Community & Social Service	\$27.89	33,430	1.9%	1.0	\$27.92	57,930	2.0%
Legal	\$55.72	15,120	0.9%	1.3	\$51.15	19,040	0.7%
Education, Training & Library	\$29.07	93,160	5.3%	0.9	\$28.22	163,340	5.7%
Arts, Design, Entertainment & Media	\$30.84	24,370	1.4%	1.1	\$29.01	36,160	1.3%
Healthcare Practitioners & Technical	\$46.47	100,690	5.8%	0.9	\$43.01	184,410	6.4%
Healthcare Support	\$17.87	104,830	6.0%	1.0	\$18.07	169,580	5.9%
Protective Service	\$29.48	26,960	1.5%	1.0	\$28.87	45,860	1.6%
Food Preparation & Serving Related	\$15.60	136,270	7.8%	1.0	\$15.07	232,190	8.1%
Building, Grounds Cleaning & Maint.	\$19.14	45,450	2.6%	0.9	\$18.83	79,660	2.8%
Personal Care & Service	\$17.78	37,880	2.2%	1.1	\$17.60	59,420	2.1%
Sales & Related	\$21.35	141,920	8.1%	1.0	\$18.82	242,440	8.4%
Office & Administrative Support	\$24.47	215,890	12.4%	1.0	\$23.86	352,250	12.2%
Farming, Fishing & Forestry	\$21.98	1,050	0.1%	0.5	\$22.13	3,520	0.1%
Construction & Extraction	\$37.81	58,530	3.4%	0.9	\$32.44	110,960	3.9%
Installation, Maintenance & Repair	\$30.28	55,220	3.2%	0.9	\$29.54	104,530	3.6%
Production	\$23.44	104,740	6.0%	0.8	\$23.05	203,810	7.1%
Transportation & Material Moving	\$23.46	129,950	7.5%	1.0	\$19.80	225,820	7.8%

Source: DEED Occupational Employment & Wage Statistics, Qtr. 1 2024

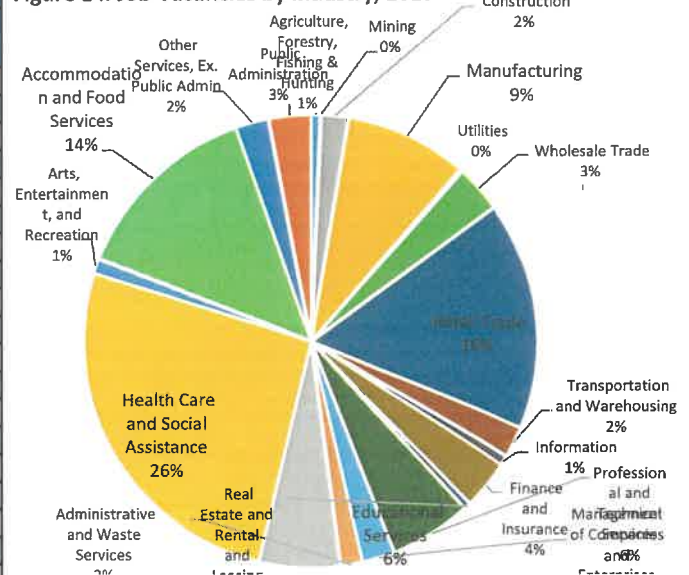
JOB VACANCY SURVEY

Carver Co. is a part of the Twin Cities planning region. There were 78325 job vacancies posted by employers in 2023, indicating extensive opportunity in the region, with openings across several occupations and industries (see Figure 14).

Table 12. Twin Cities Job Vacancy Survey Results, 2023

Occupational Group	Number of Vacancies	Wage Offer
Total, All Occupations	78,325	\$20.47
Management	2,679	\$45.27
Business & Financial Operations	4,811	\$32.10
Computer & Mathematical	2,240	\$42.30
Architecture & Engineering	1,868	\$35.64
Life, Physical & Social Sciences	702	\$30.28
Community & Social Service	2,921	\$22.27
Education, Training & Library	3,316	\$20.62
Healthcare Practitioners & Technical	8,747	\$34.12
Healthcare Support	6,088	\$17.84
Protective Service	903	\$19.01
Food Preparation & Serving Related	11,217	\$15.82
Building, Grounds Cleaning & Maint.	1,458	\$17.19
Personal Care & Service	1,554	\$16.62
Sales & Related	10,128	\$16.42
Office & Administrative Support	5,147	\$19.56
Construction & Extraction	1,016	\$21.42
Installation, Maintenance & Repair	2,642	\$23.56
Production	3,134	\$19.51
Transportation & Material Moving	4,595	\$19.23

Figure 14. Job Vacancies by Industry, 2023



Source: DEED Job Vacancy Survey, 2023

OCCUPATIONS IN DEMAND

Table 13. Twin Cities Planning Region Occupations in Demand, 2022

Less than High School	High School or Equivalent	Some College or Assoc. Deg.	Bachelor's Degree or Higher
Home Health & Personal Care Aides \$33,154/yr	Nursing Assistants \$43,351/yr	Registered Nurses \$91,157/yr	Software Developers \$117,626/yr
Retail Salespersons \$33,769/yr	Licensed Practical & Licensed Vocational Nurses \$59,297/yr	Clinical Laboratory Technologists & Technicians \$64,938/yr	Accountants & Auditors \$80,271/yr
Cashiers \$30,580/yr	Medical Assistants \$51,083/yr	Veterinary Technologists & Technicians \$47,307/yr	Management Analysts \$101,561/yr
Customer Service Representatives \$47,638/yr	Machinists \$59,228/yr	Dental Hygienists \$87,968/yr	Financial Managers \$141,401/yr
First-Line Supervisors of Food Preparation & Serving \$41,302/yr	Computer User Support Specialists \$64,464/yr	Police & Sheriff's Patrol Officers \$87,344/yr	Marketing Managers \$167,023/yr
First-Line Supervisors of Retail Sales Workers \$49,618/yr	Automotive Service Technicians & Mechanics \$52,440/yr	Physical Therapist Assistants \$65,385/yr	Market Research Analysts & Marketing Specialists \$81,617/yr
Laborers & Freight, Stock, & Material Movers, Hand \$44,689/yr	Electricians \$82,047/yr	Radiologic Technologists & Technicians \$81,372/yr	General & Operations Managers \$102,232/yr
Stockers & Order Fillers \$36,894/yr	Dental Assistants \$64,757/yr	Industrial Engineering Technologists & Technicians \$66,723/yr	Project Management Specialists \$88,309/yr
Heavy & Tractor-Trailer Truck Drivers \$61,872/yr	Hairdressers, Hairstylists, & Cosmetologists \$39,273/yr	Electrical & Electronic Engineering Technologists & Technicians \$67,986/yr	Human Resources Specialists \$75,670/yr
Fast Food & Counter Workers \$31,619/yr	Web Developers \$90,321/yr	Mechanical Engineering Technologists & Technicians \$69,851/yr	Industrial Engineers \$103,178/yr

Source: DEED Occupations in Demand

Carver Co. is a part of the Twin Cities planning region, which is projected to see a 6.2% increase in employment levels over the next decade. In addition to new jobs created, there will be a much larger number of exit openings (see Figure 15).

Table 14. Regional Industry Employment Projections, 2020-2030

Twin Cities Planning Region	Estimated Employment 2020	Projected Employment 2030	Percent Change 2020-2030
Total, All Industries	1,817,290	1,930,563	6.2%
Natural Resources & Mining	3,786	3,929	3.8%
Utilities	5,640	4,863	-13.8%
Construction	71,168	74,189	4.2%
Manufacturing	166,580	168,309	1.0%
Wholesale Trade	84,618	85,349	0.9%
Retail Trade	153,655	147,205	-4.2%
Transportation & Warehousing	66,965	71,507	6.8%
Information	31,984	32,510	1.6%
Finance & Insurance, Real Estate	156,644	160,769	2.6%
Professional Services & Mgmt. of Companies	208,754	224,297	7.4%
Admin. Support & Waste Mgmt.	92,297	99,818	8.1%
Educational Services	137,141	144,455	5.3%
Health Care & Social Assistance	263,959	302,212	14.5%
Leisure & Hospitality	124,778	154,995	24.2%
Other Services	66,176	73,930	11.7%
Public Administration	100,458	101,195	0.7%

Source: DEED 2020-2030 Employment Outlook

Figure 15. Regional Occupational Employment Projections, 2020-2030



ECONOMIC CHARACTERISTICS

Coming out of the pandemic recession, after gaining jobs over the past year, Carver Co. had the 11th largest economy of the 87 counties in the state. Carver Co. was the 21st fastest growing in the past year and the 24th fastest growing since 2019. From 2019 to 2023, employment in Carver Co. grew despite the pandemic recession.

2,850 business establishments

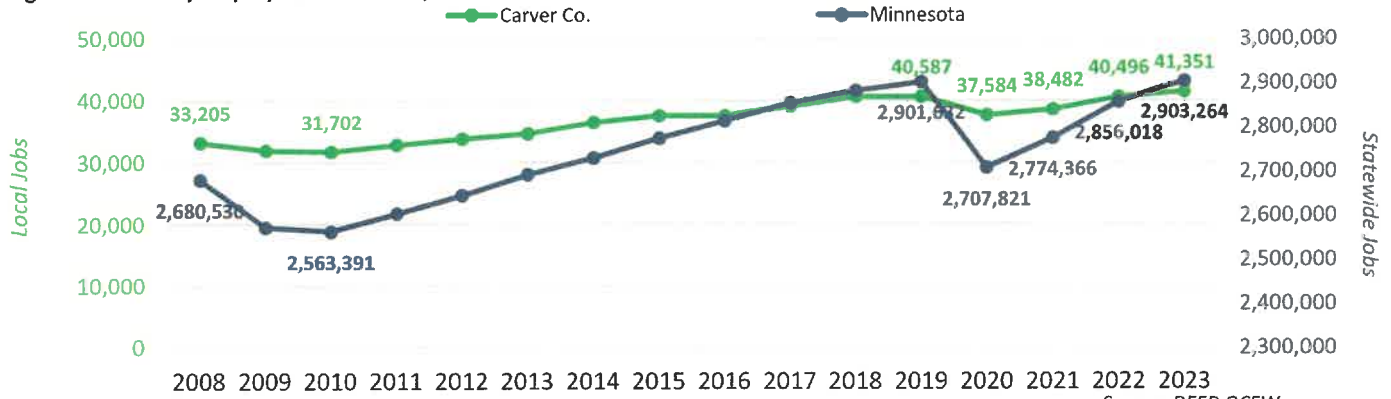
\$66,861 annual average wage

41,351 jobs

\$2,764,768,052 total industry payroll

Job change, 2019-2023
764 jobs
1.9% increase

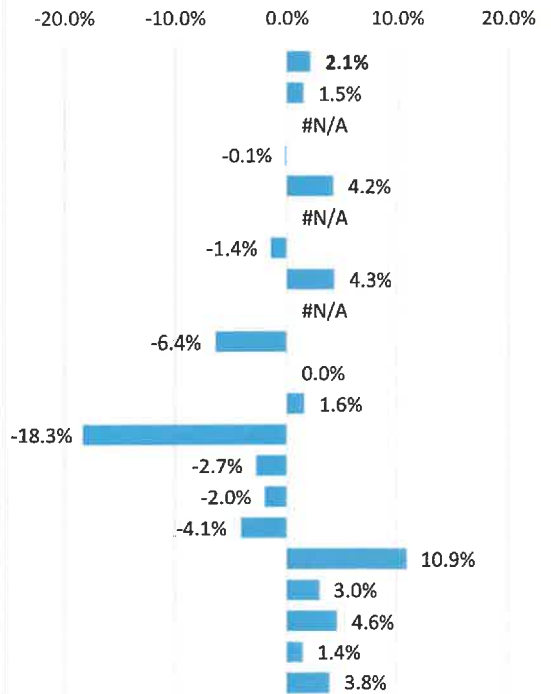
Figure 16. Industry Employment Statistics, 2008-2023



Source: DEED QCEW program

Table 15. Carver Co. Industry Employment Statistics, 2023	Number of Jobs	Percent of Total Jobs	Average Annual Wage
Total, All Industries	41,351	100.0%	\$66,861
Agriculture, Forestry, Fish & Hunt	135	0.3%	\$40,398
Mining	#N/A	#N/A	#N/A
Construction	2,628	6.4%	\$82,592
Manufacturing	10,243	24.8%	\$84,685
Utilities	#N/A	#N/A	#N/A
Wholesale Trade	1,879	4.5%	\$114,468
Retail Trade	3,835	9.3%	\$31,582
Transportation & Warehousing	395	1.0%	\$29,910
Information	234	0.6%	\$75,442
Finance & Insurance	770	1.9%	\$90,316
Real Estate & Rental & Leasing	388	0.9%	\$67,756
Professional & Technical Services	1,320	3.2%	\$96,054
Management of Companies	814	2.0%	\$126,720
Admin. Support & Waste Mgmt. Svcs.	1,089	2.6%	\$71,676
Educational Services	4,236	10.2%	\$50,223
Health Care & Social Assistance	6,194	15.0%	\$65,548
Arts, Entertainment, & Recreation	1,217	2.9%	\$38,812
Accommodation & Food Services	3,399	8.2%	\$21,362
Other Services	991	2.4%	\$41,255
Public Administration	1,540	3.7%	\$71,613

Figure 17. Change in Jobs, 2022-2023



Source: DEED Quarterly Census of Employment & Wages (QCEW)

For more information on Carver Co.'s population, labor force, and economic trends, contact:

Tim O'Neill | Regional Analyst, Twin Cities Metro
DEED Headquarters | 180 E 5th St., Suite 1200 | St. Paul MN 55101
Office: 651-259-7401 | Email: timothy.oneill@state.mn.us
web: www.mn.gov/deed/data/regional-lmi/

Data updated: June 4, 2024

4th Annual

NYA

Manufacturing

Today

Friday, October 25, 2024

Join the NYA Economic Development Commission in partnership with the Central Trades & Advisory Group on Friday, October 25 in recognizing and appreciating the manufacturers of Norwood Young America. Six (6) local manufacturers will be offering tours of their facilities to local students and the public. Learn about the reality of modern manufacturing careers and their goals of helping the community and future generations thrive.

RSVP

Please RSVP by Friday, October 18 if you are planning to attend the luncheon.

To RSVP, please call 952-467-1810 or email economicdev@cityofnya.com.



SCHEDULE OF TOURS:

8:30 a.m.
Pro Auto
324 W Railroad St.

8:50 a.m.
Sackett-Waconia
680 Tacoma Blvd.

9:50 a.m.
Storms Welding
300 Industrial Blvd.

10:10 a.m.
Acoustical Surface, Inc
717 Faxon Rd.

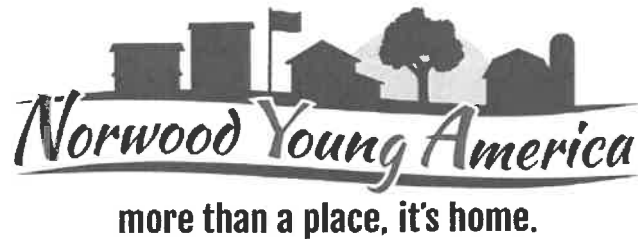
10:40 a.m.
Modern Design
710 Faxon Rd.

11:15 a.m. - Noon
Luncheon/Speakers
NYA Legion Park Shelter

Hear from former and current Central students about their paths to the trades and from local manufacturing companies about the opportunities in Western Carver County!

12:15 p.m.
Bongards Creameries
13200 County Rd 51





TO: Honorable Mayor Lagergren and City Council Members
FROM: Andrea Aukrust, City Administrator and Karen Hallquist, CED Director
DATE: November 13, 2023
RE: EDA and EDC Discussion

Dissolution of the Economic Development Commission (EDC) in Favor of the Economic Development Authority (EDA)

Introduction: The City Council is tasked with ensuring that the City's economic development efforts are both effective and legally sound. Under Minnesota Statutes, there exists a compelling argument for dissolving the Economic Development Commission (EDC) and centralizing economic development activities under the Economic Development Authority (EDA). This approach aligns with statutory guidance, optimizes operational efficiency, and enhances the City's ability to attract and manage economic growth, housing development, and business activities.

Statutory Framework:

1. **Minnesota Statute § 469.090-469.1082** provides comprehensive powers to Economic Development Authorities (EDAs) that are not inherently granted to Economic Development Commissions (EDCs).
2. **Minnesota Statute § 469.091** explicitly allows a municipality to create an EDA to coordinate, administer, and implement economic development projects, housing initiatives, and redevelopment activities. This statute grants EDAs the ability to issue bonds, levy taxes, and acquire property, powers that are essential for comprehensive economic development.
3. **Minnesota Statute § 469.1082** underscores that the powers of an EDA supersede those of any similar bodies, which may include an EDC. The statute provides for the EDA to act as the primary economic development agency of the city, suggesting a preference for a unified body.

Why the City should dissolve the EDC and retain Only the EDA:

1. **Enhanced Efficiency and Clarity:**
 - **Streamlined Decision-Making:** With only one body responsible for economic development, decisions can be made more swiftly.
 - **Clear Lines of Authority:** The EDA's statutory powers provide it with clear authority over economic development activities, eliminating potential conflicts or overlaps with the EDC.

Norwood Young America

2. Legal and Financial Advantages:

- **Broader Powers:** The EDA has the statutory authority to issue bonds, levy special taxes, and engage in property transactions, which are crucial for large-scale economic development projects and housing initiatives.
- **Fiscal Responsibility:** Consolidating these powers within the EDA ensures that financial resources are managed efficiently, reducing the risk of legal challenges that might arise from overlapping jurisdictions or conflicting actions between the EDA and EDC.

3. Focused Economic Development Strategy:

- **Unified Vision:** A single authority can develop and implement a cohesive economic development strategy, aligning housing, business growth, and infrastructure development.
- **Increased Accountability:** The EDA's actions are subject to oversight by the City Council, ensuring that economic development initiatives are in line with the city's broader goals and legal obligations.

4. Housing and Redevelopment:

- **Targeted Housing Initiatives:** The EDA's statutory powers enable it to directly engage in housing development and redevelopment, which is essential for meeting the city's housing needs.
- **Legal Compliance:** By operating under the EDA, the city ensures that all housing and redevelopment activities comply with state statutes, reducing the risk of legal disputes.

The EDA will still have:

1. Diverse Perspectives:

- **Reduced Input:** The EDA may include members from various sectors, providing a broad range of perspectives.
- **Community Engagement:** The EDA serves as a bridge between the community and the city's economic development activities.

Conclusion: Minnesota Statutes support the dissolution of the Economic Development Commission in favor of a singular Economic Development Authority, which presents a strategic advantage for the City. It simplifies governance, enhances legal compliance, and positions the city for more effective economic and housing development, ultimately benefiting the entire community.

An Ordinance will come before the City Council on October 15, 2024.

Seven members will make up the EDA:

- Two Council members
- Five Community Stakeholders (i.e., Bankers, Real Estate Brokers, Business Owners/Managers, etc.)

Norwood Young America