

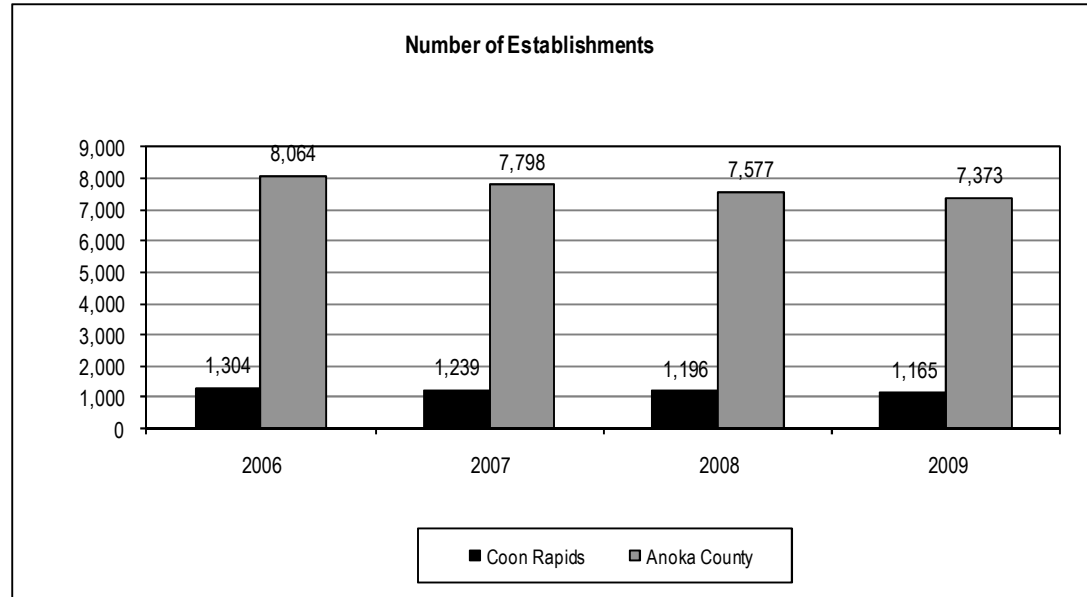
# 2009 Economic Development Annual Report

City of Coon Rapids



# 1. Number of Establishments

- Coon Rapids' number of businesses and institutions has remained about the same over the last several years, peaking in 2006.



- The City has experienced increases in its number of health care and food service establishments and decreases in its number of manufacturing, finance, and real estate firms.

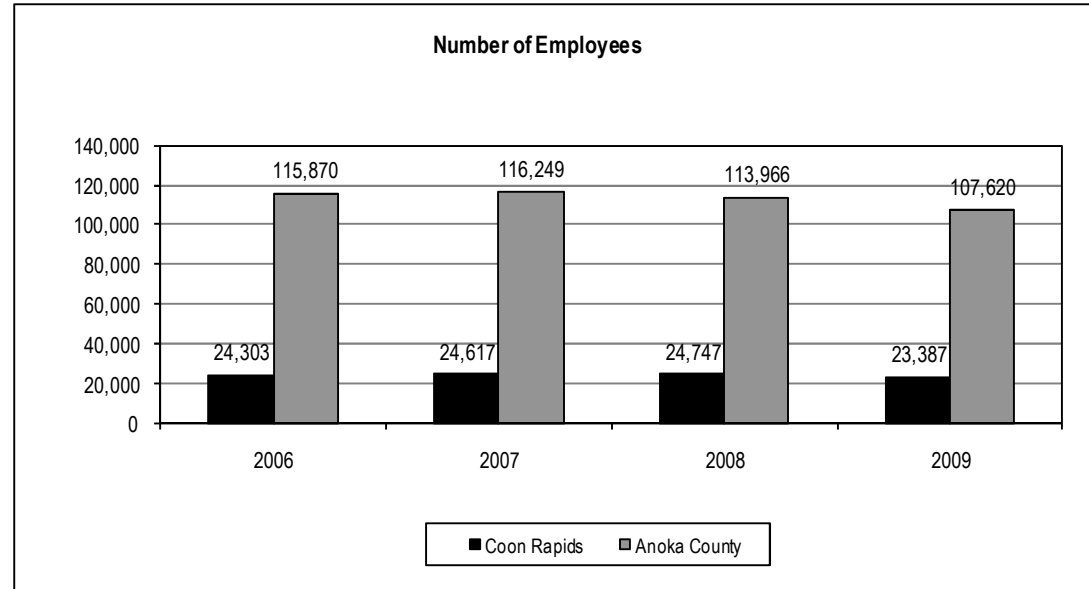
## Number of Establishments, Coon Rapids

Industry	2005	2006	2007	2008	2009	% Change 08-09
Manufacturing	73	73	65	62	56	-9.7%
Trade, Transportation and Utilities	268	282	278	270	272	0.7%
Financial Activities	200	203	188	167	150	-10.2%
Professional and Business Services	194	202	192	185	185	0.0%
Education and Health Services	161	181	160	162	162	0.0%
Leisure and Hospitality	117	124	128	130	124	-4.6%
Other Services	101	98	94	99	100	1.0%
Public Administration	2	2	2	1	1	0.0%
<b>Total</b>	<b>1,257</b>	<b>1,298</b>	<b>1,226</b>	<b>1,196</b>	<b>1,165</b>	<b>-2.6%</b>

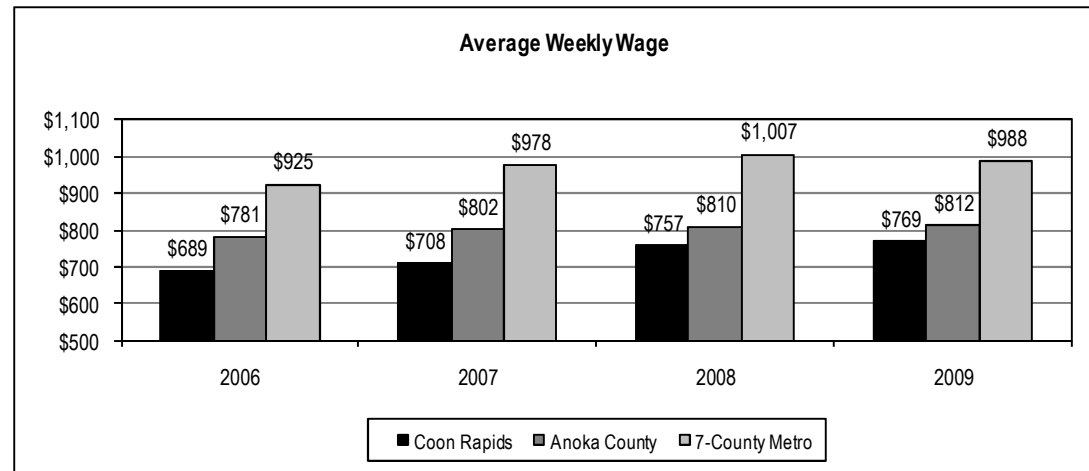
Source: Minnesota Department of Employment and Economic Development

## 2. Number of Employees and Average Weekly Wage

- The City's number of employees decreased between 2008 and 2009 at about the same rate as Anoka County's number of employees.



- While Coon Rapids' average weekly wage has increased over the last four years, it still falls below averages of Anoka County and the seven-county metro area.



- The City's Health Care and Retail Trade sectors have the largest proportions of employees. Its Manufacturing and Health Care sectors have the highest weekly wages.

### Employment, Coon Rapids

Industry	2005	2006	2007	2008	2009	% Change 08-09
Manufacturing	3,194	3,012	2,960	3,216	2,882	-10.4%
Trade, Transportation and Utilities	5,517	5,614	5,614	5,673	5,230	-7.8%
Financial Activities	850	826	766	679	707	4.1%
Professional and Business Services	2,093	2,286	2,374	2,189	1,793	-18.1%
Education and Health Services	7,489	7,424	7,658	7,919	8,048	1.6%
Leisure and Hospitality	2,797	2,938	3,220	3,102	2,864	-7.7%
Other Services	801	912	896	934	900	-3.6%
Public Administration	344	354	358	359	352	-1.9%
Total	23,085	23,366	24,579	24,747	23,387	-5.5%

Source: Minnesota Department of Employment and Economic Development

## 3. Commercial Market Value

- The City's commercial tax base accounted for 14.9% of its total tax base in 2007. Between 2006 and 2007, the City added nearly \$400,000 in commercial tax base.

### Market Value, Coon Rapids

	2006	2007	2008	2009	% Change 08-09
Residential	\$4,082,381,550	\$4,417,660,200	\$4,512,511,900	\$4,432,288,950	-1.8%
Commercial	\$743,428,600	\$784,151,600	\$898,431,700	\$931,170,100	3.6%
Other	\$55,671,250	\$56,293,500	\$56,629,800	\$60,233,950	6.4%
Total	\$4,881,481,400	\$5,258,105,300	\$5,467,573,400	\$5,423,693,000	-0.8%
Commercial as % of Total	15.2%	14.9%	16.4%	17.2%	

Source: City of Coon Rapids

## 4. Commercial Construction

- No permits for new commercial or industrial building were issued in the City in 2009.

### Building Permits Issued, Coon Rapids

	2005	2006	2007	2008	2009
New Commercial Buildings	17	16	13	6	0
New Commercial Valuation	\$21,840,000	\$8,518,150	\$2,046,637	\$6,715,530	\$0
New Industrial Buildings	3	0	1	1	0
New Industrial Valuation	\$2,540,500	\$0	\$90,500	\$169,889	\$0

Source: City of Coon Rapids

## 5. Retail Sales

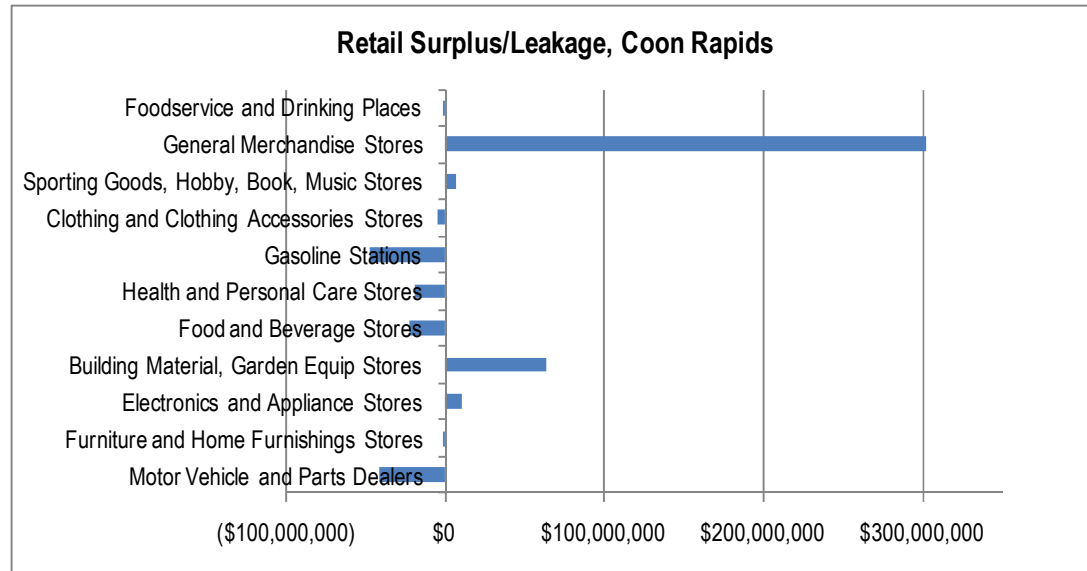
- Coon Rapids had over \$1.2 billion in retail sales in 2009, while residents spent just over \$1 billion on retail items. This suggests that the City attracted nearly \$200,000 in retail sales from outside of the City.

### Retail Sales Surplus/Leakage, Coon Rapids, 2009

Retail Store	Demand	Supply	Surplus/Leakage
<b>Total Retail Sales</b>	<b>\$1,009,841,011</b>	<b>\$1,201,259,337</b>	<b>\$191,418,326</b>
Motor Vehicle and Parts Dealers	\$162,807,612	\$121,501,631	(\$41,305,981)
Furniture and Home Furnishings Stores	\$21,059,106	\$20,746,059	(\$313,047)
Electronics and Appliance Stores	\$24,390,672	\$35,174,292	\$10,783,620
Building Material, Garden Equip Stores	\$115,305,826	\$178,570,205	\$63,264,379
Food and Beverage Stores	\$131,175,866	\$109,115,685	(\$22,060,181)
Health and Personal Care Stores	\$54,725,189	\$35,726,010	(\$18,999,179)
Gasoline Stations	\$114,412,964	\$67,528,571	(\$46,884,393)
Clothing and Clothing Accessories Stores	\$44,791,229	\$39,839,810	(\$4,951,419)
Sporting Goods, Hobby, Book, Music Stores	\$19,645,944	\$26,741,137	\$7,095,193
General Merchandise Stores	\$133,920,953	\$436,606,109	\$302,685,156
Foodservice and Drinking Places	\$98,467,571	\$97,454,315	(\$1,013,256)

Source: Claritas, Inc.

- Coon Rapids experienced retail surpluses in the general merchandise and building materials categories and leakages in gasoline stations and automobile sales.



Source: Claritas, Inc.