

Economic Competitiveness & Inclusion

Ramsey County, MN

Board Workshop | October 6, 2020



 RAMSEY COUNTY



 **FOURTH**
ECONOMY

Meeting Agenda

01 Introductions

02 Economic and Housing Plan Update (Fourth Economy)

03 County Land/Tax Analysis (Urban3)

04 Discussion (Urban3 & Center for Economic Inclusion)

05 Next Steps

Ramsey County Economic Competitiveness and Inclusion Plan

Why Develop an Economic Plan?

Ramsey County is embarking on the development of an Economic Competitiveness and Inclusion Vision Plan to better position the county - through its community and economic development programs and services - for growth and fulfill its vision of building a community in which all are valued and thrive.

What's Different About This Plan?

The Plan will seek to:

- Leverage existing efforts, not reinvent the wheel
- Focus on collaboration and a new way of partnering
- Emphasize affordable housing development
- Center efforts around equity and economic inclusion

Project Team



**Economic Competitiveness &
Inclusion Plan**

**Housing Analysis
Economic Analysis
Implementation**



**Equitable
Development**

**Community Engagement
Strategic Advisory
Equity Framework**

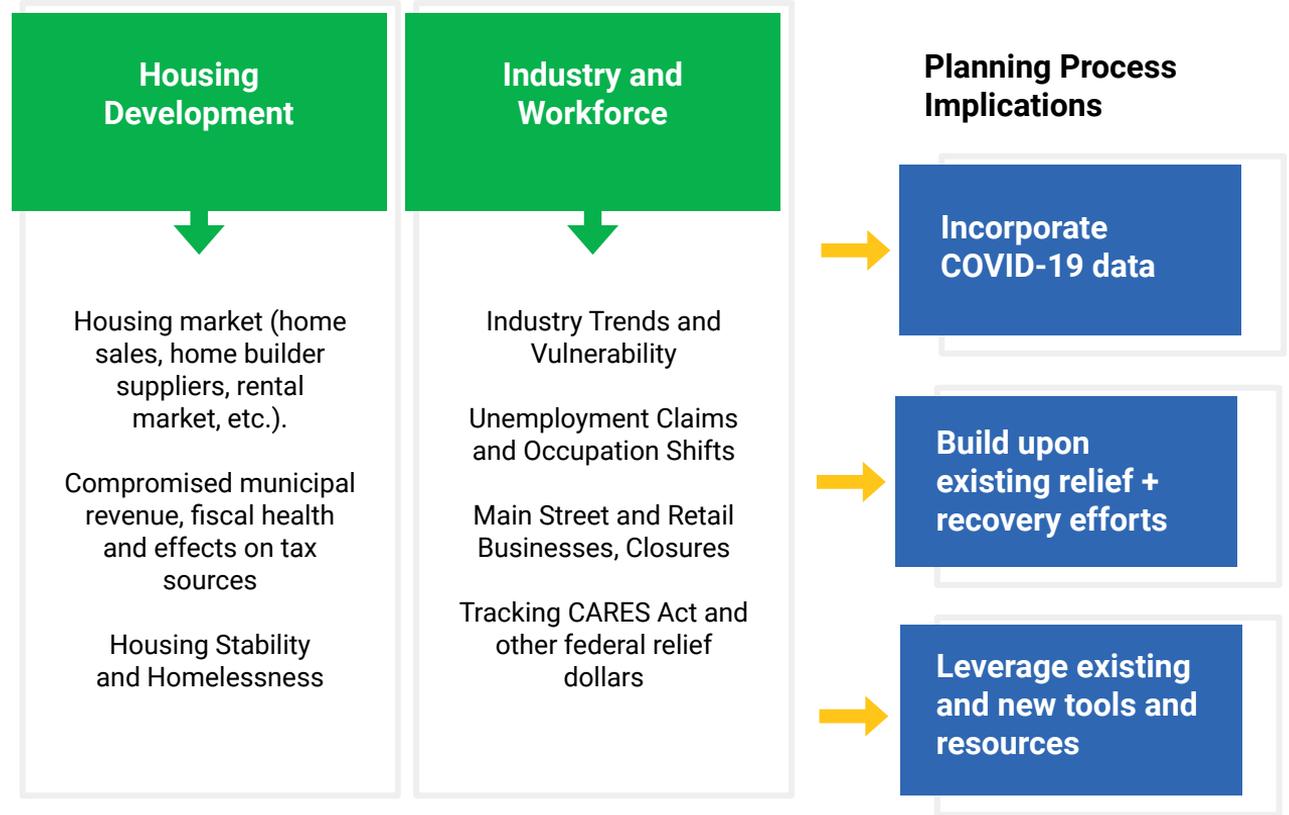
URBAN3

**Fiscal Health
Analysis**

**Property Value Analysis
Comparative Analysis**

Ramsey County Post-COVID Recovery

The Plan will build off of and support existing efforts around housing services, support and development in light of recent economic disruption





Planning Process Update

Stakeholder Groups

Steering Committee

Providing feedback, strategic direction and support for the analysis, engagement, and implementation phases of the planning process.

Working Groups

Serving as advisors to guide analysis and strategic thinking of four focus areas:

- *Job and Industry*
- *Community Wealth*
- *Housing Development*
- *Placekeeping*

Community Action Teams

Including civic and private leaders, grassroots organizations, resident - adding context across our four areas of focus; helping to identify issues and prioritize solutions

Community Engagement

Since COVID-19 community engagement has existed primarily through online virtual engagement.

- Four (4) Community Build Sessions
- Suburban Communities One-on-One Interviews
- Ramsey County HRA Board
- Suburban Ramsey County Housing Town Hall
- Workforce Innovation Board
- Ramsey County Workforce CARES Act Cohort

Upcoming Engagements

- Equity Action Circle
- Local and Regional Chamber Cohorts
- Elected Officials Summit



socialpinpoint

Project Website Summary

4,824 total visits
1,370 unique users
101 survey responses

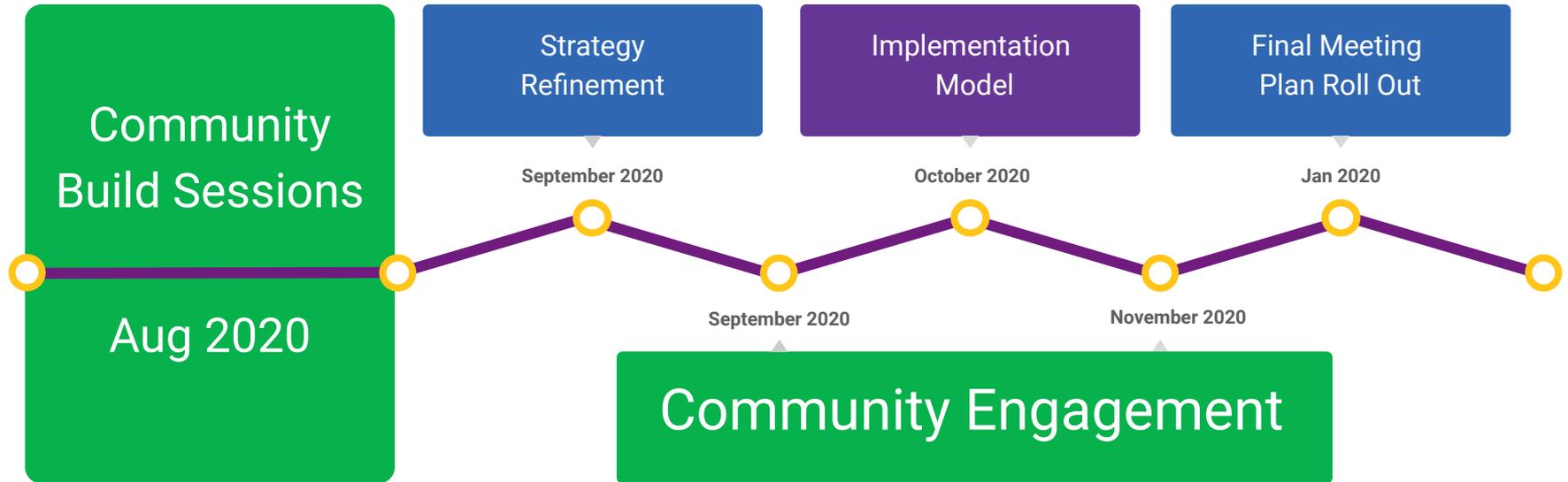
Our Timeline

(Challenges and Opportunities)



Our Timeline

(Strategy and Implementation)





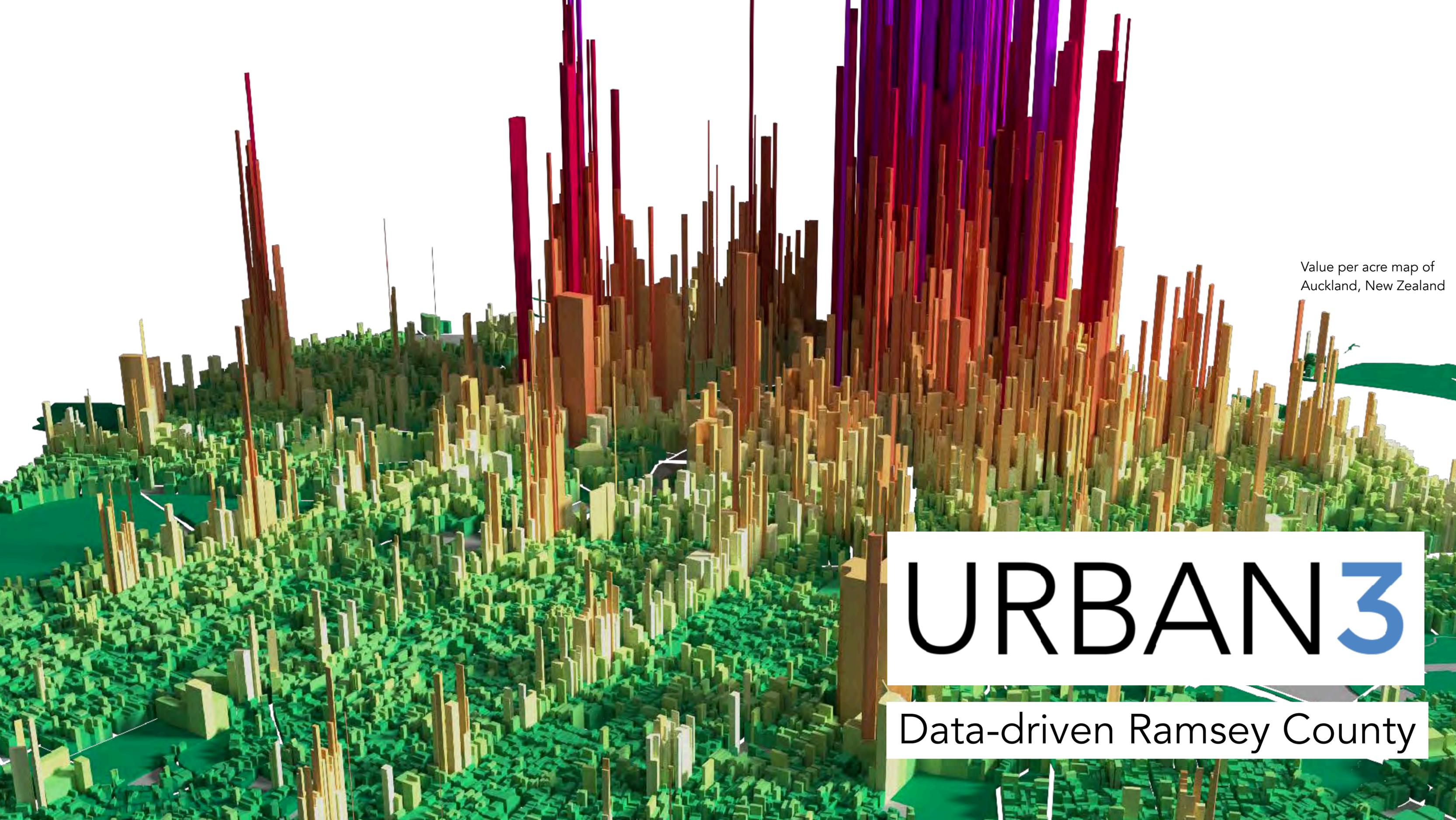
Ramsey County County Land/Tax Analysis



The Dollars and \$ense:

The Economics of Land Development Patterns

URBAN³
Joseph Minicozzi, AICP



Value per acre map of
Auckland, New Zealand

URBAN3

Data-driven Ramsey County



Case Study: Economic MRI®

Asheville, North Carolina

Land Production





For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000**



Today the building is valued at over **\$11,000,000** an increase of over **3500%** in **15 years**

The lot is less than **1/5 acre**



Asheville Walmart

Downtown



\$20,000,000 Tax Value



\$11,000,000 Tax Value

34

0.2

Land Consumed (acres)

\$6.5k

\$634k

Total Property Taxes/Acre

\$48k

\$84k

City Sales Taxes/Acre

0

90

Residents/Acre

6

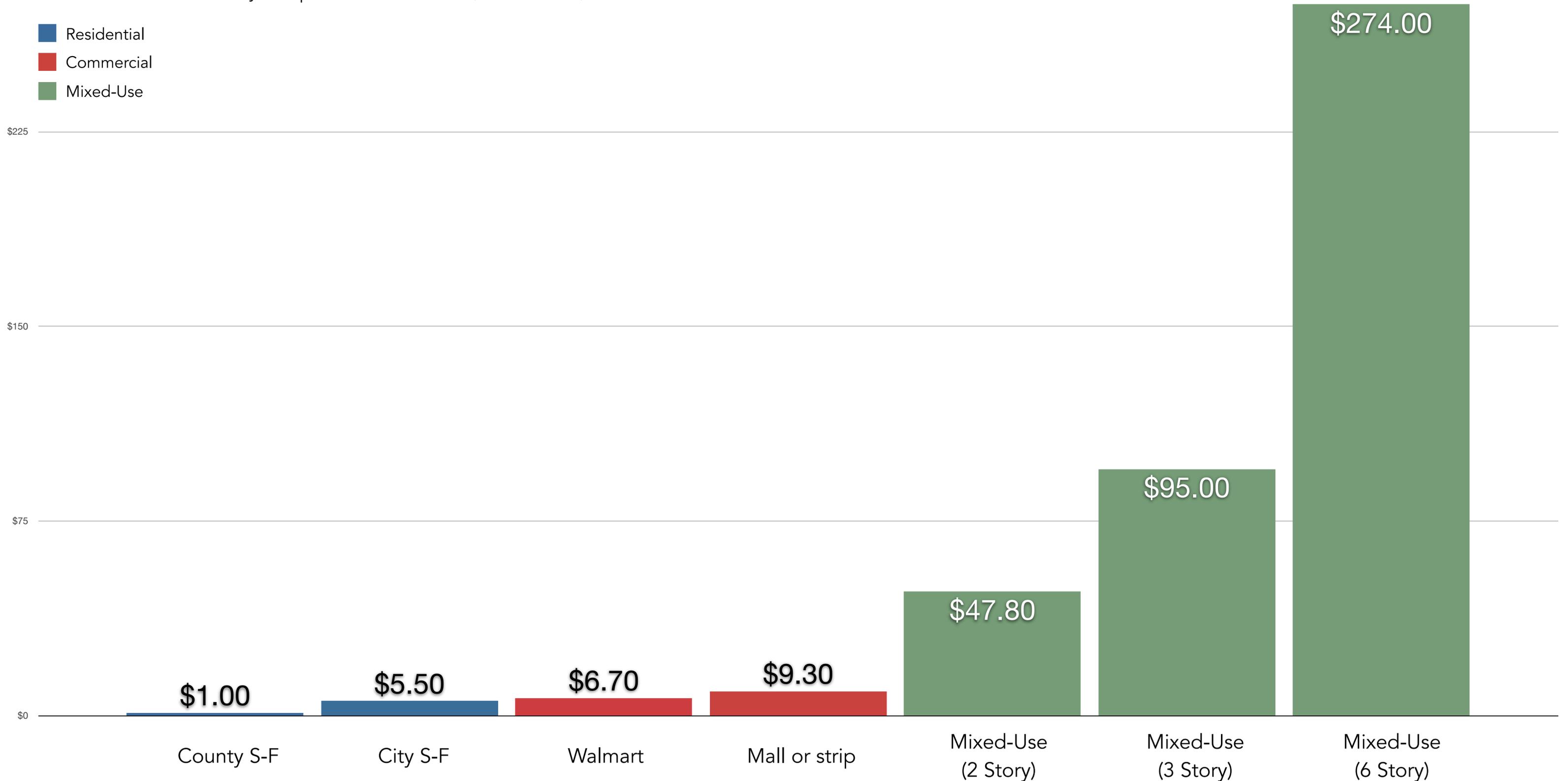
74

Jobs/Acre

County Property Taxes/Acre

Ratio Difference of 60 City Sample Set, in 21 States (+ a Province)

- Residential
- Commercial
- Mixed-Use





Case Study: Economic MRI®
2020

Ramsey County, Minnesota

GREETINGS
FROM



Minnesota



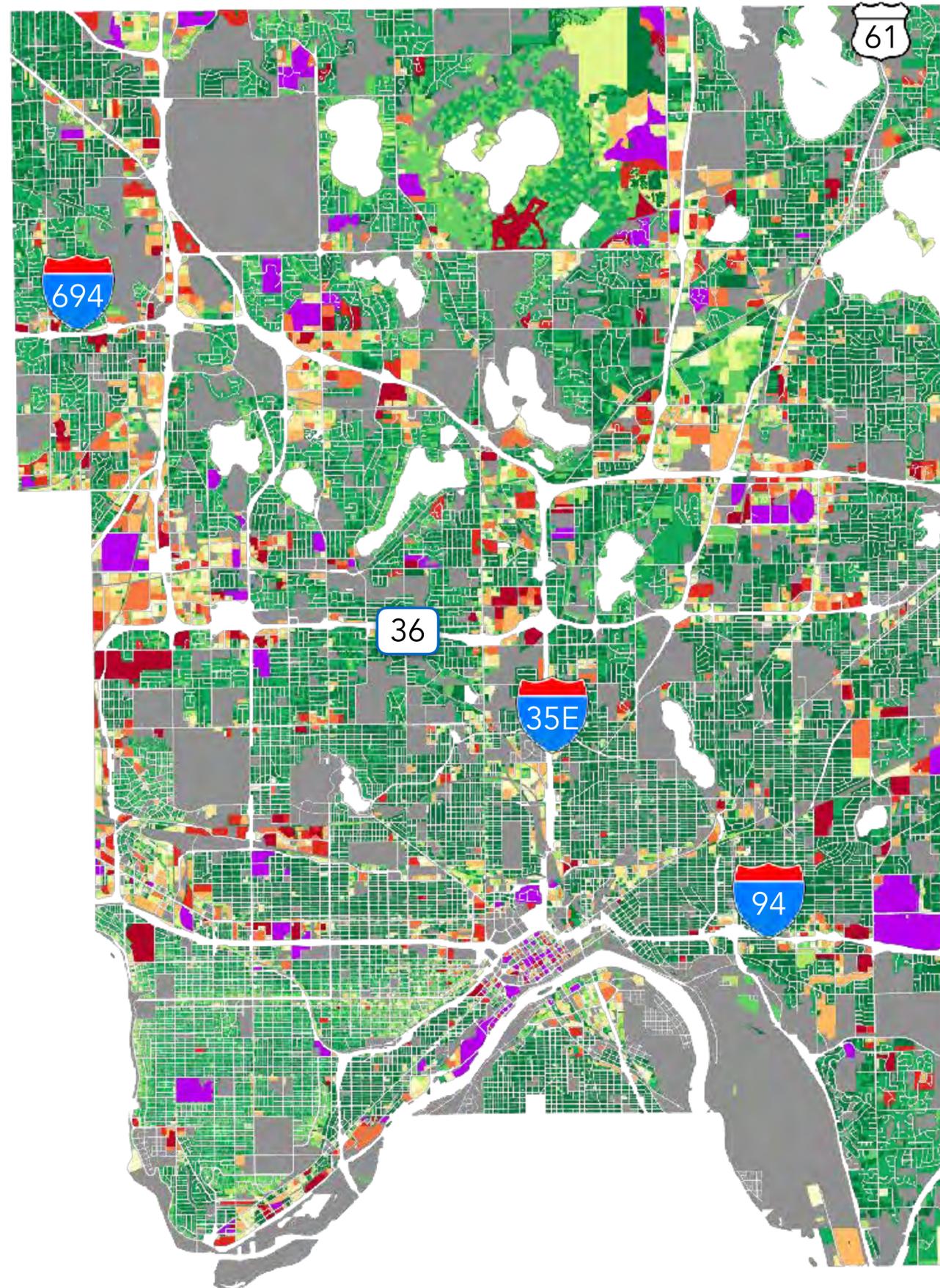
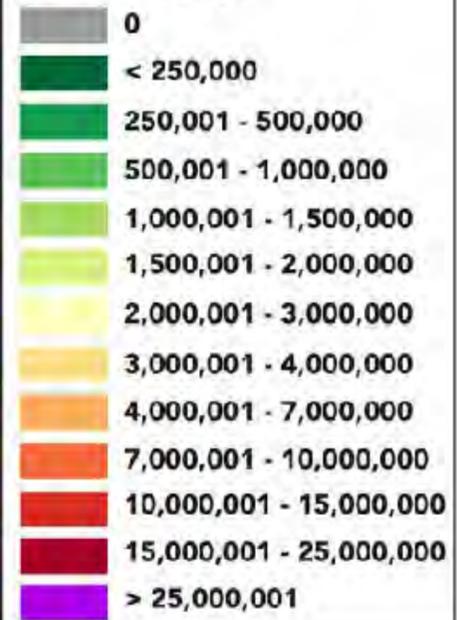
Land Analytics and Productivity

Standard Geospatial Analysis.

Total Taxable Value

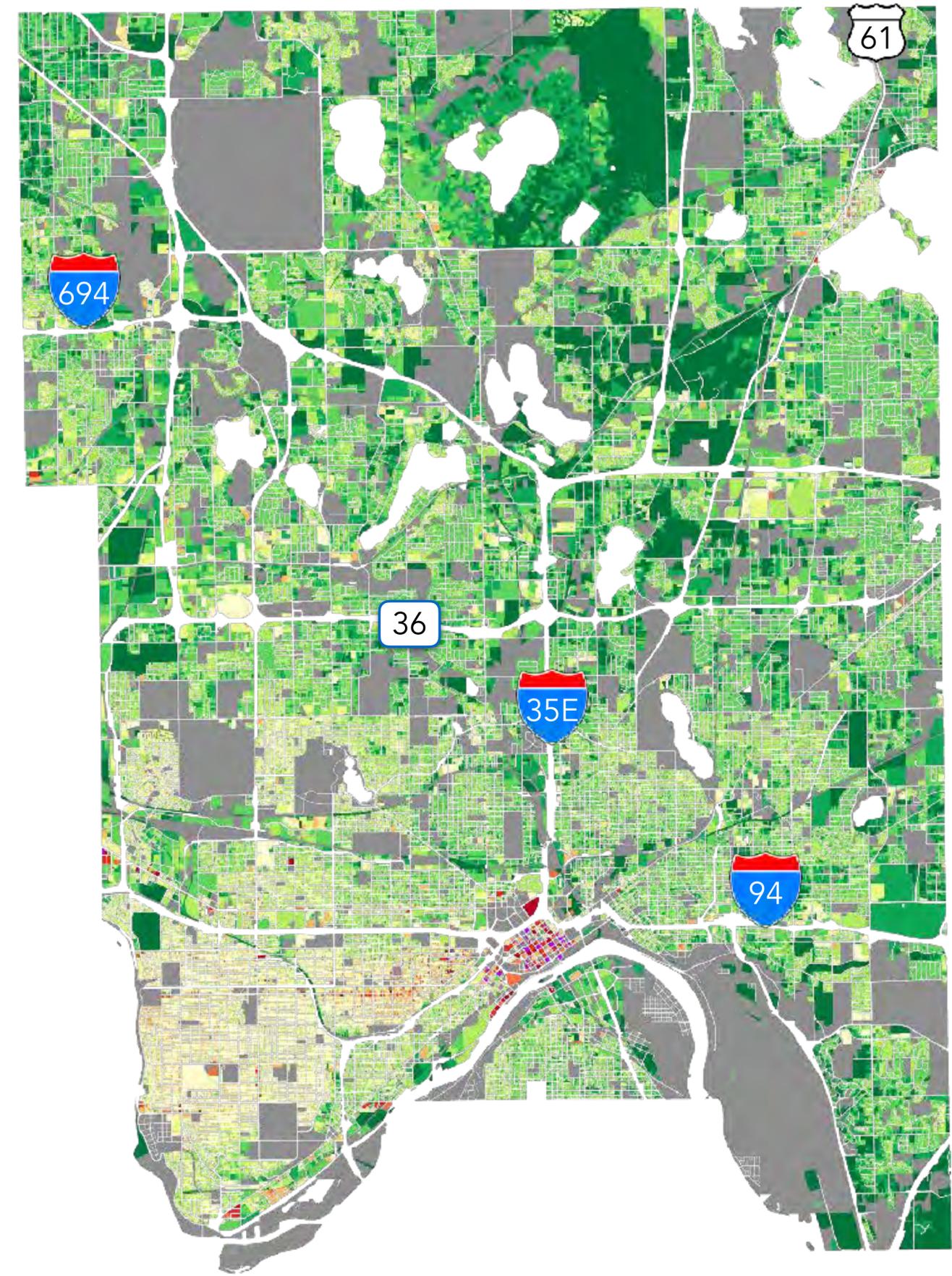
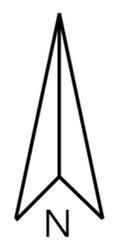
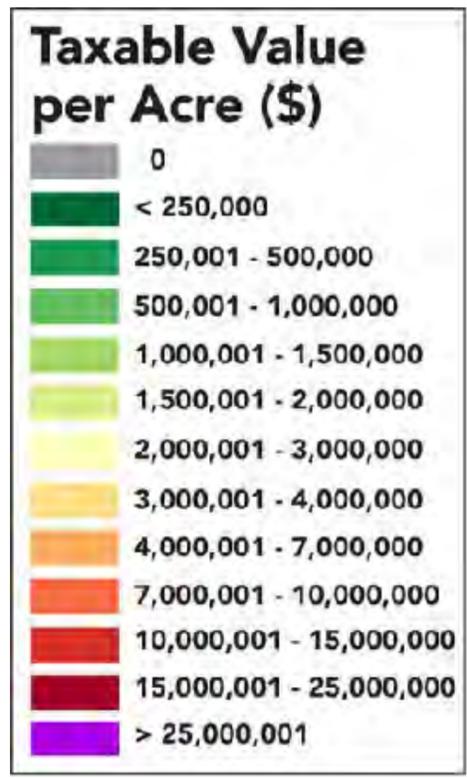
Ramsey Co, MN

Total Taxable Value (\$)



Value Per Acre

Ramsey Co, MN

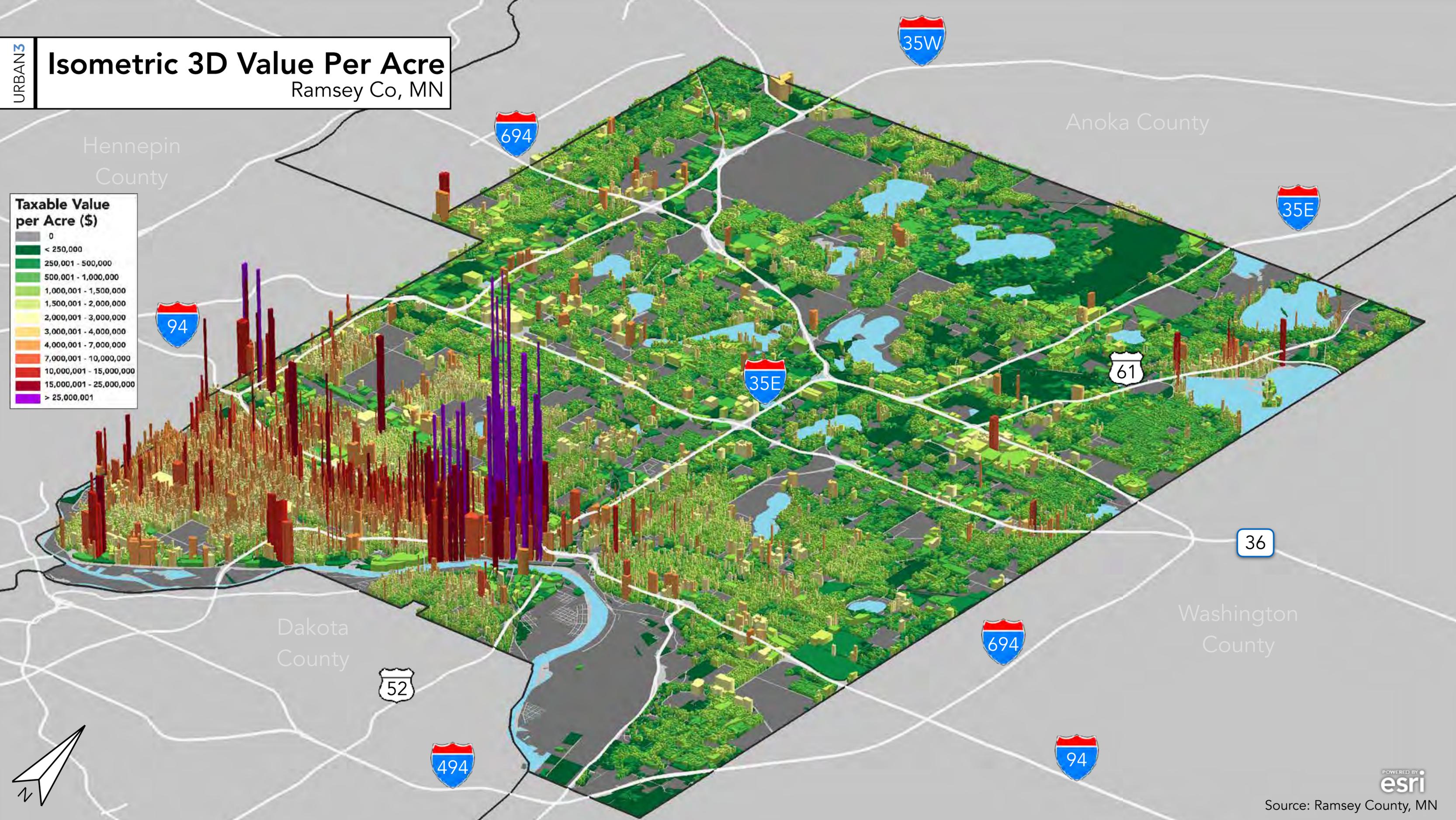


Isometric 3D Value Per Acre

Ramsey Co, MN

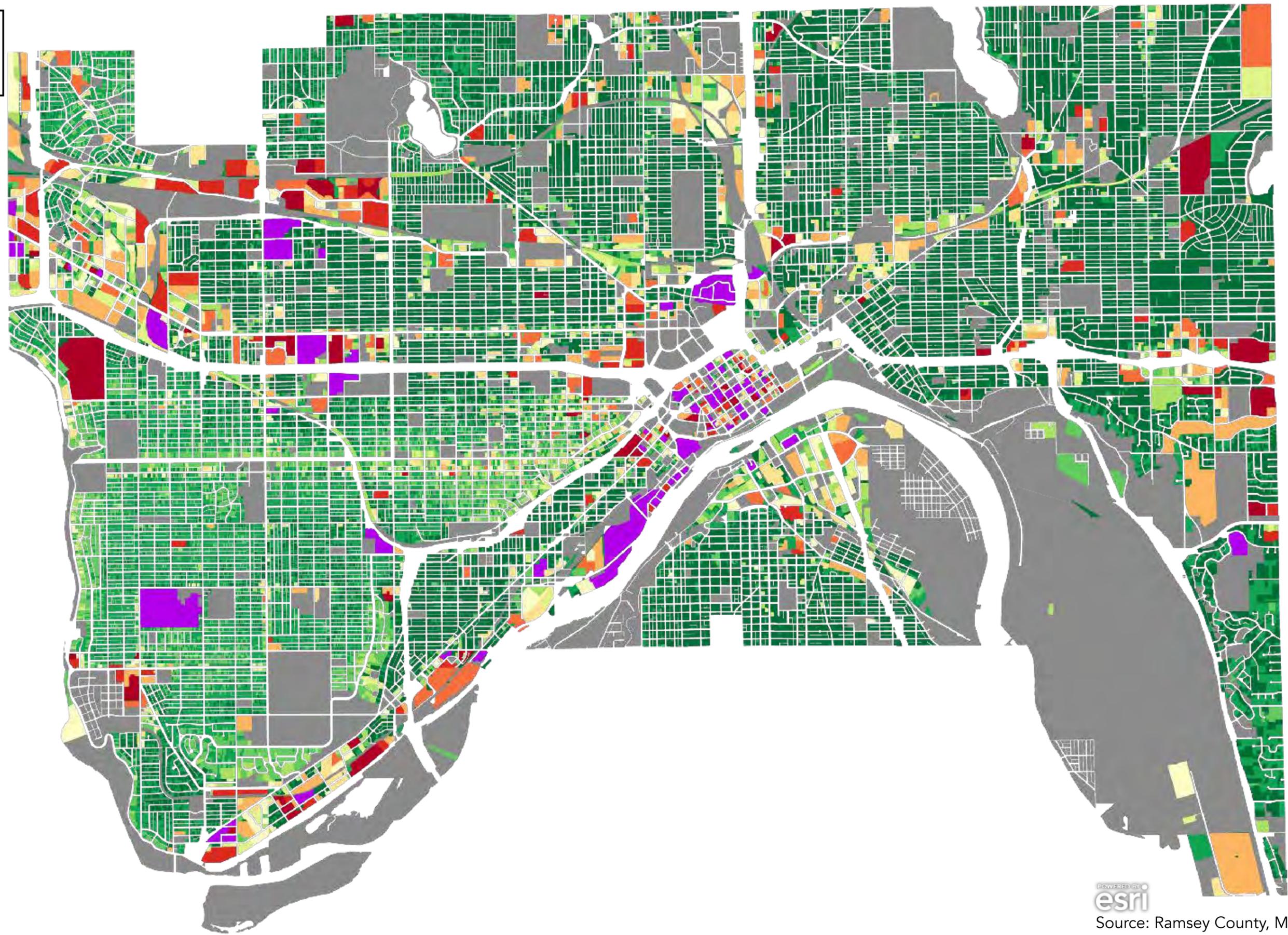
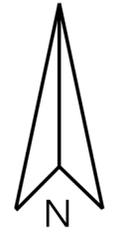
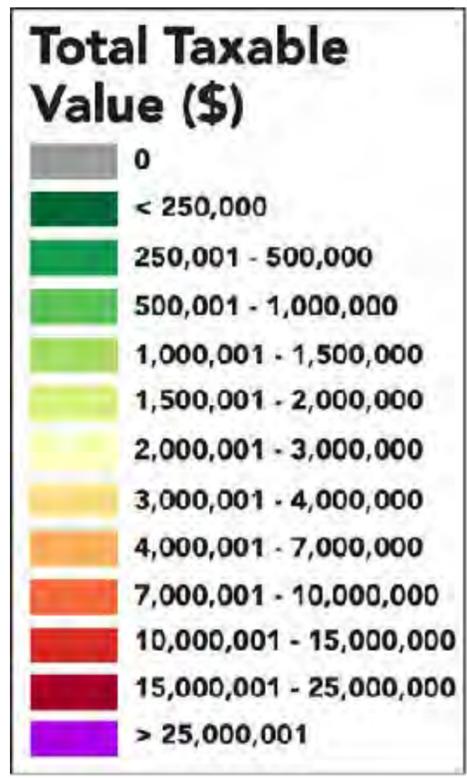
Taxable Value per Acre (\$)

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250,001 - 500,000
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2,000,001 - 3,000,000
3,000,001 - 4,000,000
4,000,001 - 7,000,000
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Total Taxable Value

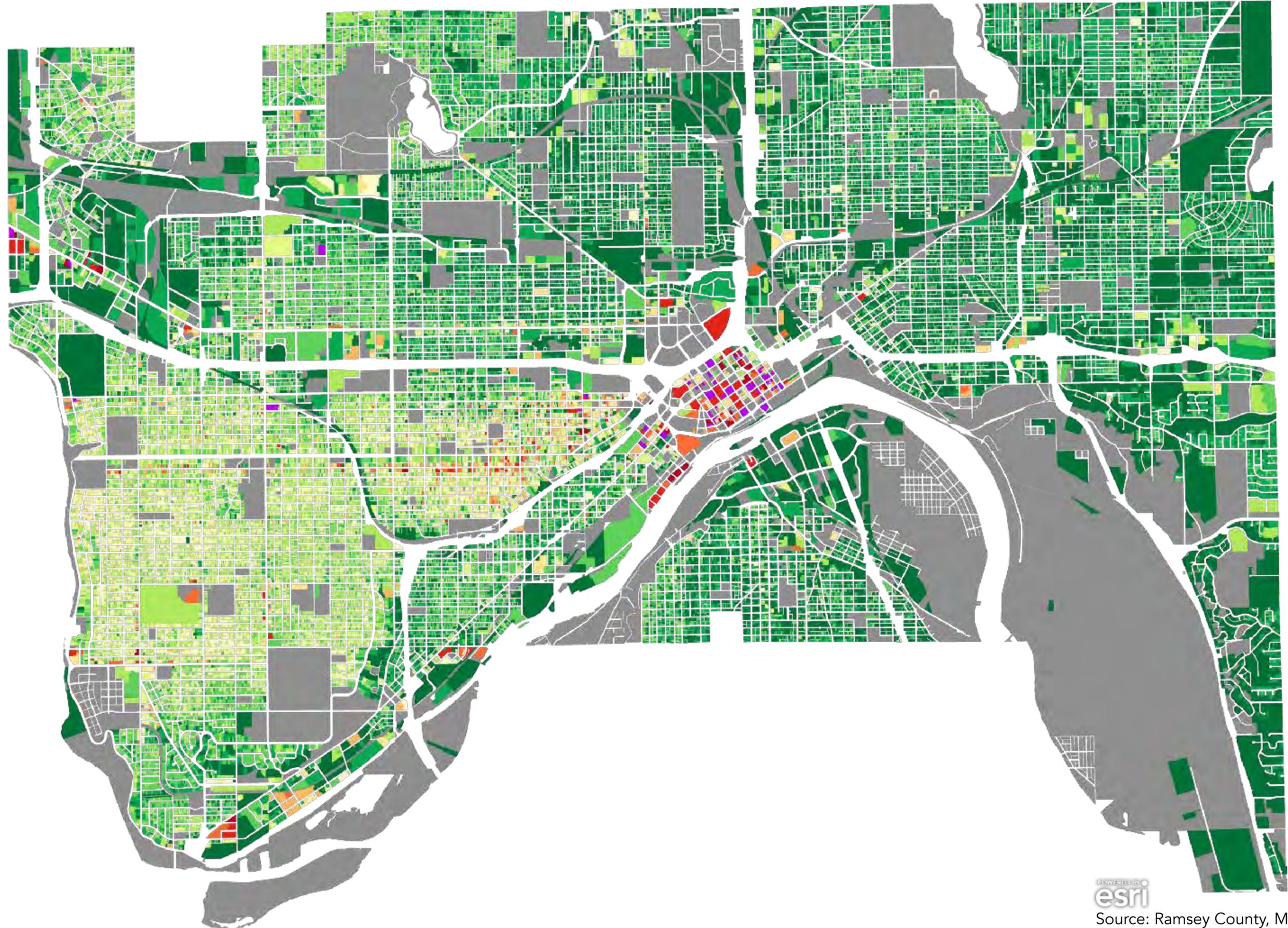
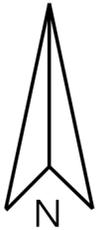
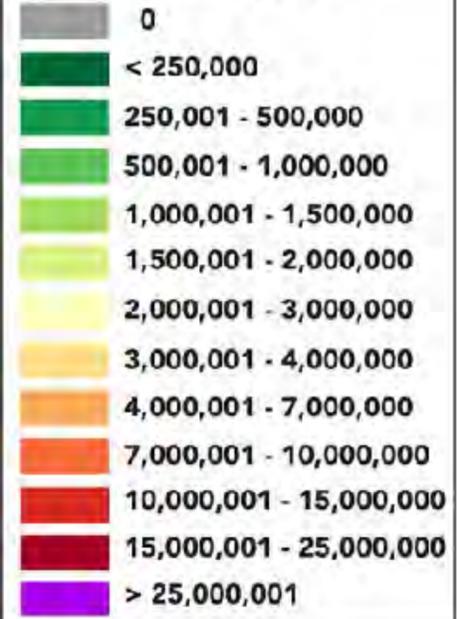
St Paul, MN



Value Per Acre

St Paul, MN

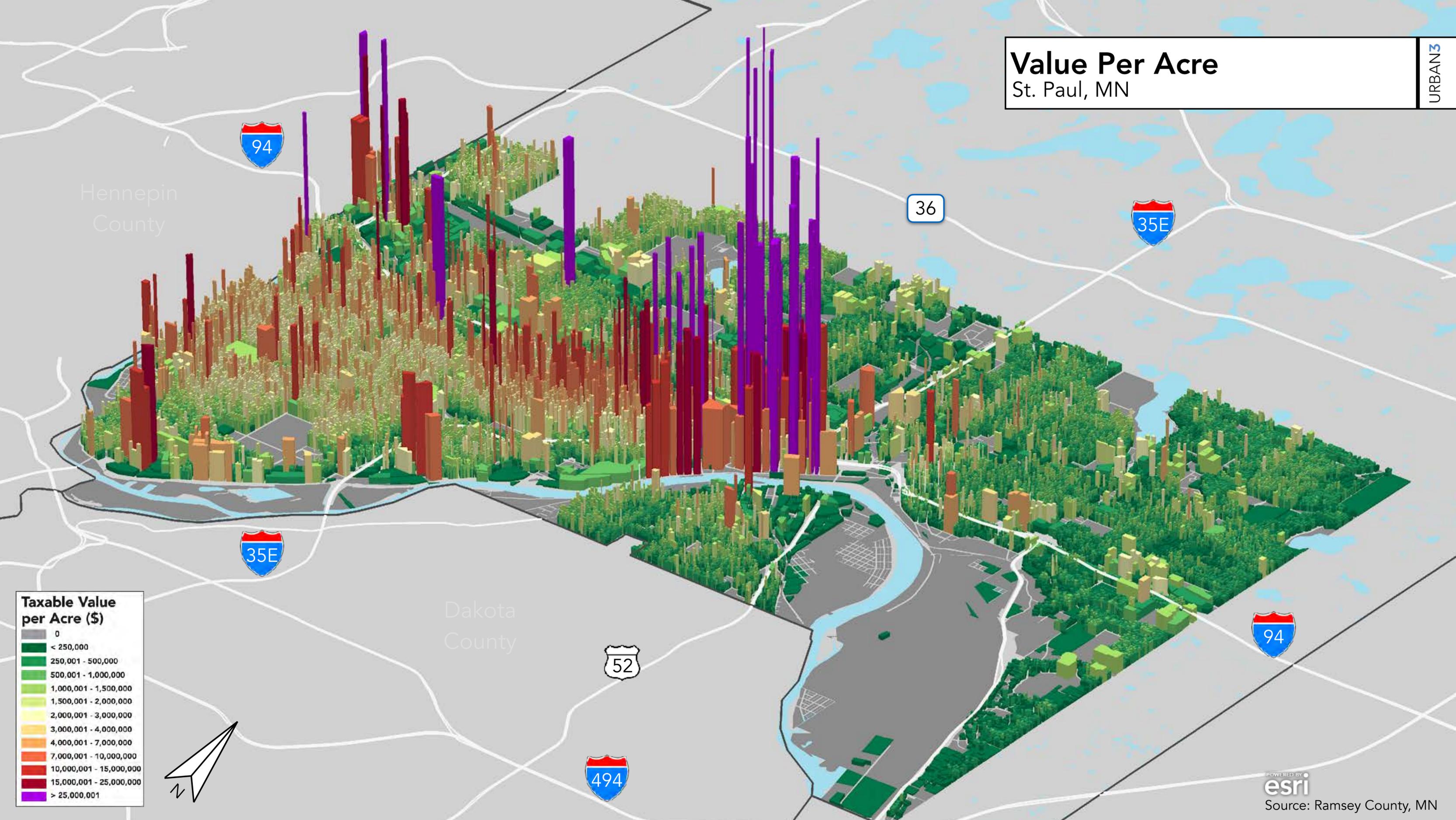
Taxable Value per Acre (\$)



Value Per Acre

St. Paul, MN

URBAN3

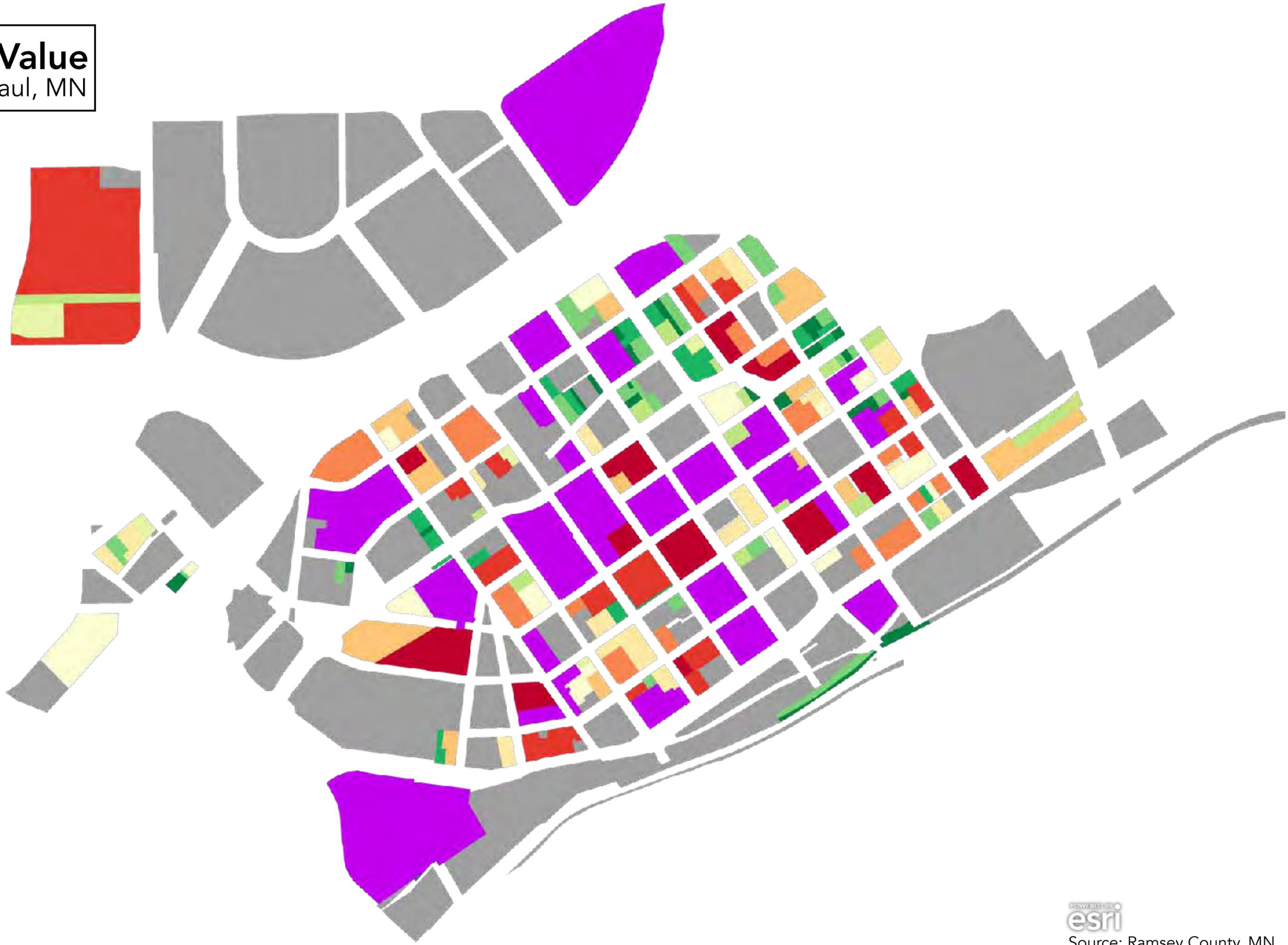
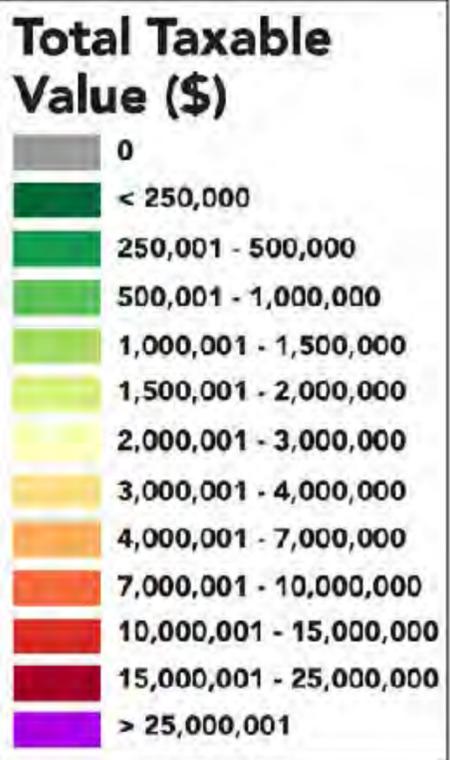


Taxable Value per Acre (\$)

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250,001 - 500,000
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10,000,001 - 15,000,000
15,000,001 - 25,000,000
> 25,000,001

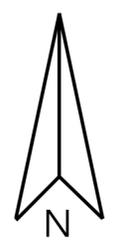
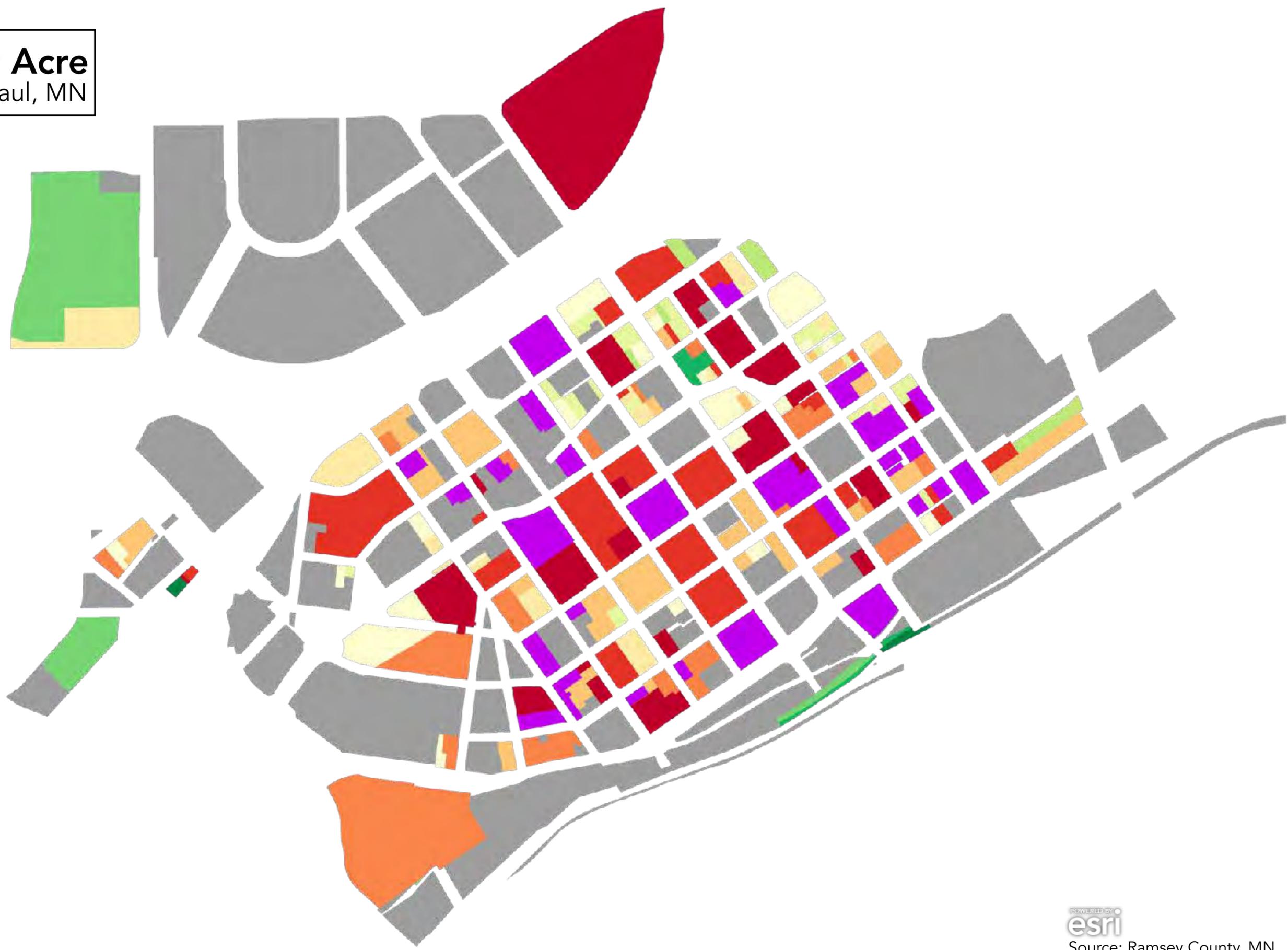
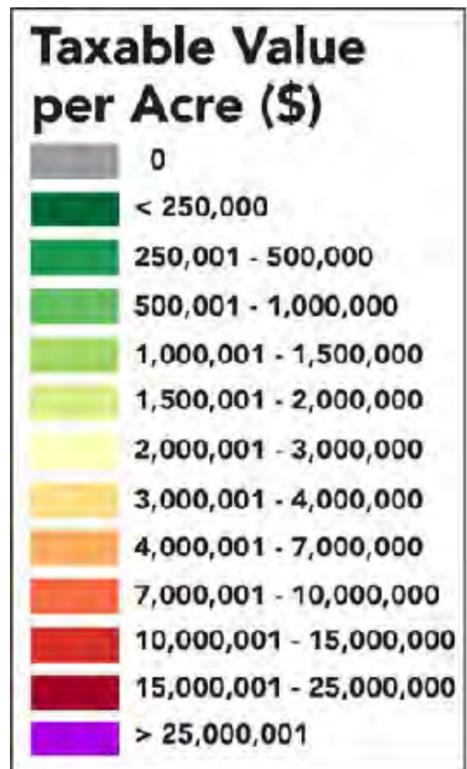
Total Taxable Value

Downtown St. Paul, MN



Value Per Acre

Downtown St. Paul, MN

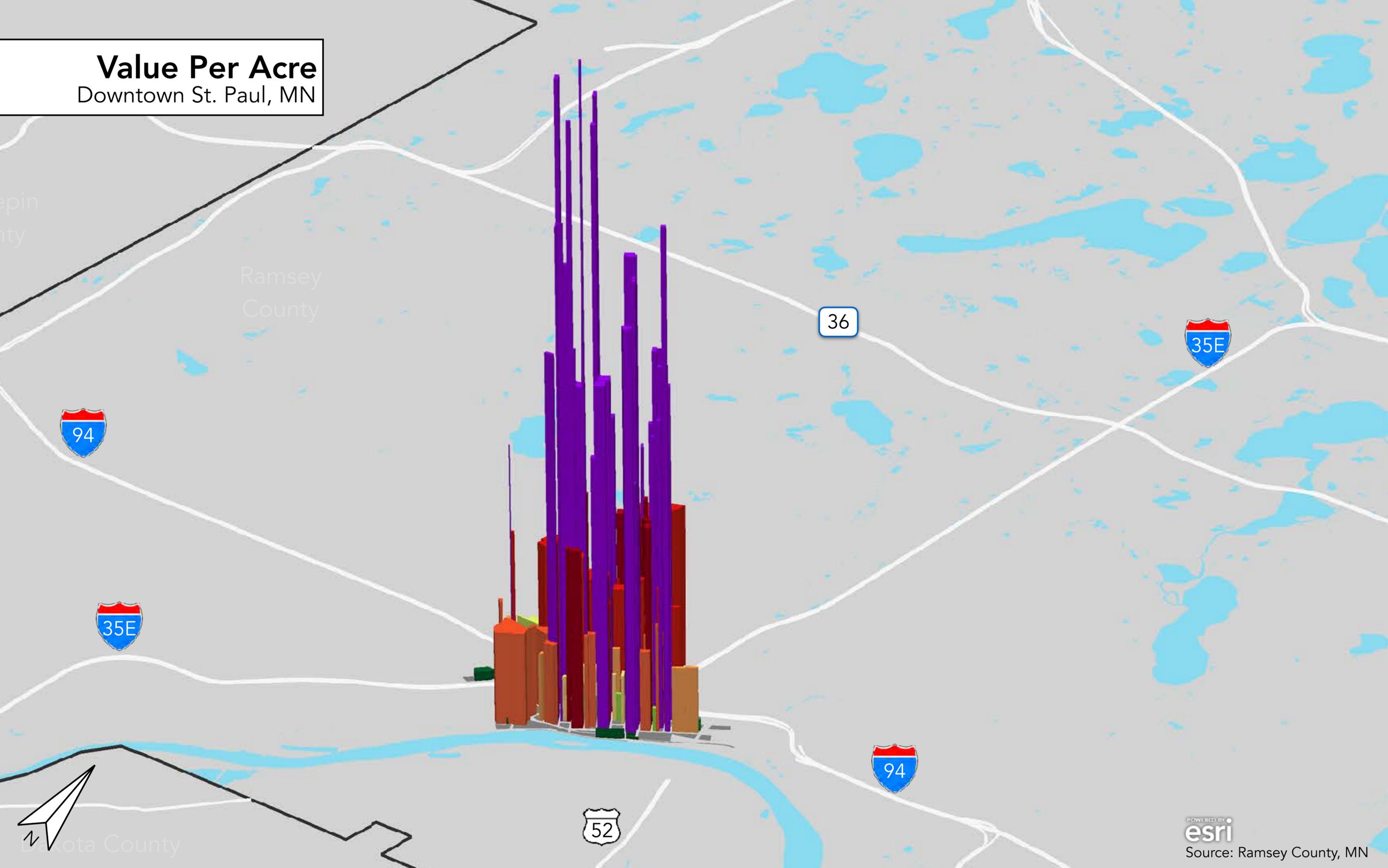
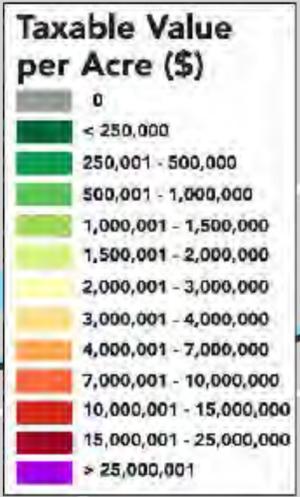


Value Per Acre

Downtown St. Paul, MN

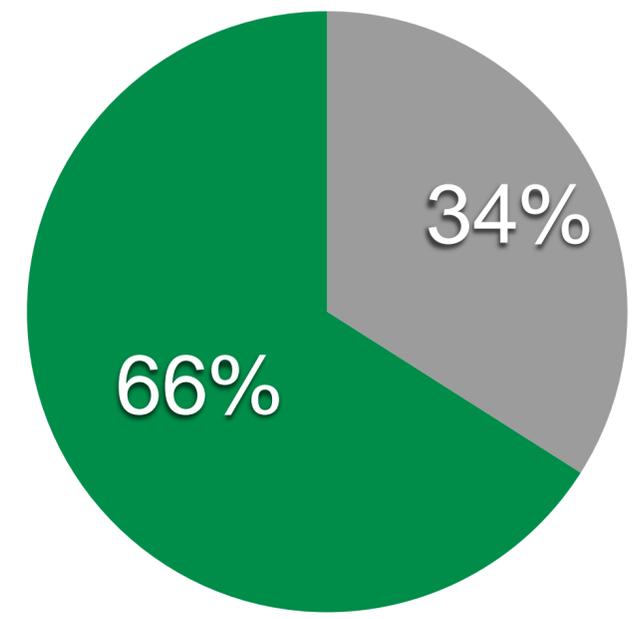
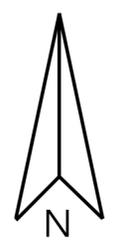
Hennepin
County

Ramsey
County

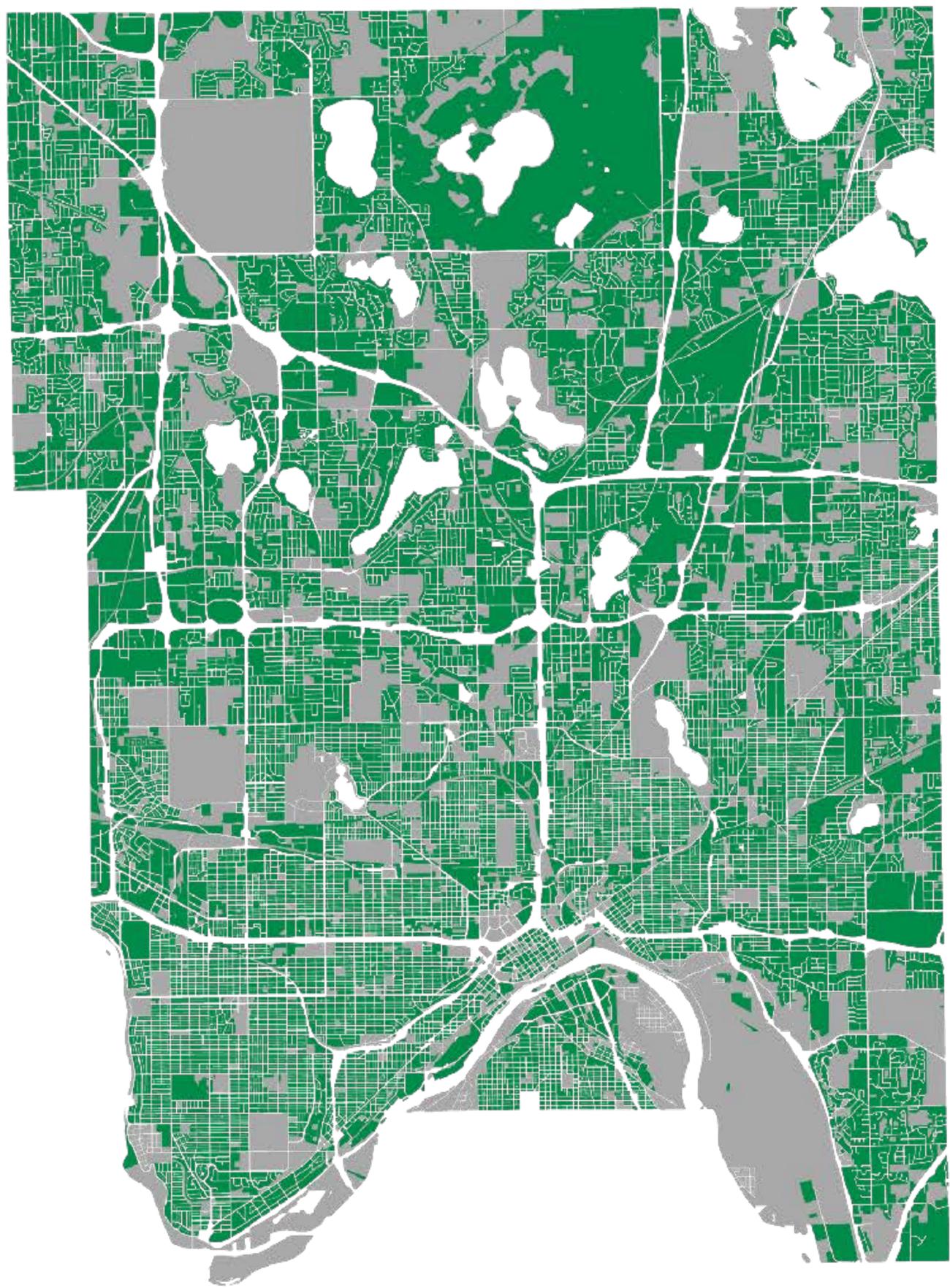


Taxable Property

Ramsey County, MN

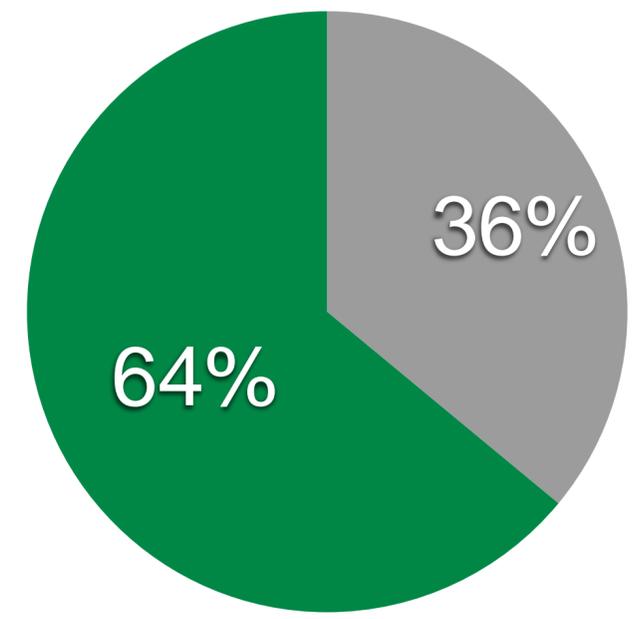
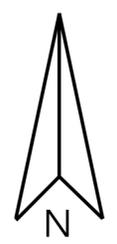
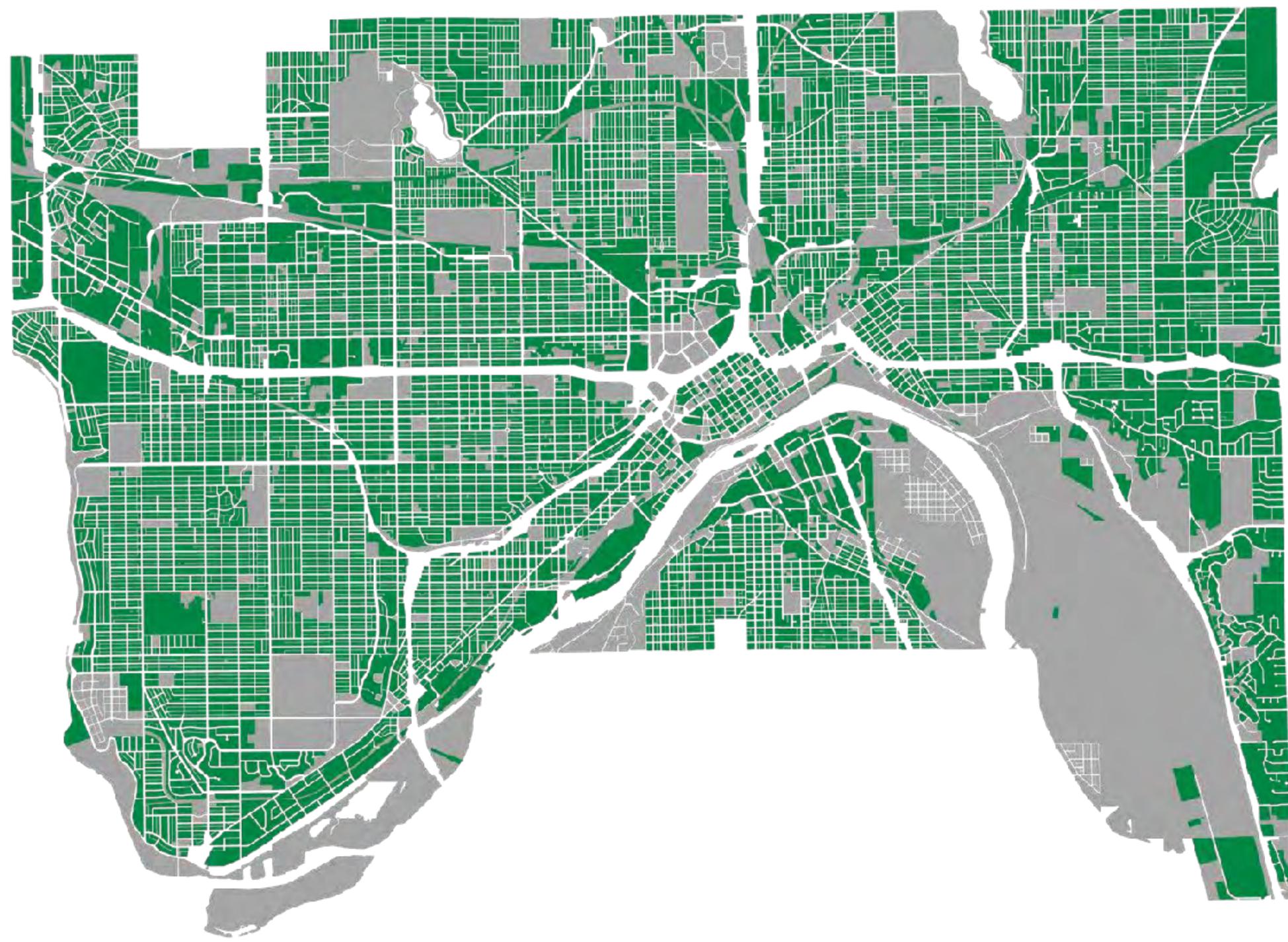


- Exempt
- Taxable



Taxable Property

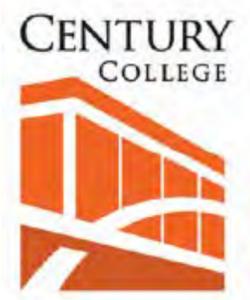
St Paul, MN



- Exempt
- Taxable

Taxable Property

St Paul, MN



Concordia
UNIVERSITY • SAINT PAUL

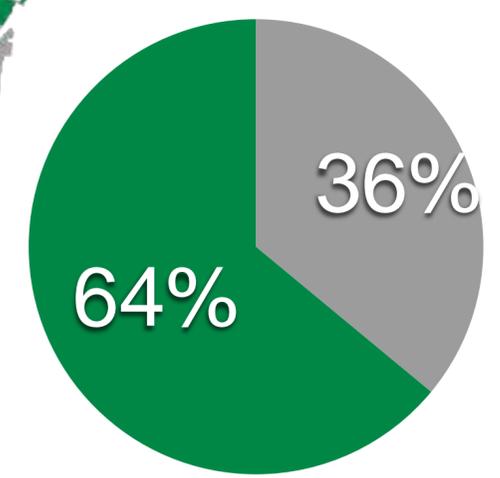
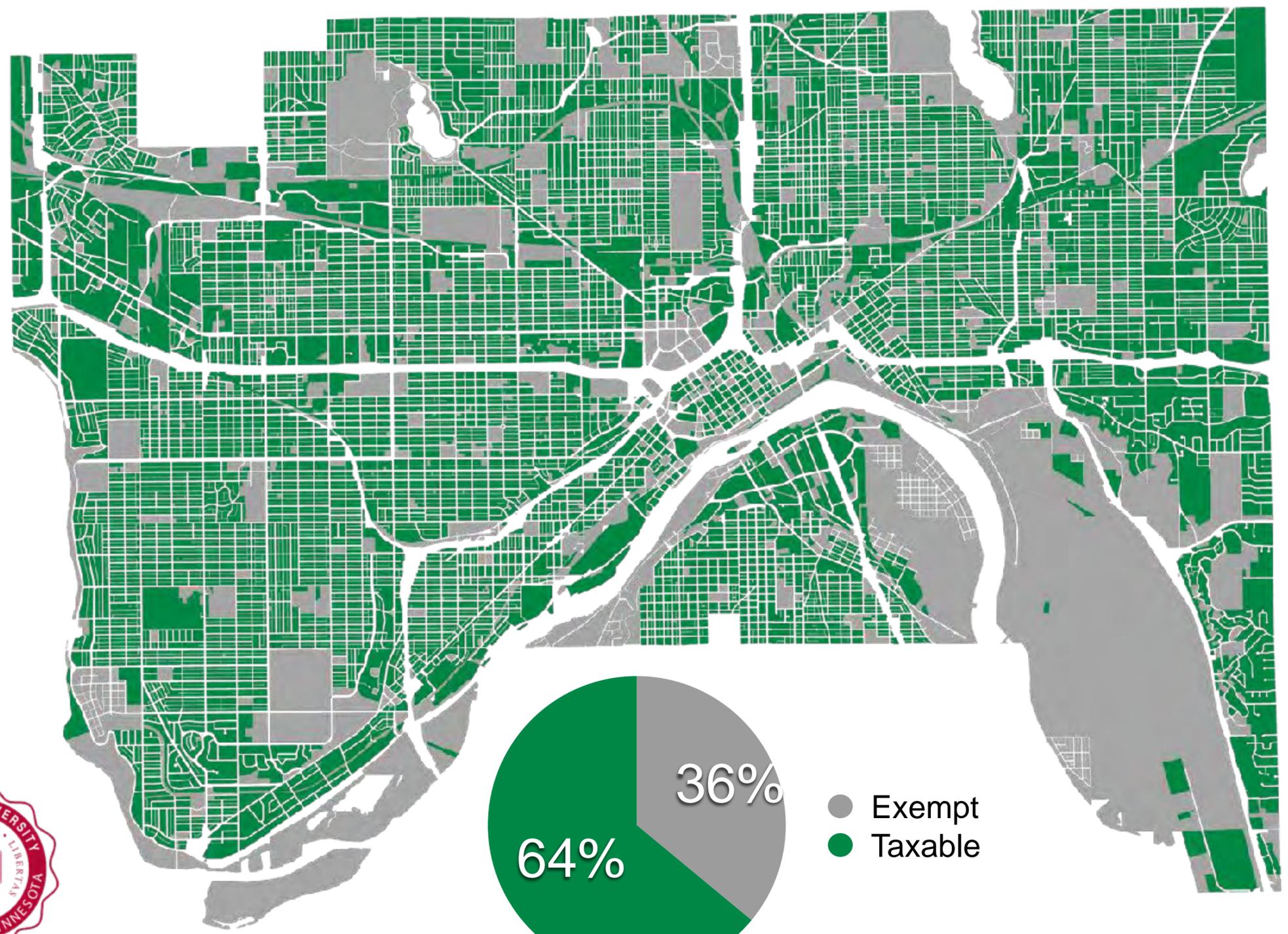
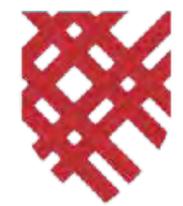


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of ST. THOMAS
MINNESOTA



ST. CATHERINE
UNIVERSITY

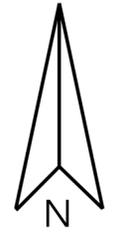
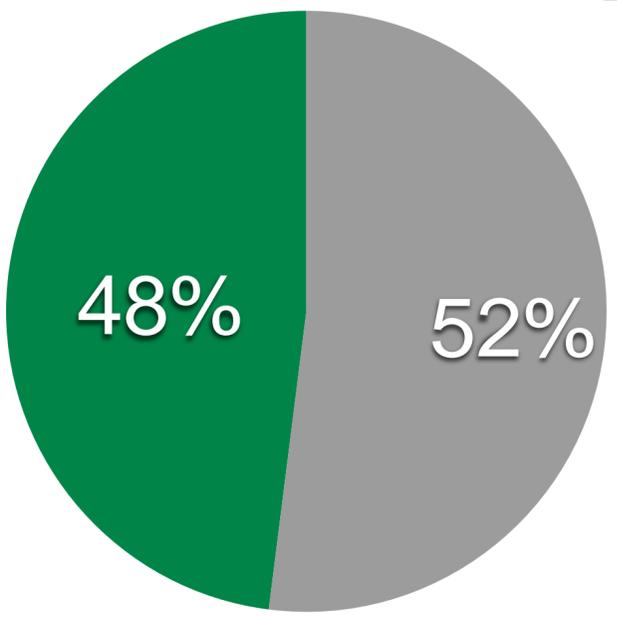
MACALESTER
COLLEGE



● Exempt
● Taxable

Taxable Property

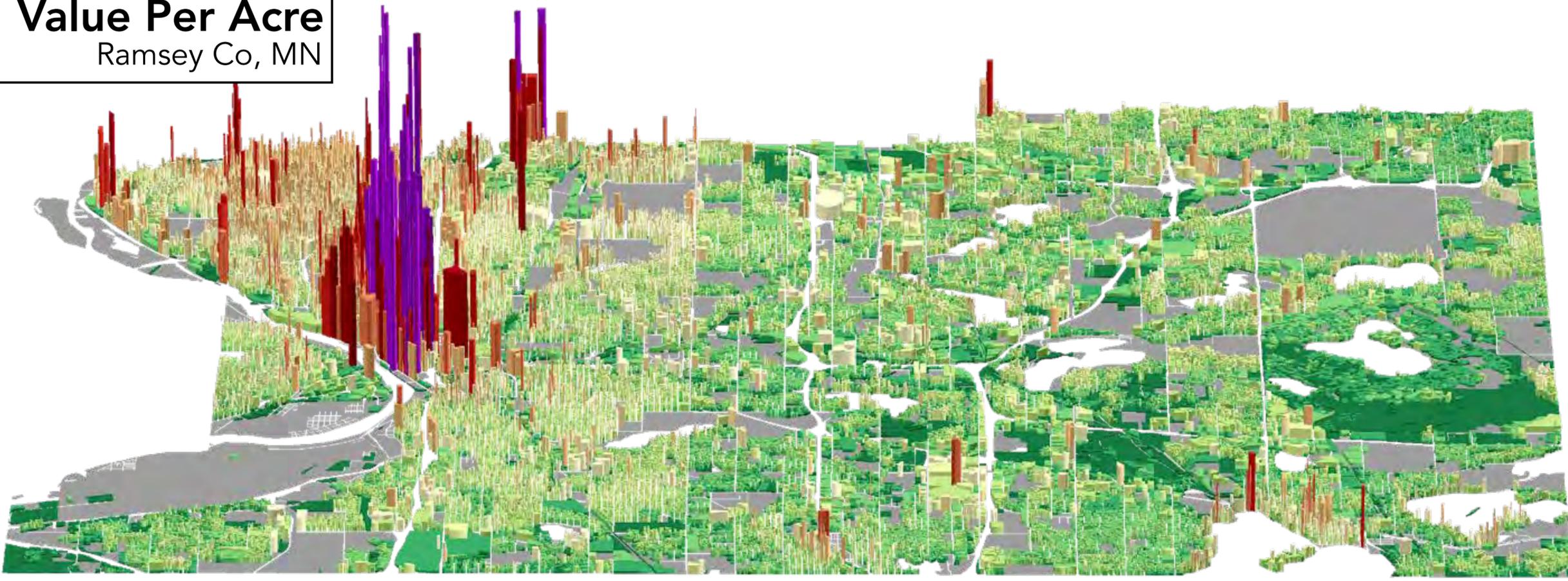
Downtown St. Paul, MN



- Exempt
- Taxable

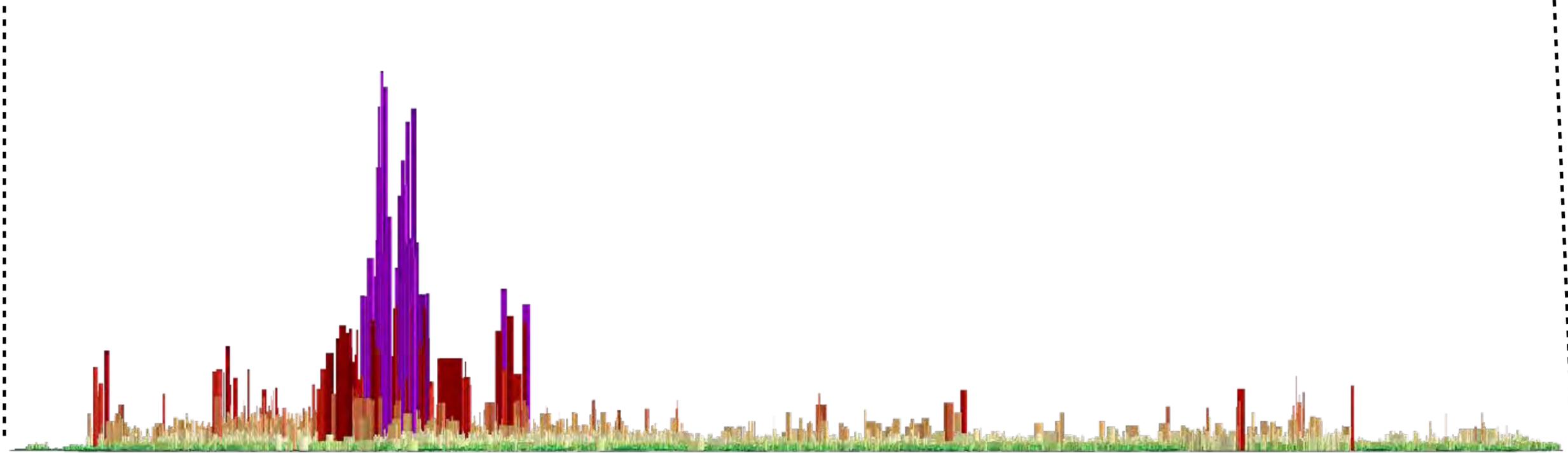
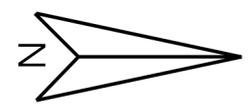
Value Per Acre

Ramsey Co, MN



Taxable Value per Acre (\$)

0
< 250,000
250,001 - 500,000
500,001 - 1,000,000
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1,500,001 - 2,000,000
2,000,001 - 3,000,000
3,000,001 - 4,000,000
4,000,001 - 7,000,000
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15,000,001 - 25,000,000
> 25,000,001



Value Per Acre

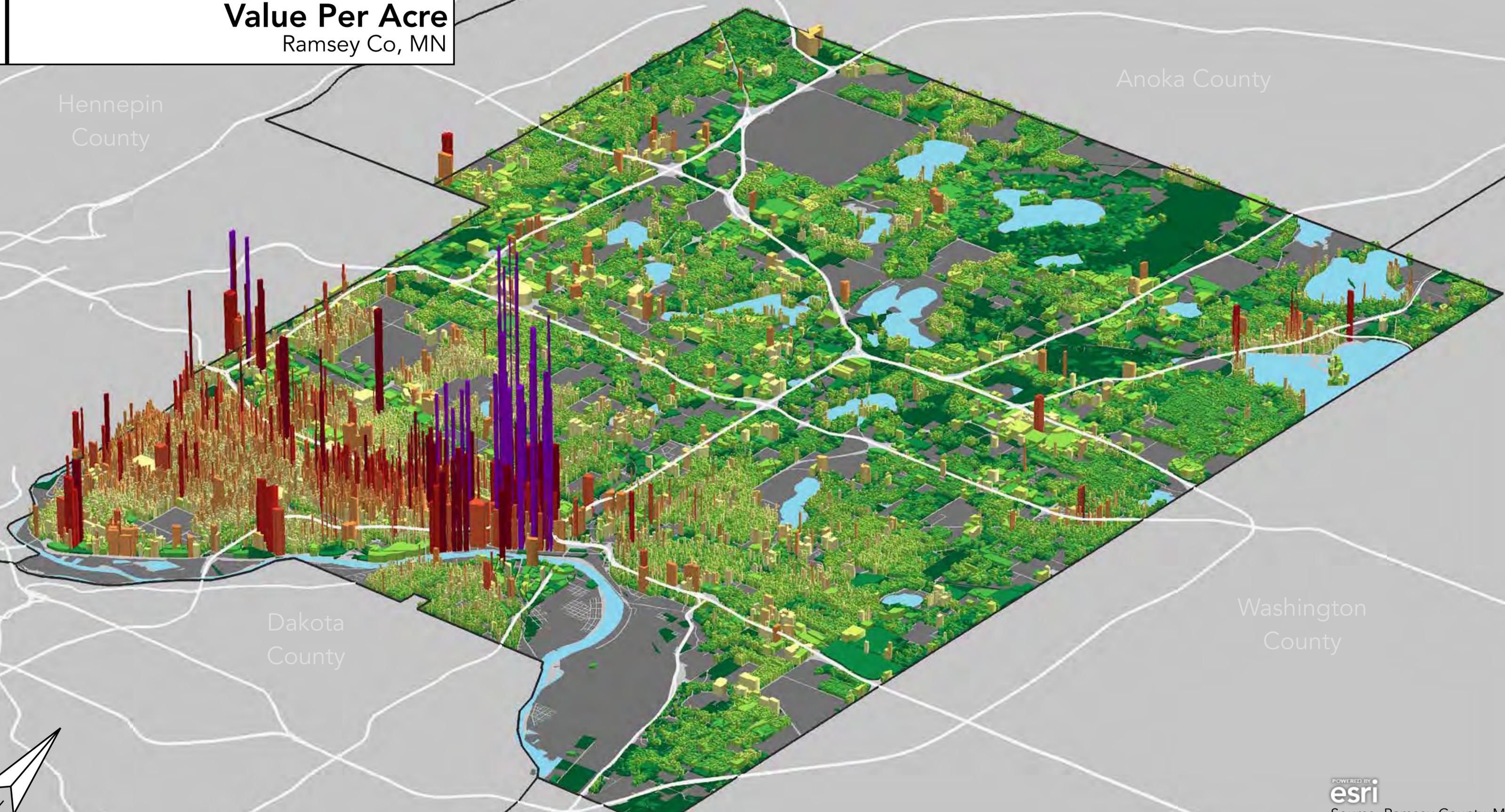
Ramsey Co, MN

Hennepin
County

Anoka County

Dakota
County

Washington
County



Value Per Acre

Ramsey Co, MN



Value Per Acre

Ramsey Co, MN



Value Per Acre

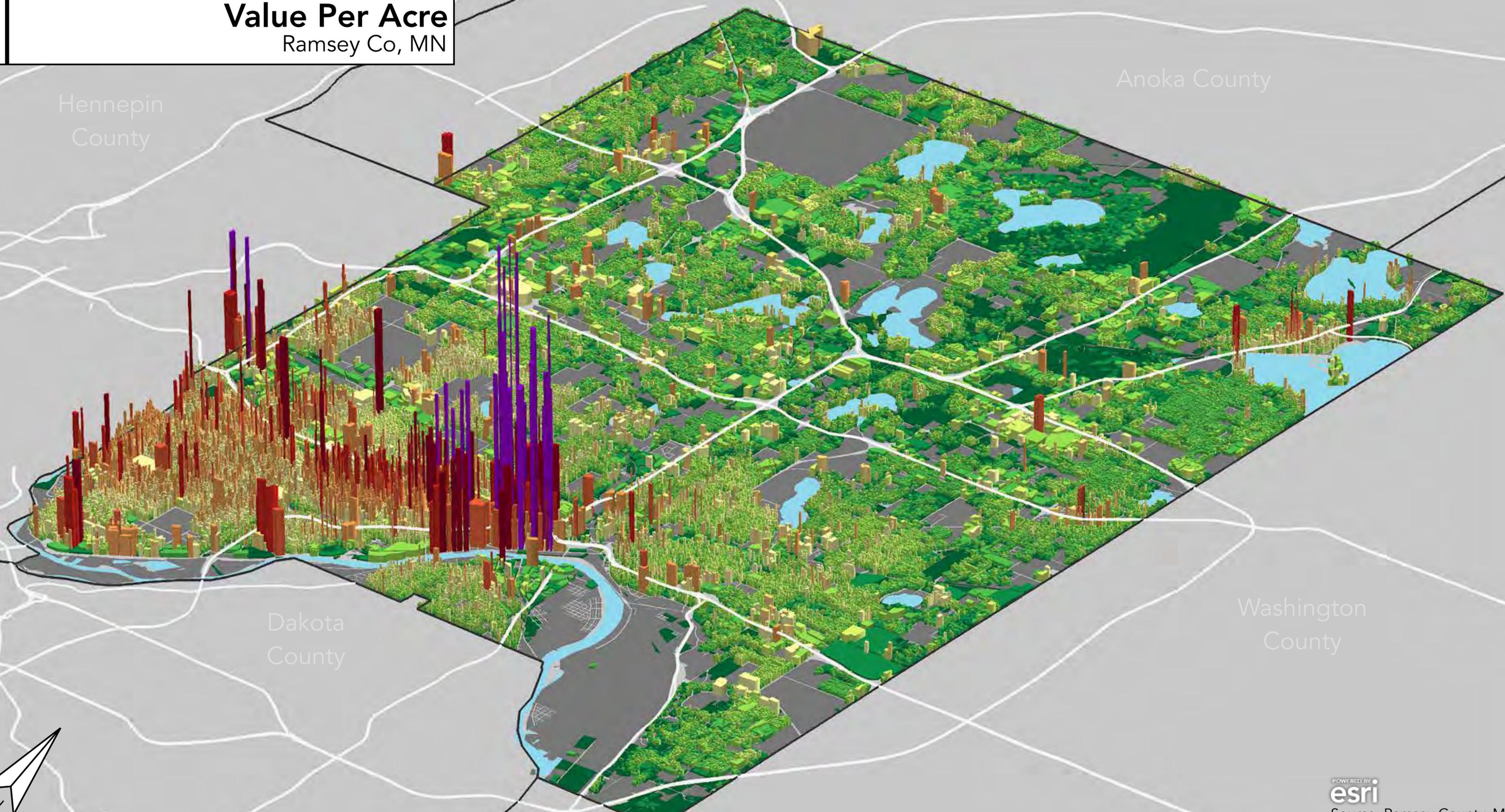
Ramsey Co, MN

Hennepin
County

Anoka County

Dakota
County

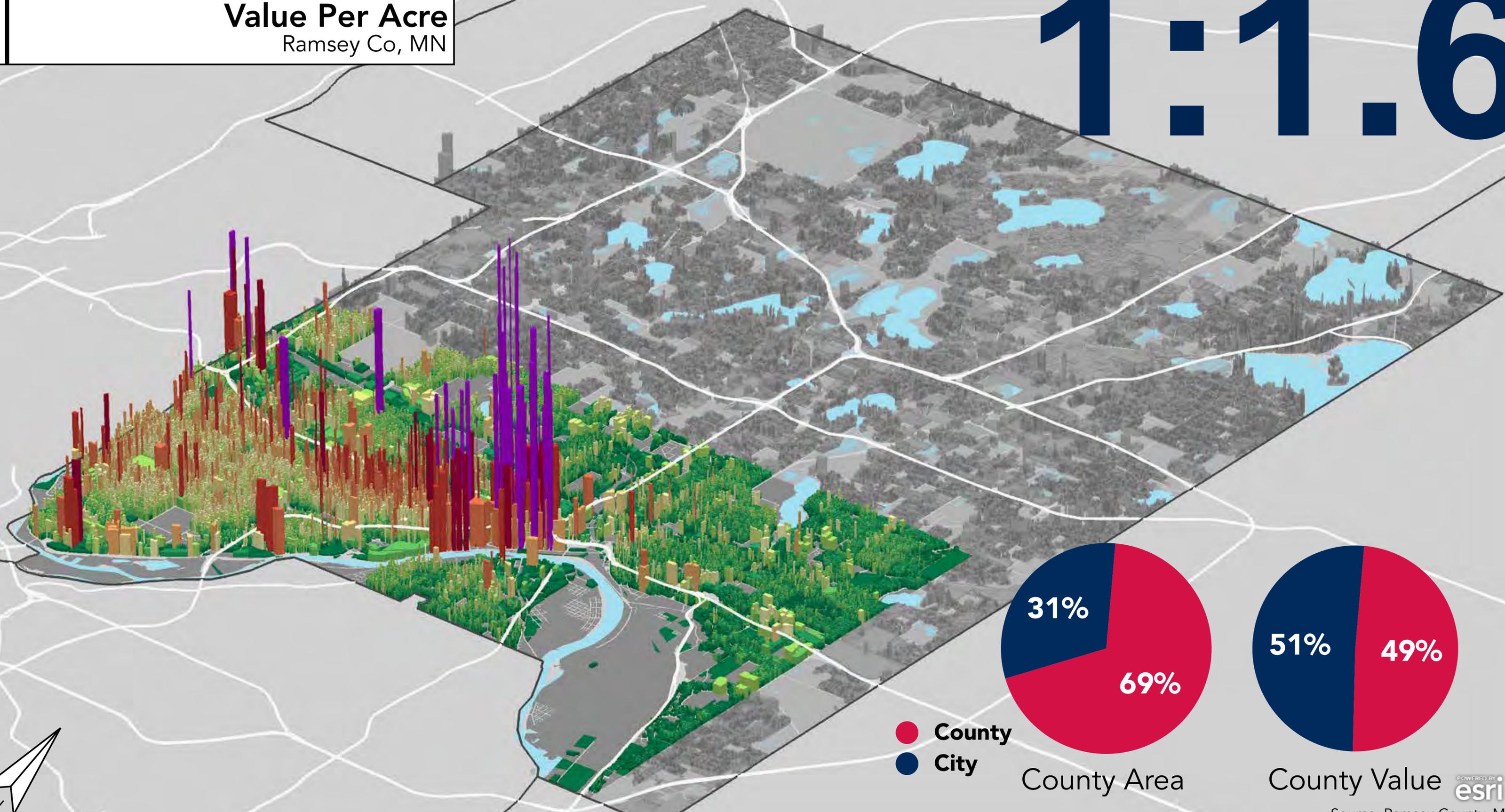
Washington
County



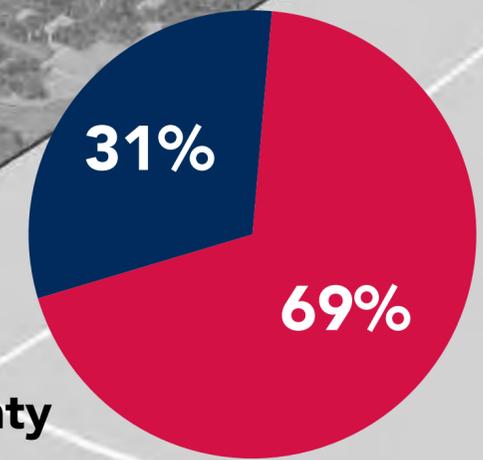
Value Per Acre

Ramsey Co, MN

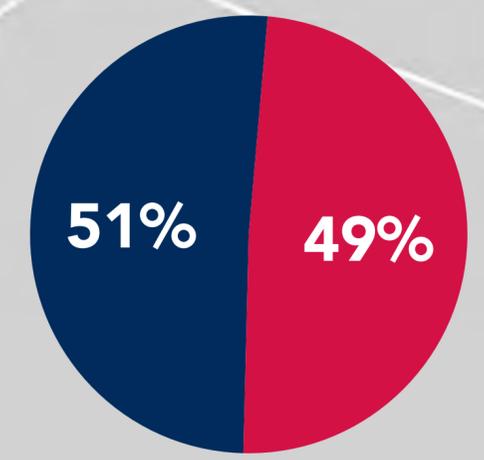
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● County
● City

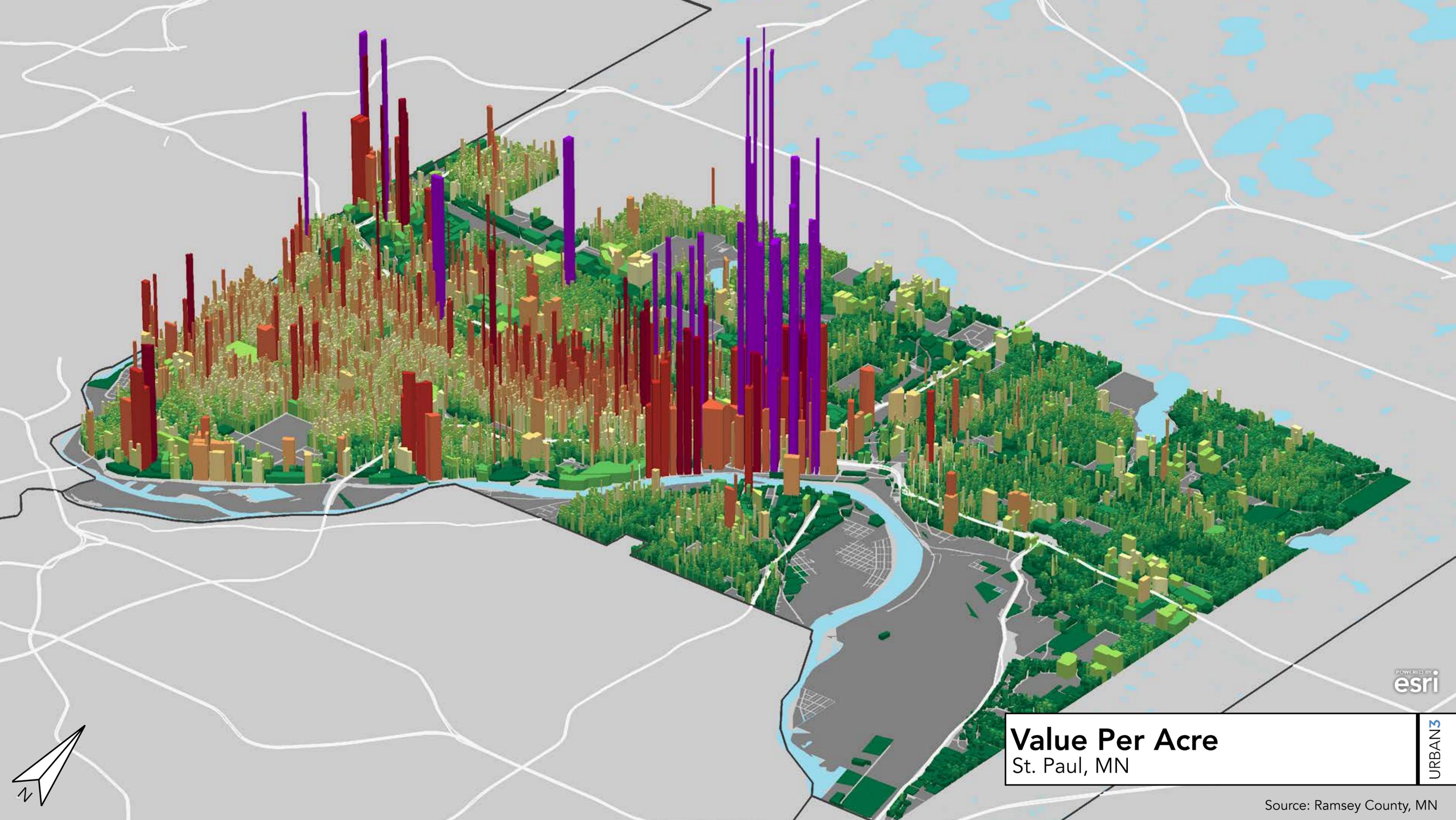


County Area



County Value





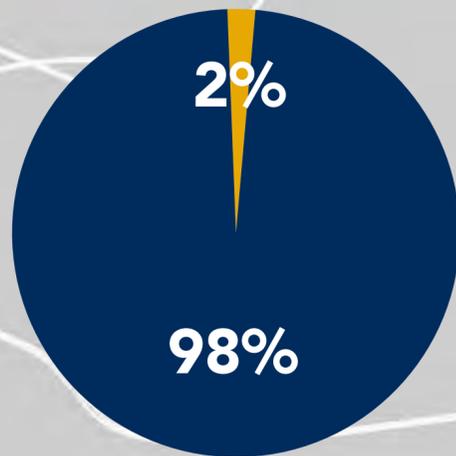
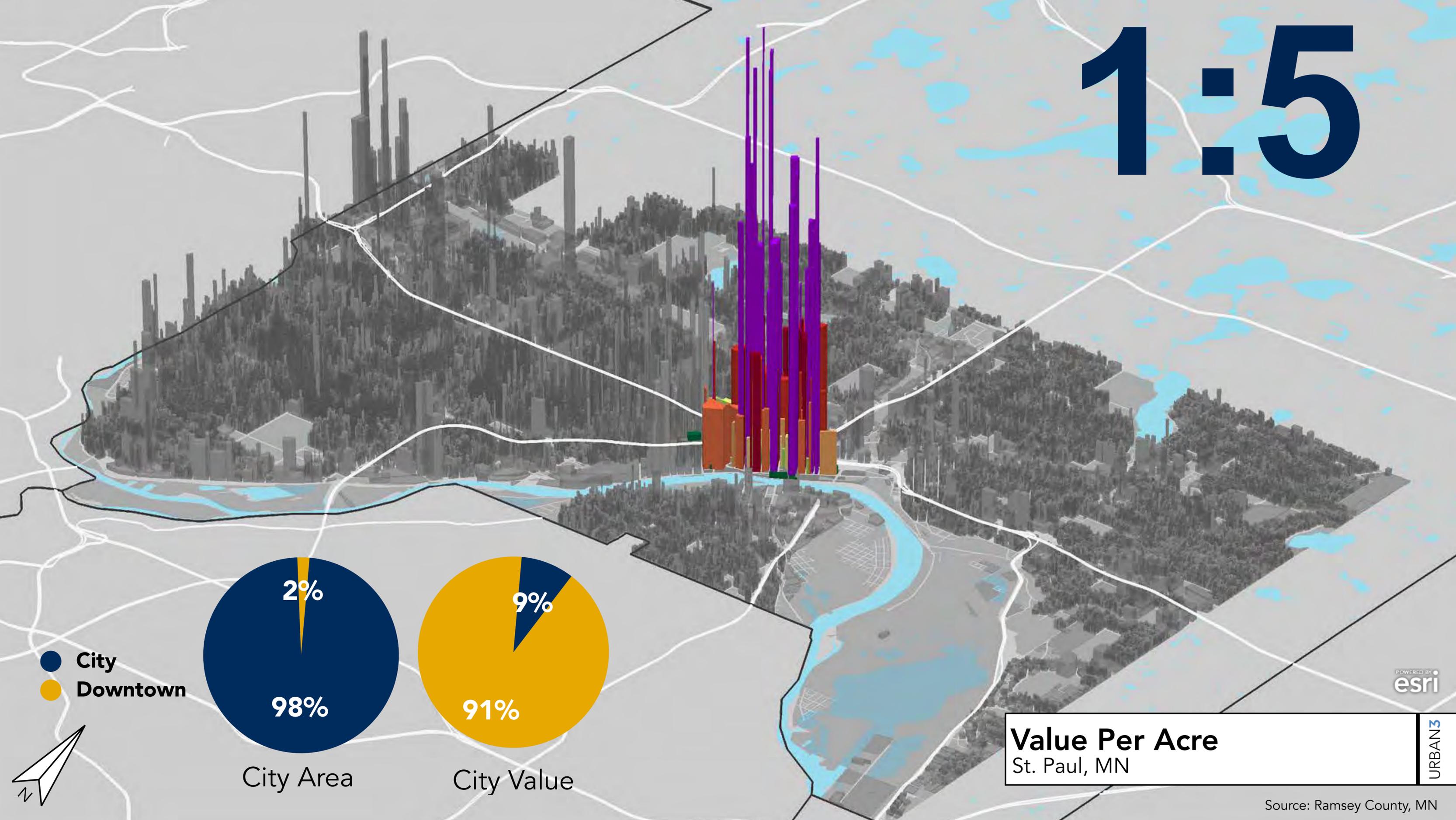
Value Per Acre
St. Paul, MN

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esri

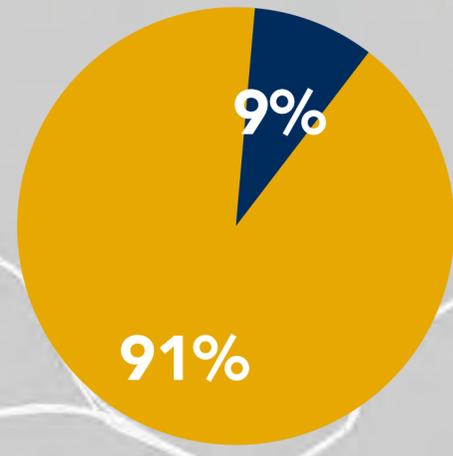
URBAN3

Source: Ramsey County, MN

1:5



City Area



City Value

Value Per Acre
St. Paul, MN

POWERED BY
esri

URBAN3

Source: Ramsey County, MN

Value Per Acre

Ramsey Co, MN

Hennepin
County

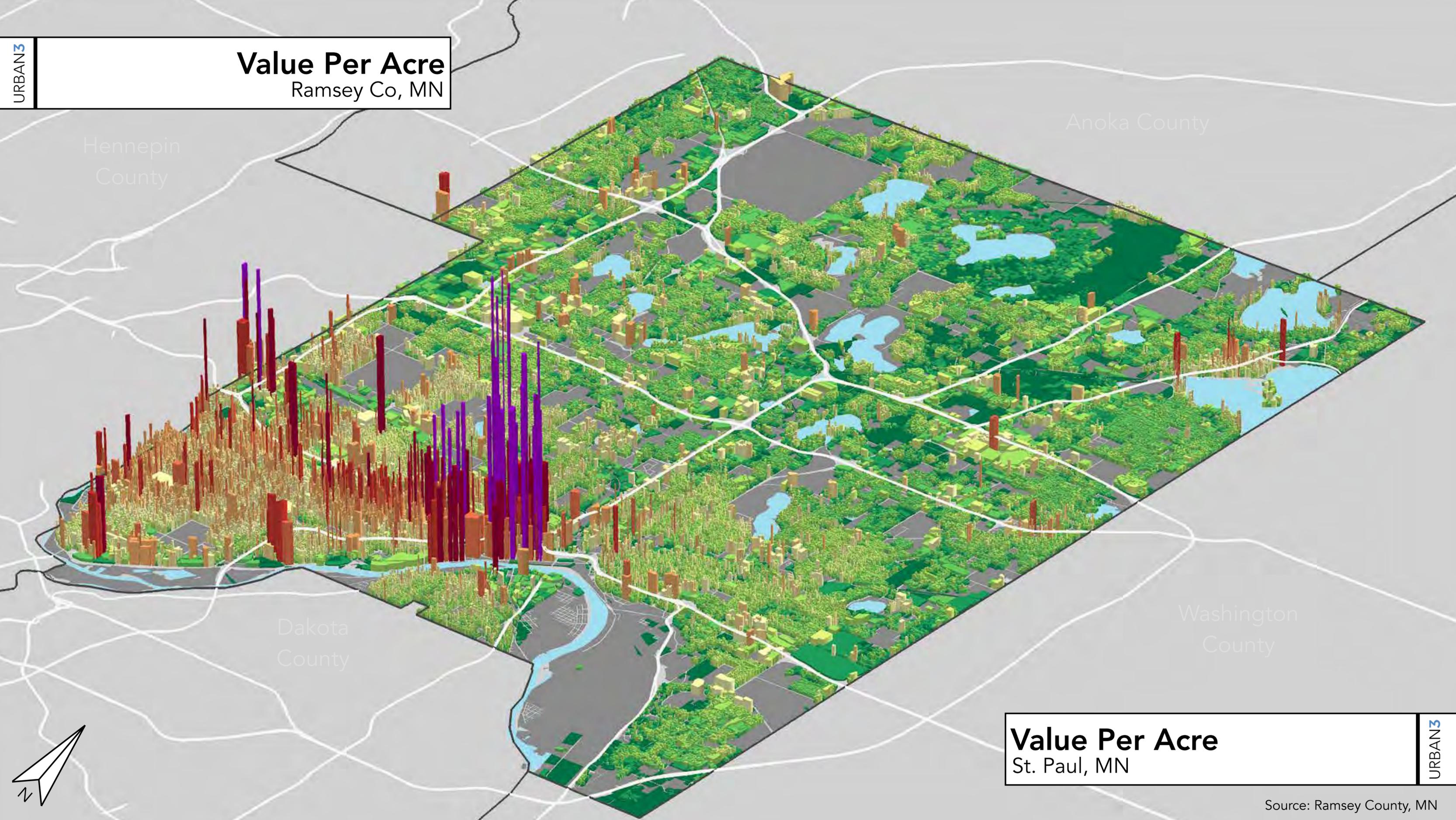
Anoka County

Dakota
County

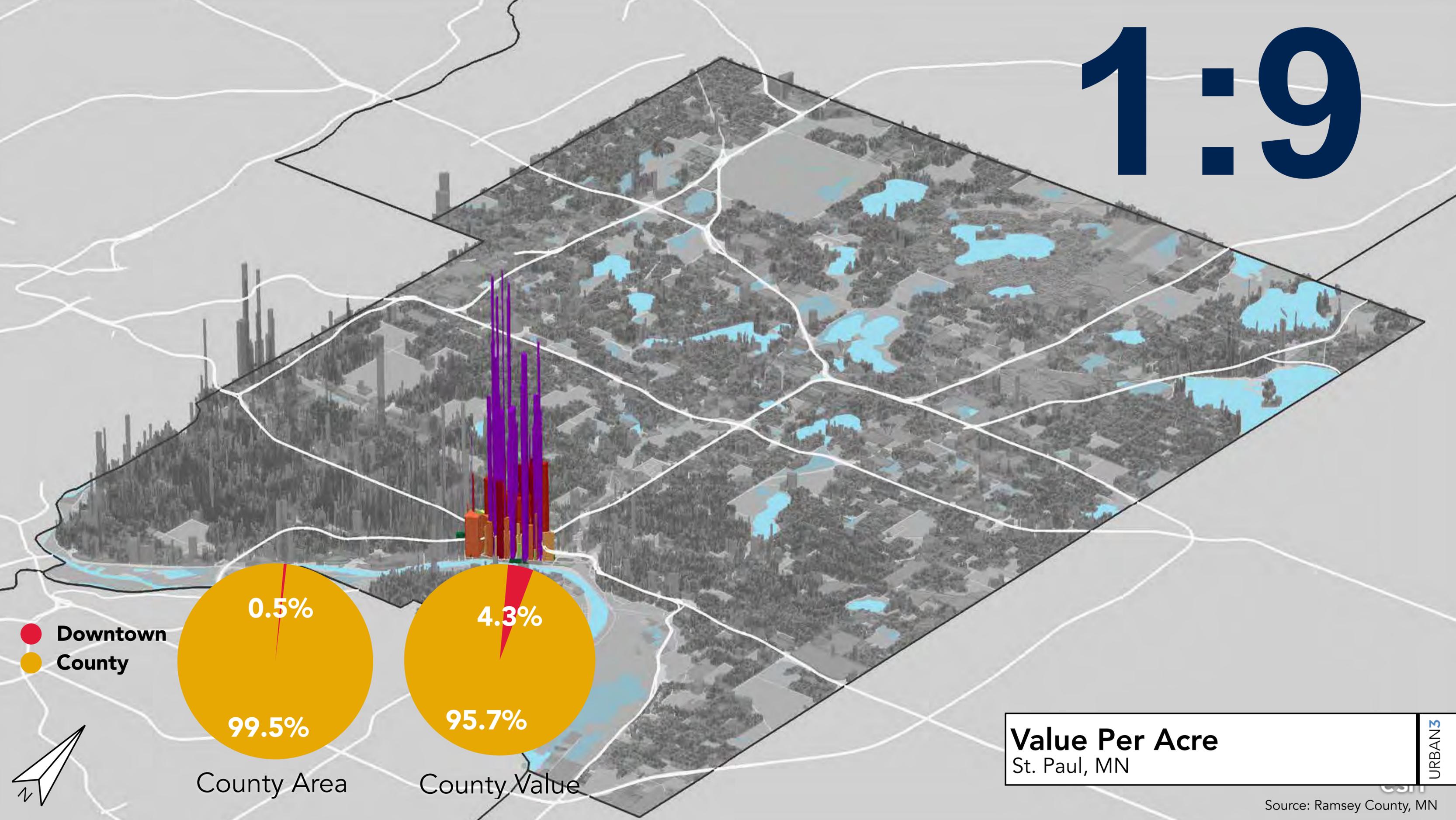
Washington
County

Value Per Acre

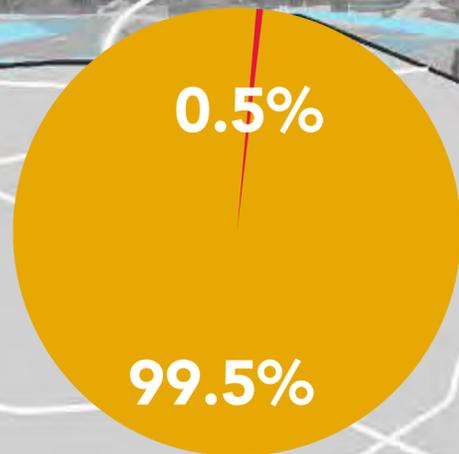
St. Paul, MN



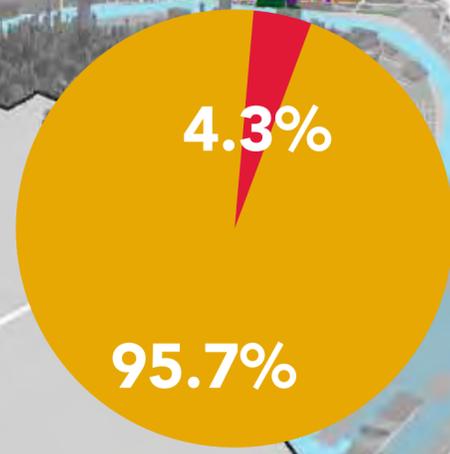
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- Downtown
- County



County Area



County Value

Value Per Acre
St. Paul, MN

URBAN3

Source: Ramsey County, MN

Value Per Acre

Ramsey Co, MN



Target (East St Paul)
\$739,632 per acre



Target (Roseville)
\$1,217,977 per acre



Target (West St Paul)
\$1,174,991 per acre



Target (Vadnais Heights)
\$986,219 per acre



Target (Shoreview)
\$1,136,223 per acre



Target (Highland Park - St. Paul)
\$3,281,259 per acre

Value Per Acre Ramsey Co, MN



Target (East St Paul)
\$739,632 per acre



Target (Shoreview)
\$1,217,977 per acre

Average Target Value



Target (West St Paul)
\$1,174,991 per acre



Target (Vandais Heights)
\$6,700 per acre

Per Acre

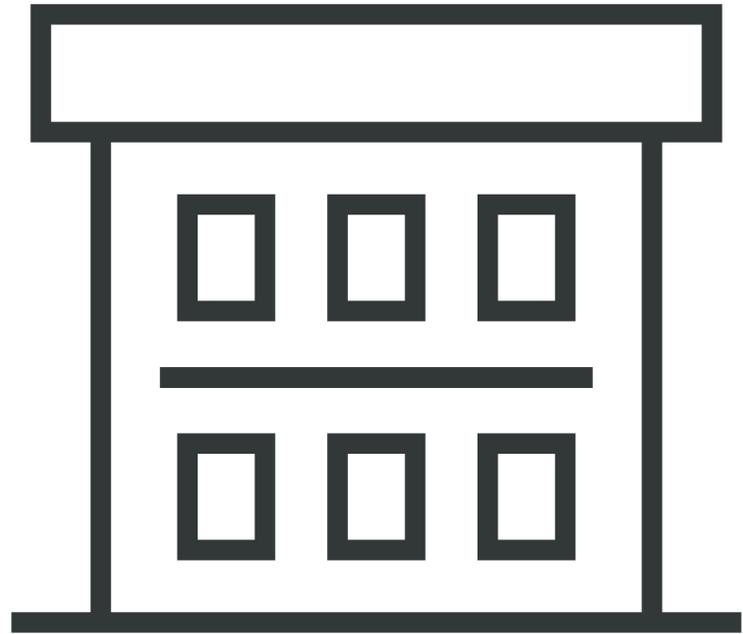
\$ 1,138,018 per acre



Target (Shoreview)
\$1,136,223 per acre



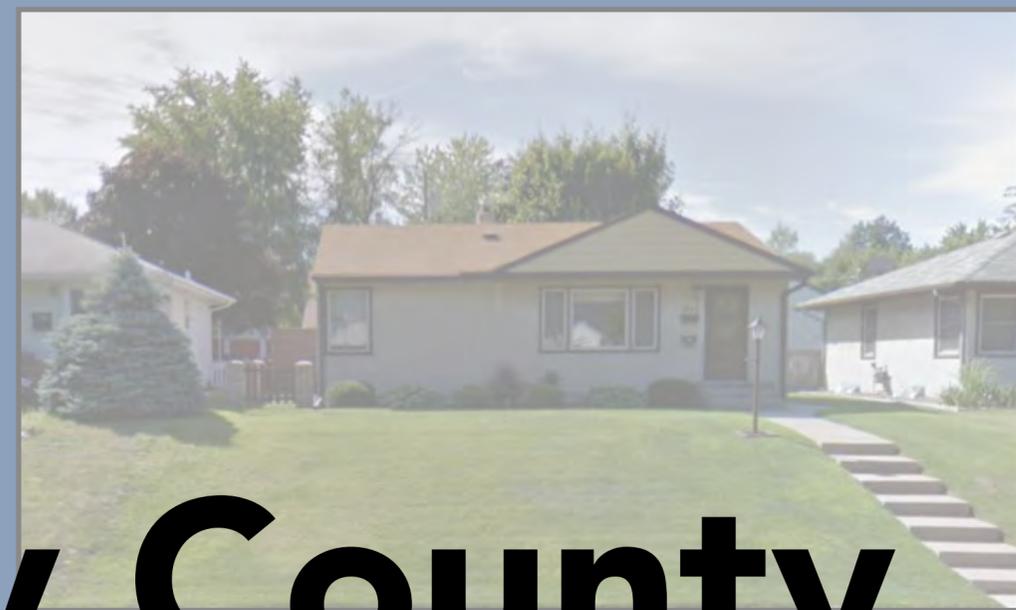
Target (St Paul South)
\$3,281,259 per acre



Residential Land Use Types

Samples of residential buildings and development types.

Value Per Acre
Ramsey Co, MN



Ramsey County

Single Family Average:

\$ 910,277 per acre



Avg. Target
\$1,138,018 per acre

Average Lot Size: 0.29 acres / 12,548 SqFt

Source: Ramsey County, MN
Image Credit: Google Streetview

Value Per Acre
Ramsey Co, MN



City of St Paul

Single Family Average:

\$ 1,447,351 per acre



Avg. Target
\$1,138,018 per acre

Average Lot Size: 0.16 acres / 7028 SqFt

Source: Ramsey County, MN
Image Credit: Google Streetview

Value Per Acre

Ramsey Co, MN



Shoreview Hills Apartments

\$1,169,876 per acre



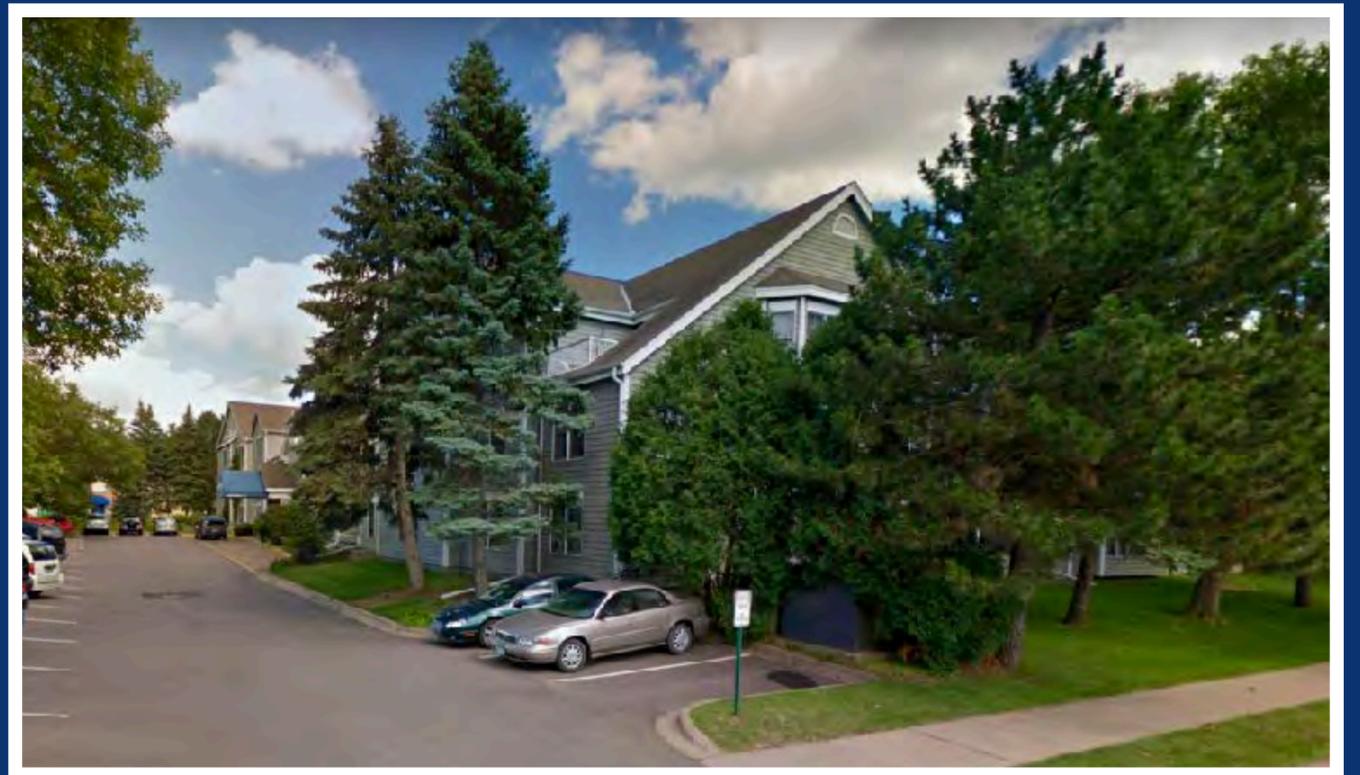
Marion St Apartments (Roseville)

\$1,919,096 per acre



Edgerton Highlands (Maplewood)

\$2,657,031 per acre



Lake Square (White Bear Lake)

\$5,690,267 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

Avg. Target
\$1,138,018 per acre

Single Family Housing

83,000 acres
Total Parcel*
Area in Ramsey
County

33,000 acres (40%)
Single Family Housing



*This includes industrial, manufacturing, parks, and everything else but roads and water

Value Per Acre
Ramsey Co, MN



Shoreview Hills Apartments
\$1,169,876 per acre



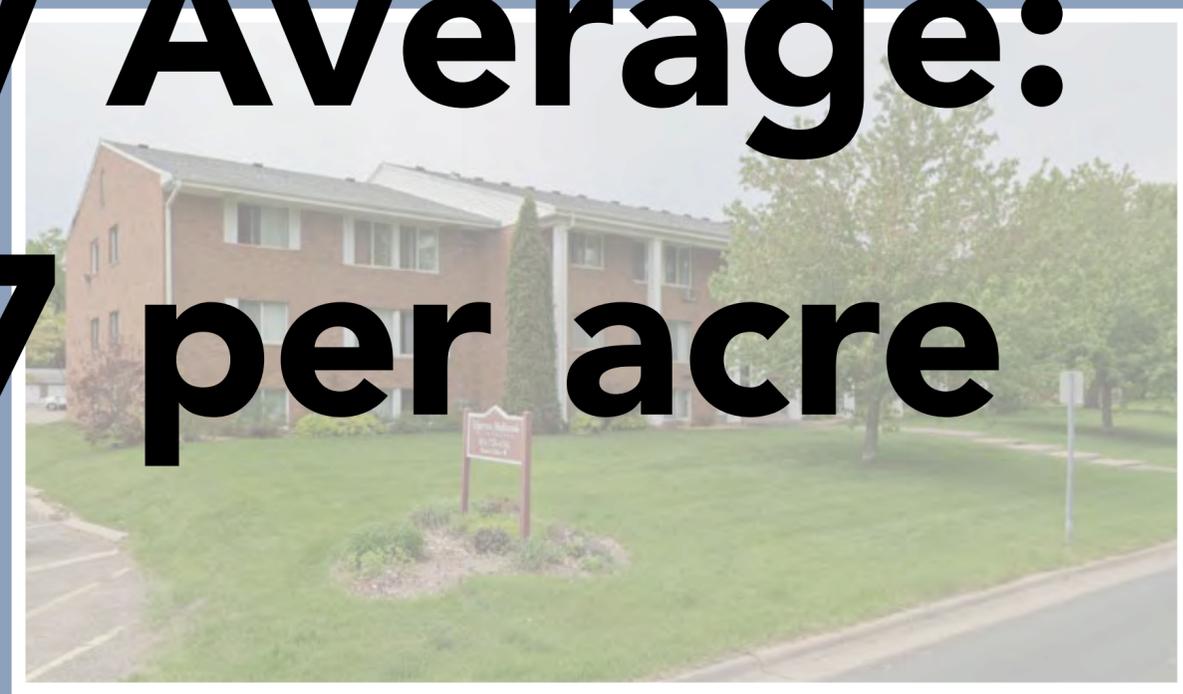
Merino Court Apartments
\$1,919,096 per acre

Ramsey County

Multi Family Average: \$ 1,836,957 per acre



Lake Square
\$5,690,267 per acre



Edgerton Highlands
\$2,657,031 per acre

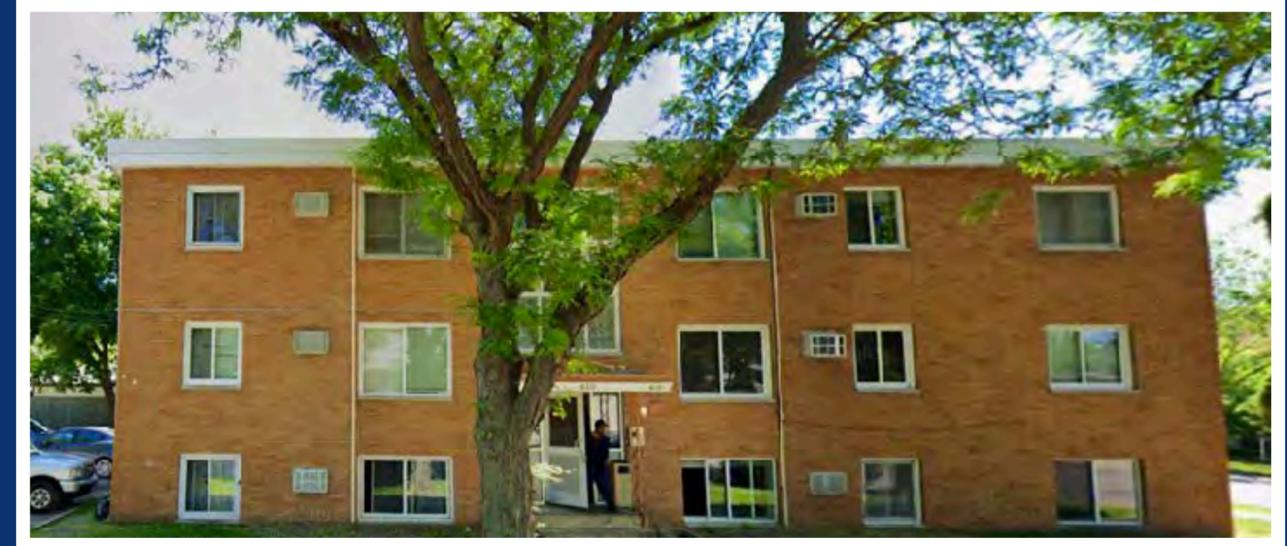
Avg. Target
\$1,138,018 per acre

Value Per Acre

Ramsey Co, MN



496 Thomas Ave
\$3,219,741 per acre



610 Chatsworth St N
\$3,571,786 per acre



Neill Highrise
\$4,489,278 per acre



Summit Ave (St. Paul)
\$5,020,278 per acre

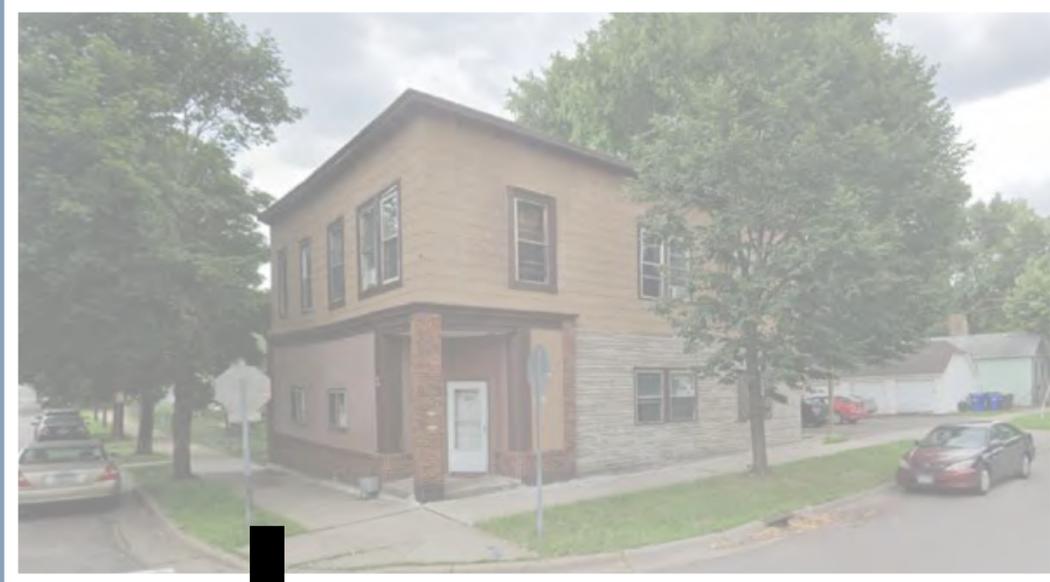
Avg. Target
\$1,138,018 per acre

Value Per Acre
Ramsey Co, MN



Neill Highrise
\$4,489,278 per acre

496 Thomas Ave
\$3,219,741 per acre



54 Portland Av
\$10,371,500 per acre

City of St Paul

Multi Family Average:

\$ 2,806,951 per acre



610 Chatsworth St N
\$3,571,786 per acre



Avg. Target
\$1,138,018 per acre

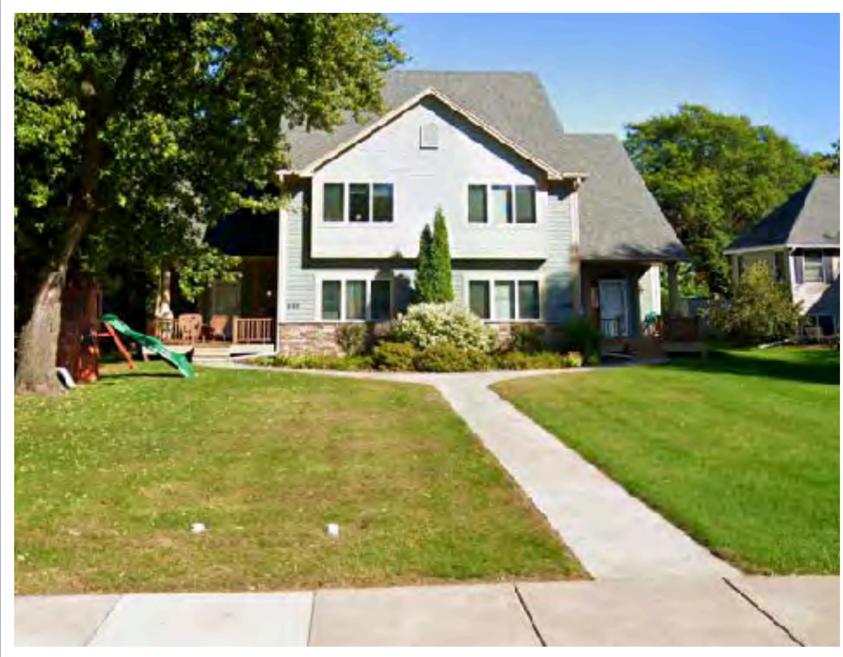
Source: Ramsey County, MN Image Credit: Google Streetview

Minneapolis Housing Type Value/Acre



Missing Middle

Ramsey Co, MN



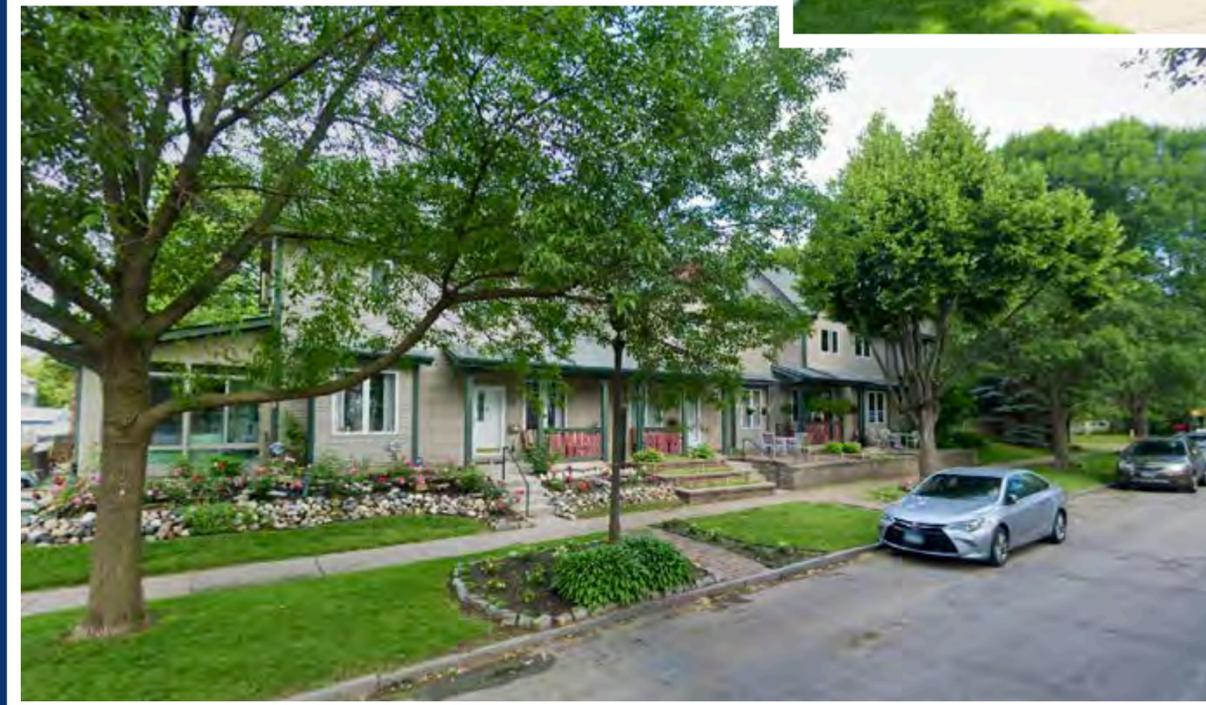
Bald Eagle Ave (White Bear Lake)

\$1,745,296 per acre



554 Portland Ave

\$10,371,533 per acre



Kent St (St. Paul)

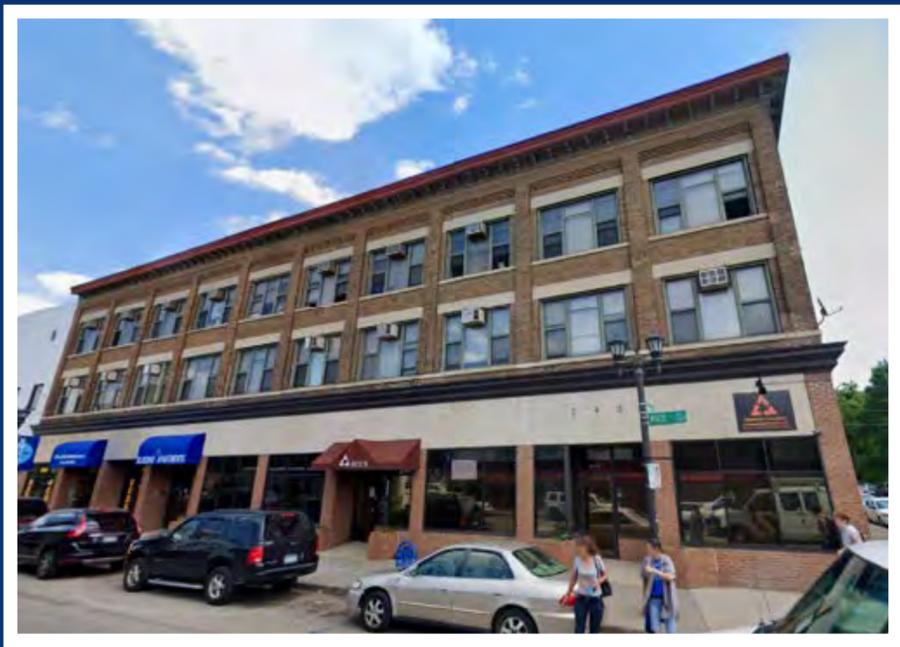
\$4,316,546 per acre

Avg. Target

\$1,138,018 per acre

Missing Middle

Ramsey Co, MN



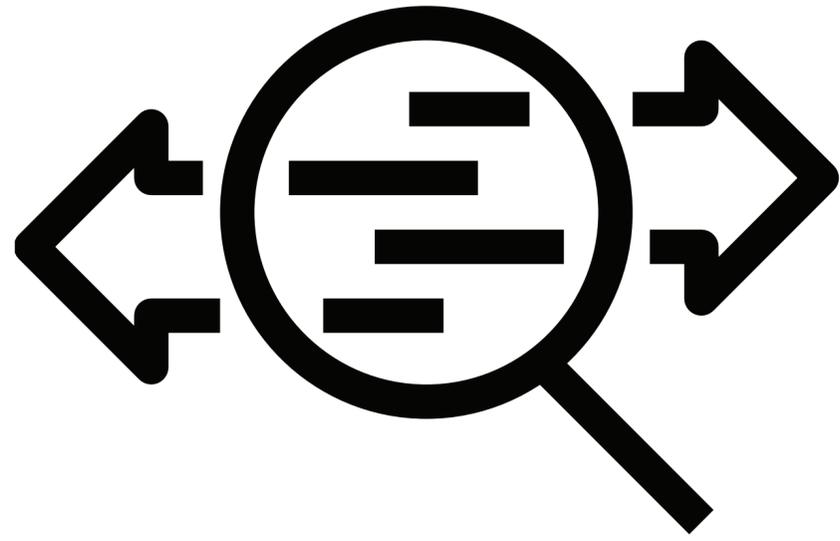
Bluebird Apartments (St. Paul)
\$3,749,872 per acre



The Winnipeg (St. Paul)
\$7,662,5



Avg. Target
\$1,138,018 per acre



Commercial Land Use Types

Samples of commercial buildings and development types.

Value Per Acre
Ramsey County, MN



Vadnais Heights Walmart
\$694,968 per acre



Roseville Walmart
\$928,108 per acre

Avg. Target
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview



Home Depot (Maplewood)
\$622,723 per acre



White Bear Hills Shopping Center
\$936,930 per acre



HarMar Mall
\$948,281 per acre



McCarron Hills Shopping Center
\$1,100,495 per acre

Value Per Acre
Ramsey County, MN

Avg. Target
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

Value Per Acre
Ramsey County, MN



Maplewood Mall
\$1,306,509 per acre



Rosedale Center
\$2,542,691 per acre

Avg. Target
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

Value Per Acre

Ramsey County, MN



Maplewood Mall
\$1,306,509 per acre



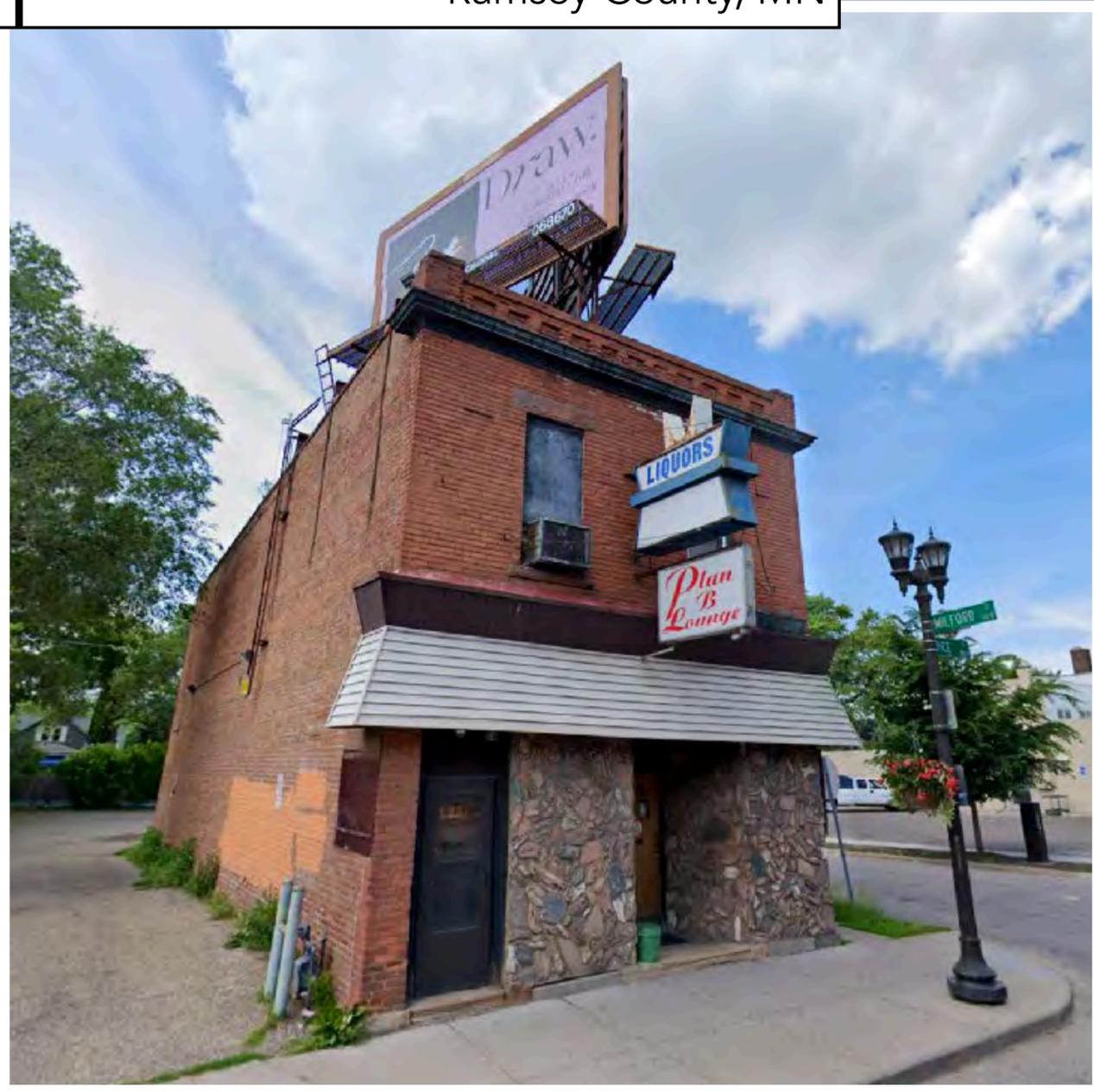
Rosedale Center
\$2,542,691 per acre



West Mall Victoria Crossing
\$9,823,385 per acre
(Built 1922)

Value Per Acre

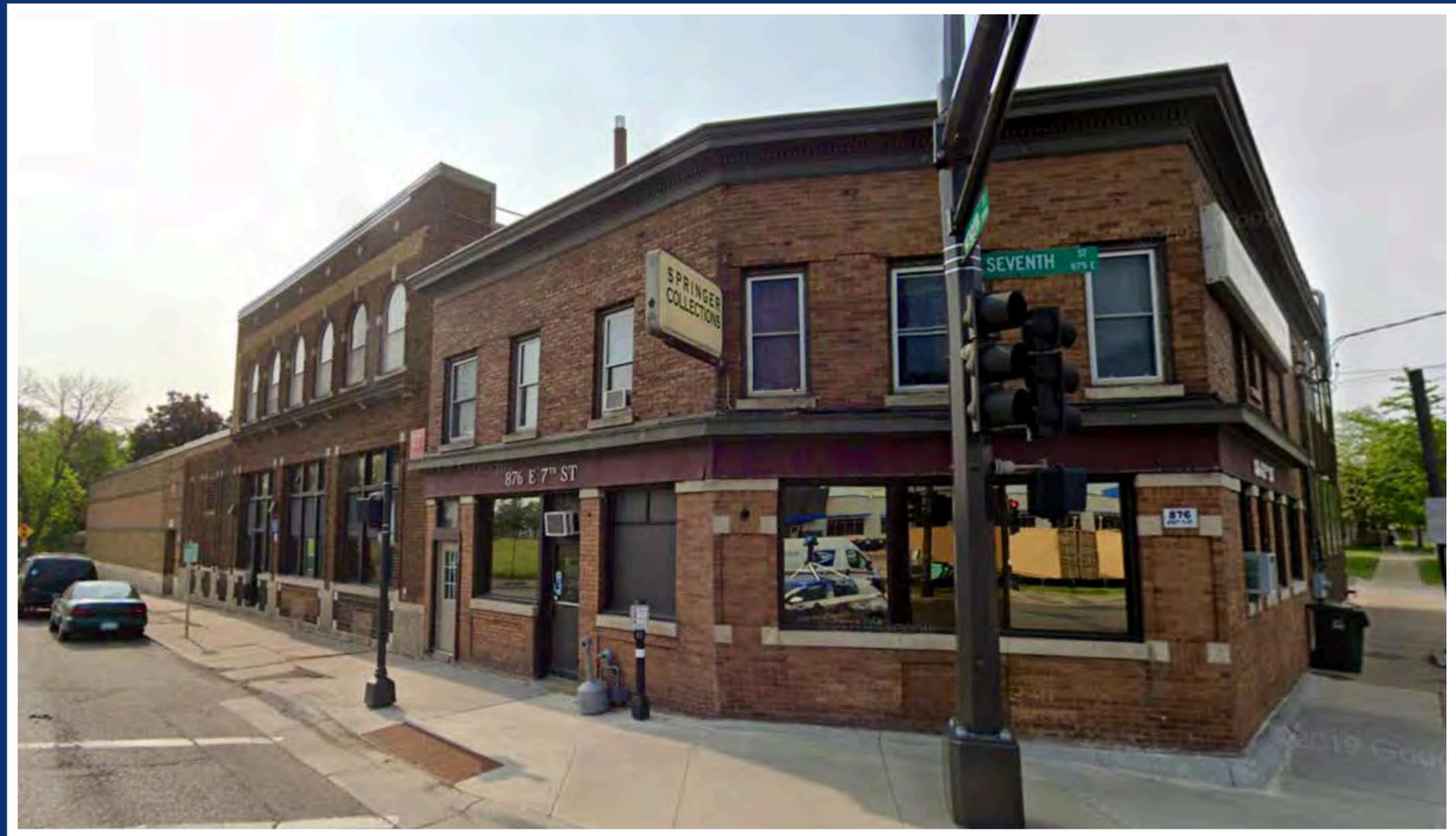
Ramsey County, MN



879 Rice St
\$3,799,000 per acre



999 Hudson Rd
\$934,233 per acre



880 Minnehaha Rd
\$4,738,843 per acre

Avg. Target
\$1,138,018 per acre

Mixed-Use Offices (Vacant)

Source: Ramsey County, MN Image Credit: Google Streetview

Value Per Acre

Ramsey County, MN



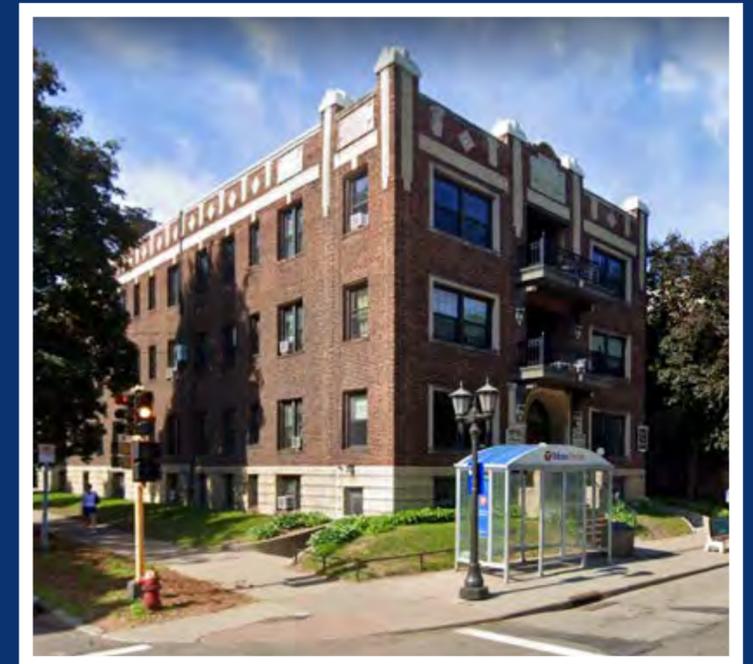
Schmitty's Sports Barbers Mixed Use
\$2,560,070 per acre



101 Douglas St Mixed Use
\$3,909,311 per acre



Day by Day Cafe
\$5,859,448 per acre



622 Grand Ave
\$9,409,092 per acre

Avg. Target
\$1,138,018 per acre

Value Per Acre

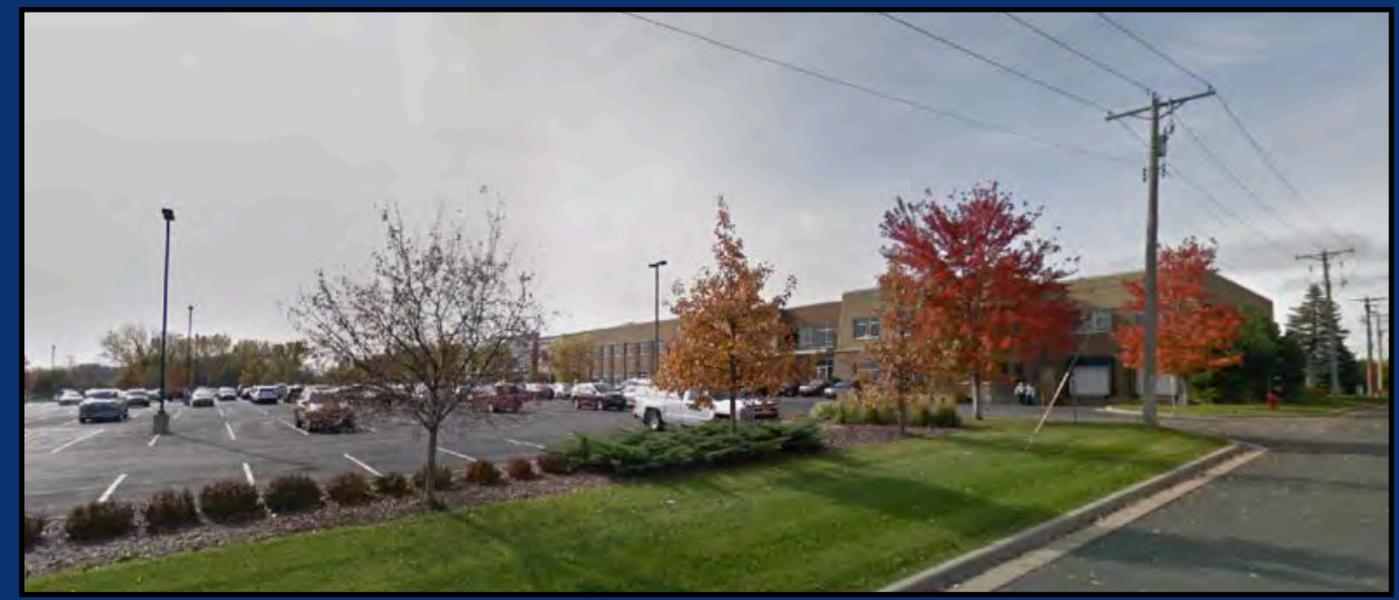
Ramsey County, MN



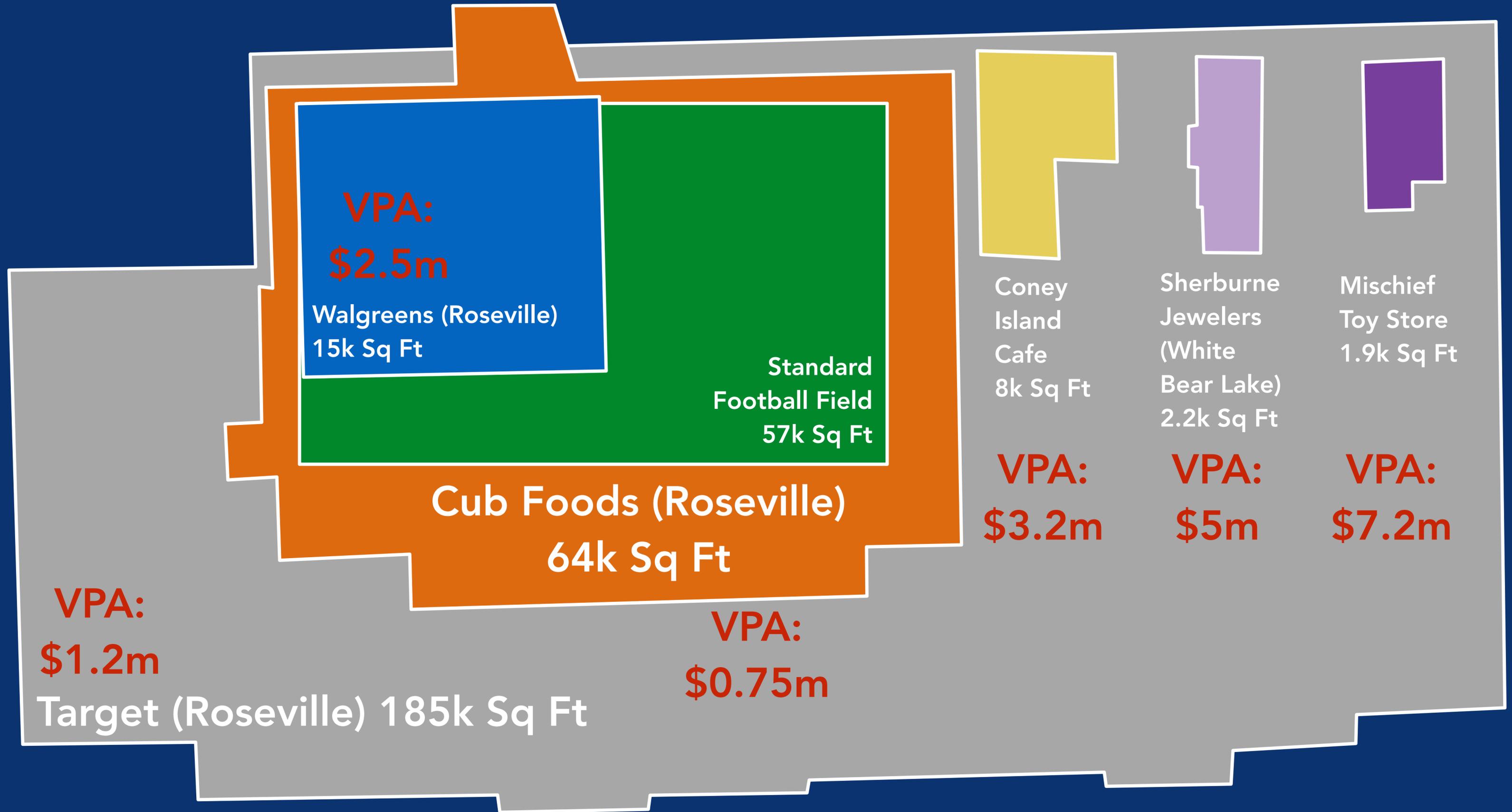
3M Campus
\$426,506 per acre



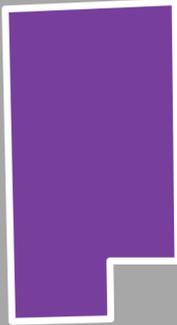
Centre Pointe Office Park (Roseville)
\$1,372,698 per acre



Data Sciences International (New Brighton)
\$1,959,503 per acre



Mischief
Toy Store
1.9k Sq Ft

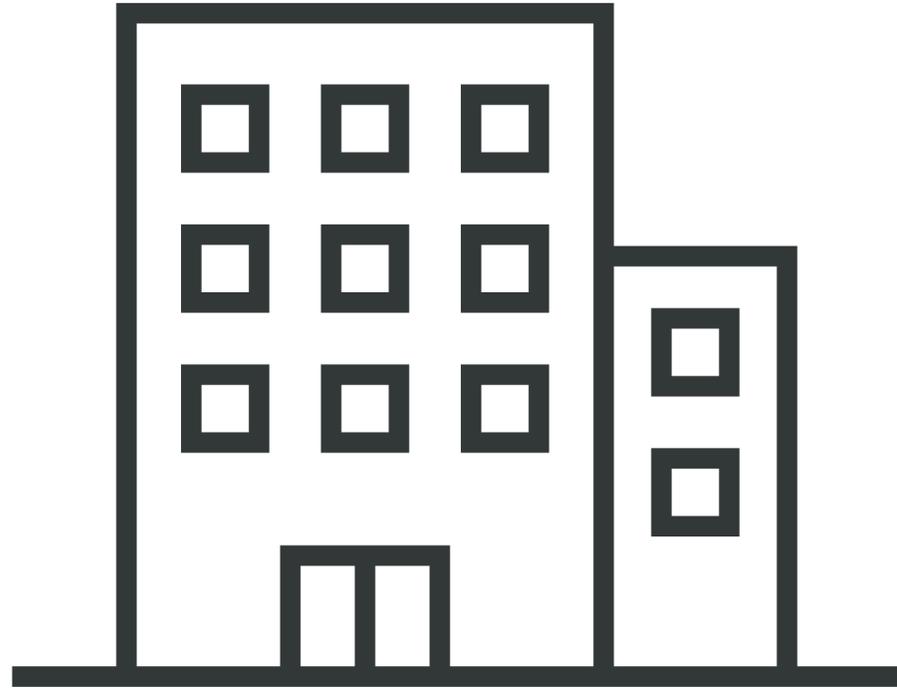


VPA:
\$7.2m



VPA:
\$1.2m

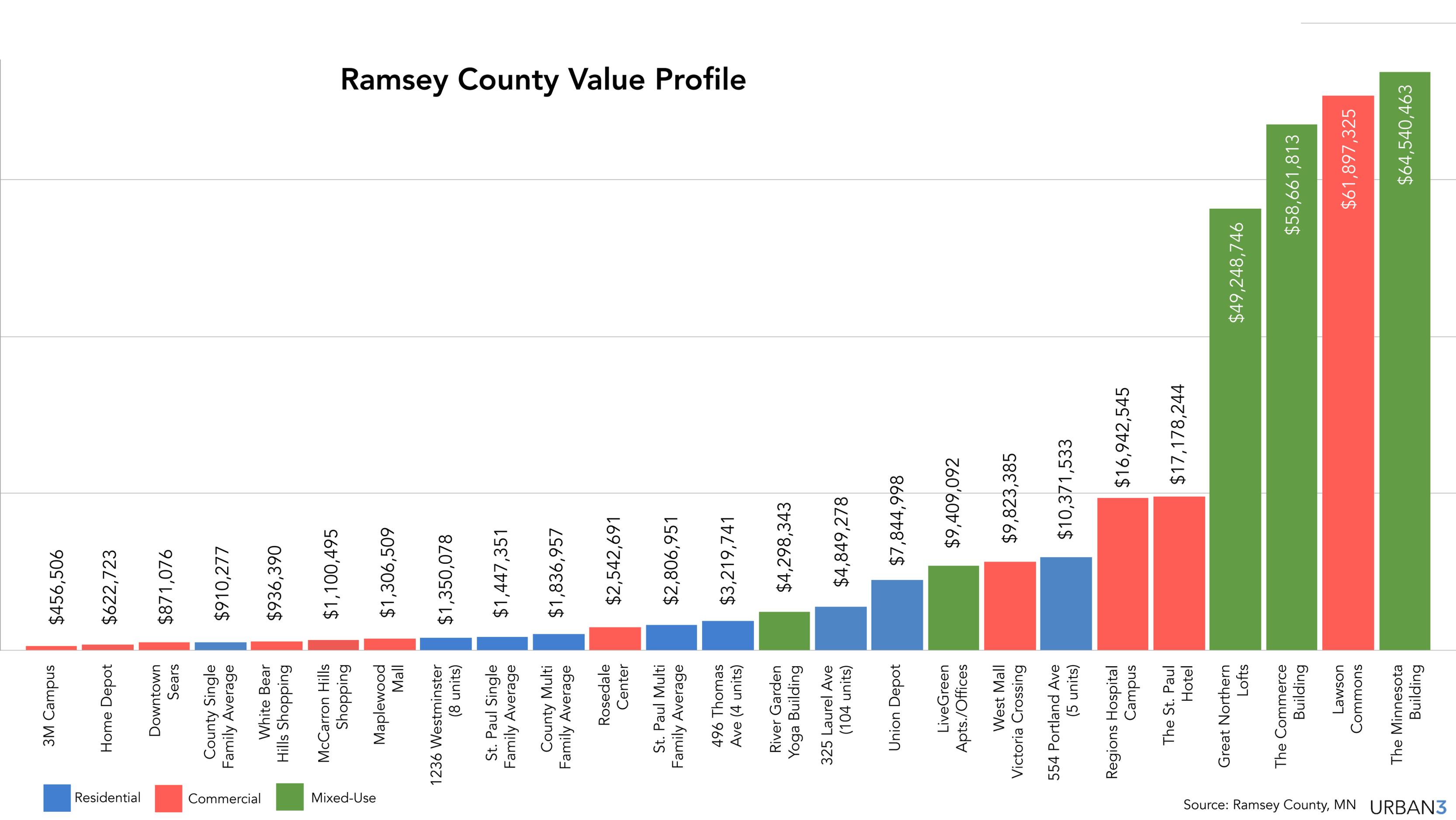
Target (Roseville) 185k Sq Ft



Downtown Land Use Types

Samples of Downtown buildings and development types.

Ramsey County Value Profile

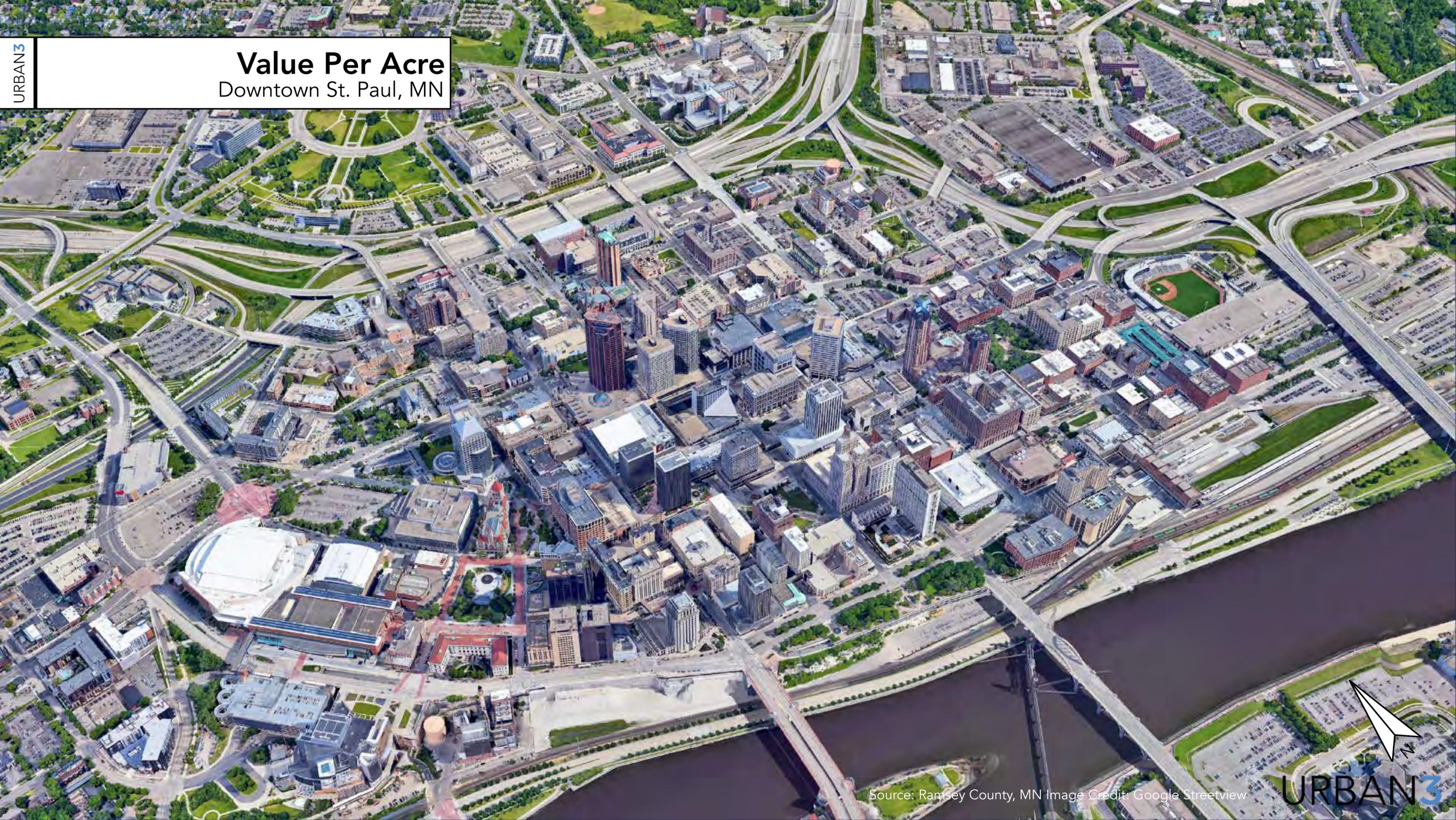


A Lasting Value



Value Per Acre

Downtown St. Paul, MN



Source: Ramsey County, MN Image Credit: Google Streetview

Value Per Acre

Downtown St. Paul, MN

Gallery Tower

Value Per Acre: **\$41m**

#10

Sibley Square

Value Per Acre: **\$43m**

#9

The Lowry

Value Per Acre: **\$48m**

#7

Jackson Tower

Tallest Building in Ramsey County
Value Per Acre: **\$45m**

#8

Avg. Target
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview



Value Per Acre
Downtown St. Paul, MN

City Walk

Value Per Acre: **\$56m**

#5

#4

The Pointe

Value Per Acre: **\$58m**

Great Northern Lofts

Value Per Acre: **\$49m**

#6



Avg. Target
\$1,138,018 per acre

#2
Lawson Commons
Value Per Acre: **\$53m**

#1
The Minnesota Building
Value Per Acre: **\$64m**

#3
The Commerce Building
Value Per Acre: **\$58m**

Avg. Target
\$1,138,018 per acre

Value Per Acre

Downtown St. Paul, MN

Built 1858, Oldest building in the City



Original Coney Island Tavern
\$3.4 m per acre

Original Coney Island Cafe
\$3.6 m per acre

Avg. Target
\$1,138,018 per acre

Valuation Comparison

Ramsey County, MN



Maplewood Mall
\$1,306,509 per acre

West Mall Victoria Crossing
\$9,823,385 per acre

9.1 acres of West Mall
is equal to
the 68 acre Maplewood
Mall



Valuation Comparison

Ramsey County, MN



Home Depot (Maplewood)
\$622,723 per acre

554 Portland Ave
\$10,371,533 per acre

0.75 acres of 554
Portland Ave. is equal
to
the 12.5 acre Home
Depot





Country Inn & Suites (Vadnais Heights)
\$1,146,197 per acre

The St. Paul Hotel
\$17,178,244 per acre



Valuation Comparison

Ramsey County, MN

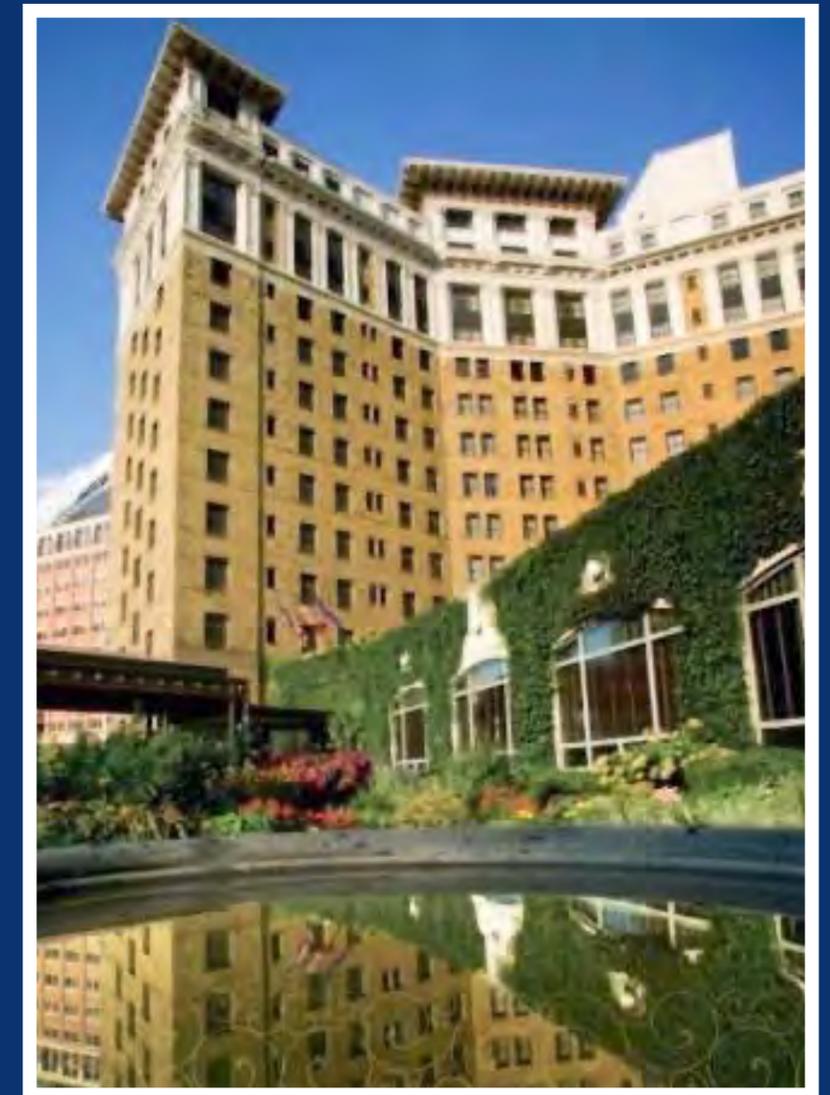


0.24 acres of The St. Paul Hotel (7%) would equal to the 3.6 acre Country Inn & Suites

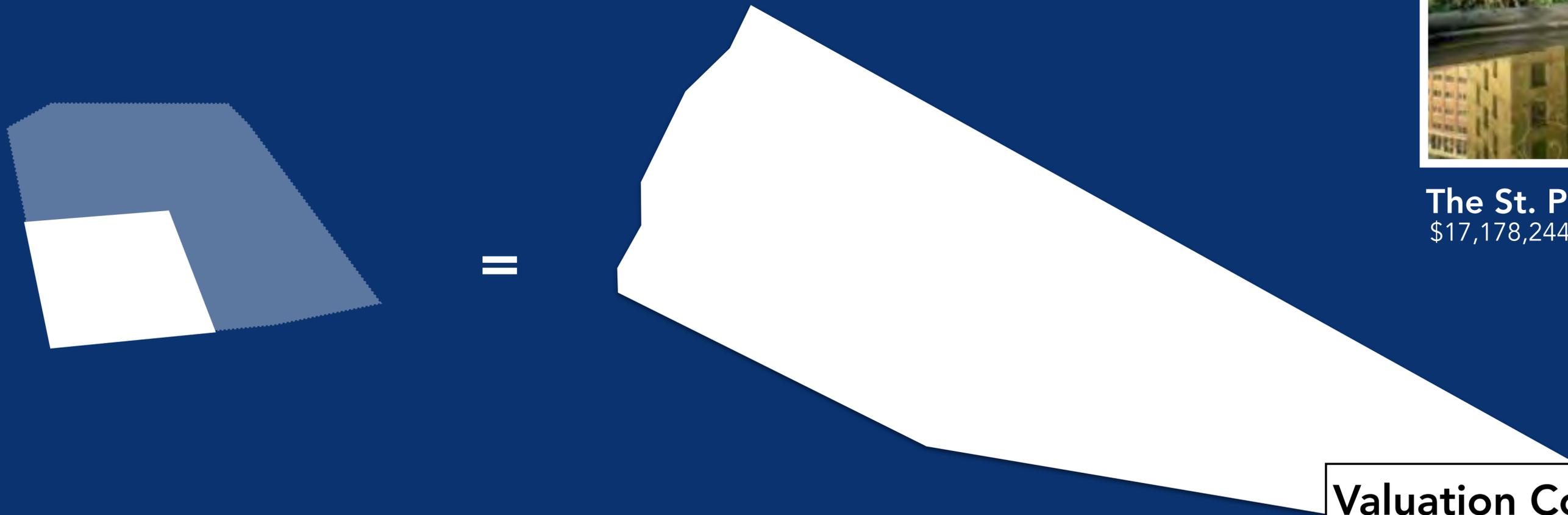


Country Inn & Suites (Vadnais Heights)
\$1,146,197 per acre

0.24 acres of The St. Paul Hotel is equal to the 3.6 acre Country Inn & Suites



The St. Paul Hotel
\$17,178,244 per acre





Sibley Square at Meers Park
\$43,370,178 per acre

0.28 acres of Sibley Square is equal to the 18.6 acre Vadnais Heights Walmart



Valuation Comparison
Ramsey County, MN

URBAN3

Vadnais Heights Walmart
\$694,968 per acre



=





3M Campus
\$426,506 per acre

Valuation Comparison

Ramsey County, MN

3 acres of Lawson Commons is equal to the 400 acre 3M Campus



Lawson Comons
\$61,897,325 per acre

Valuation Comparison

Ramsey County, MN

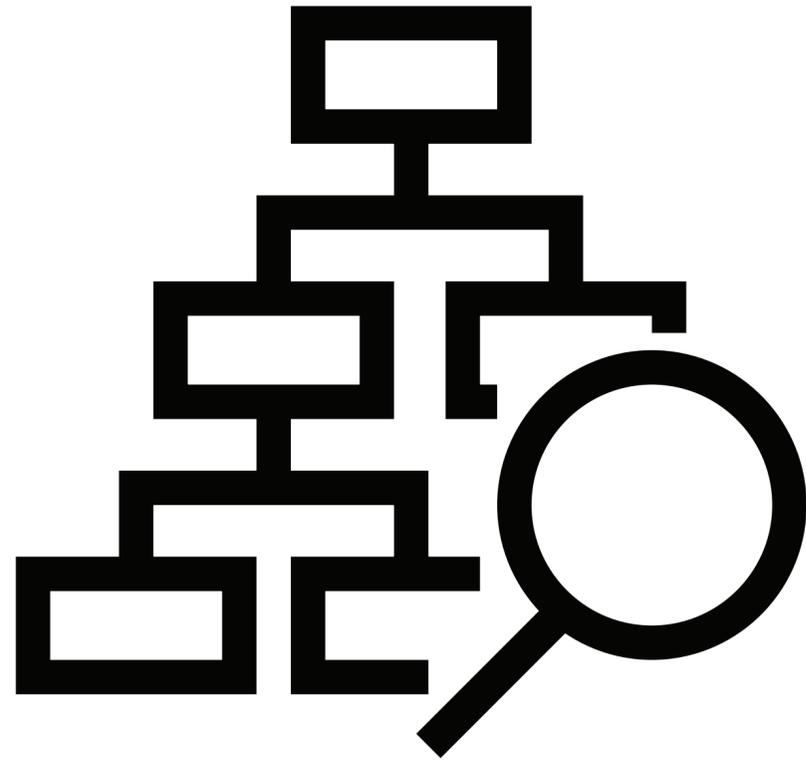


496 Thomas Ave
\$3,219,741 per acre

0.27 acres of 496
Thomas Ave is equal to
the 12.5 acre Home
Depot



Home Depot (White Bear Lake)
\$622,723 per acre
Source: Ramsey County, MN Image Credit: Google Streetview



City Comparisons

Other cities in the area.

City Comparisons

Ramsey County, MN

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA
\$654,501



Roseville

Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

Average VPA
\$699,641



Maplewood

Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

Average VPA
\$435,022



Little Canada

Total Value:..... \$1.1 b
 Square Miles:..... 4.5
 Pop:..... 11k
 Peak VPA:..... \$5.6 m

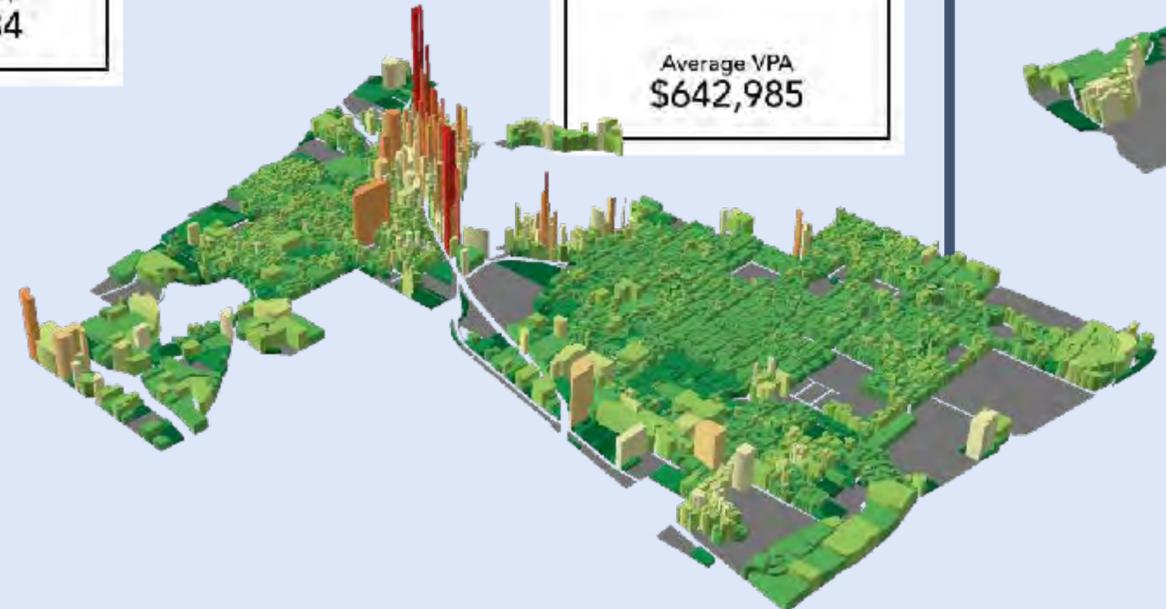
Average VPA
\$561,234



White Bear Lake

Total Value:..... \$2.7 b
 Square Miles:..... 8.7
 Pop:..... 26k
 Peak VPA:..... \$12.3 m

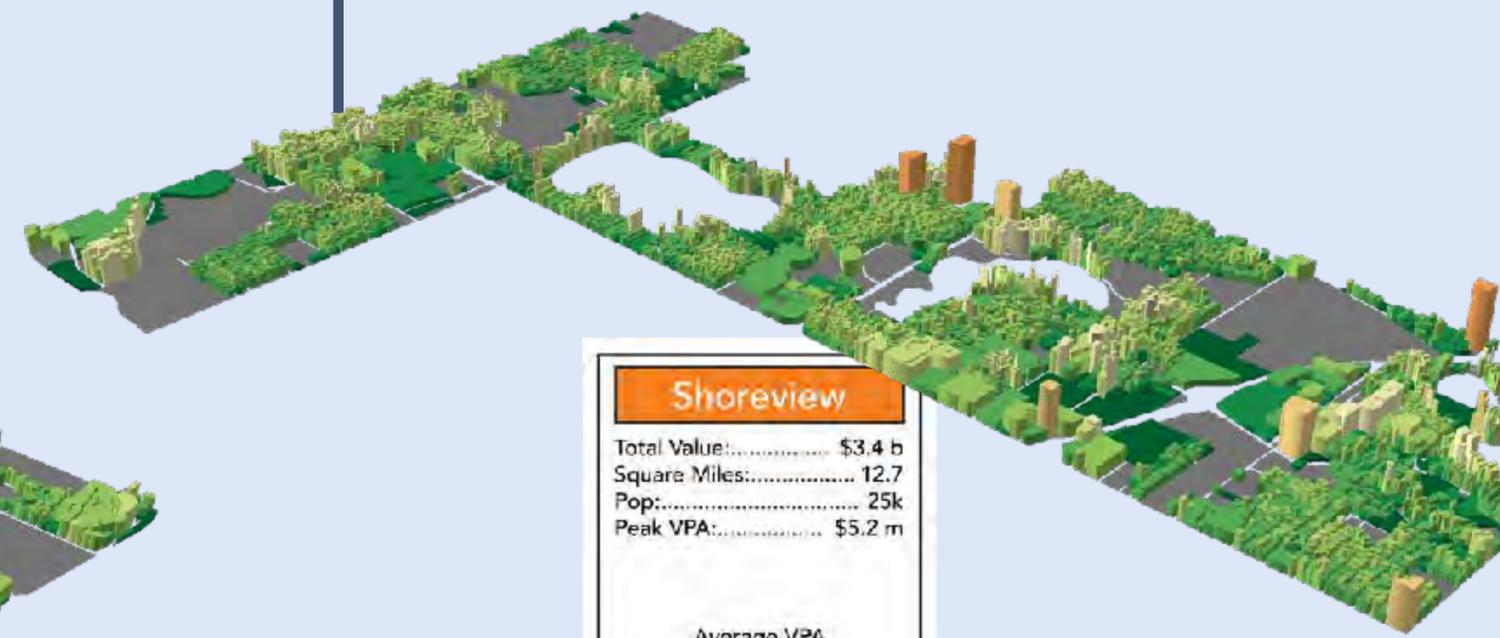
Average VPA
\$642,985



Shoreview

Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
\$540,954



City Comparisons

Ramsey County, MN

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA

Roseville

Total Value:.....
 Square Miles:.....
 Pop:.....

Maplewood

Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

Average VPA
 \$435,022

White Bear Lake

Total Value:..... \$2.7 b
 Square Miles:..... 8.7
 Pop:..... 26k
 Peak VPA:..... \$12.3 m

Average VPA
 \$642,985

Shoreview

Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
 \$540,954

Maplewood

Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

Average VPA
\$435,022



City Comparisons

Ramsey County, MN

#1



Seasons Assisted Living
\$8 million per acre



Concordia Arms
\$3.3 million per acre



Cardinal Pointe
\$2.5 million per acre



Mapewood Mall
\$1.3 million per acre



City Comparisons

Ramsey County, MN

Roseville
 Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

New Brighton
 Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Maplewood
 Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

White Bear Lake
 Total Value:..... \$2.7 b
 Square Miles:..... 8.7
 Pop:..... 26k
 Peak VPA:..... \$12.3 m

Average VPA
\$642,985

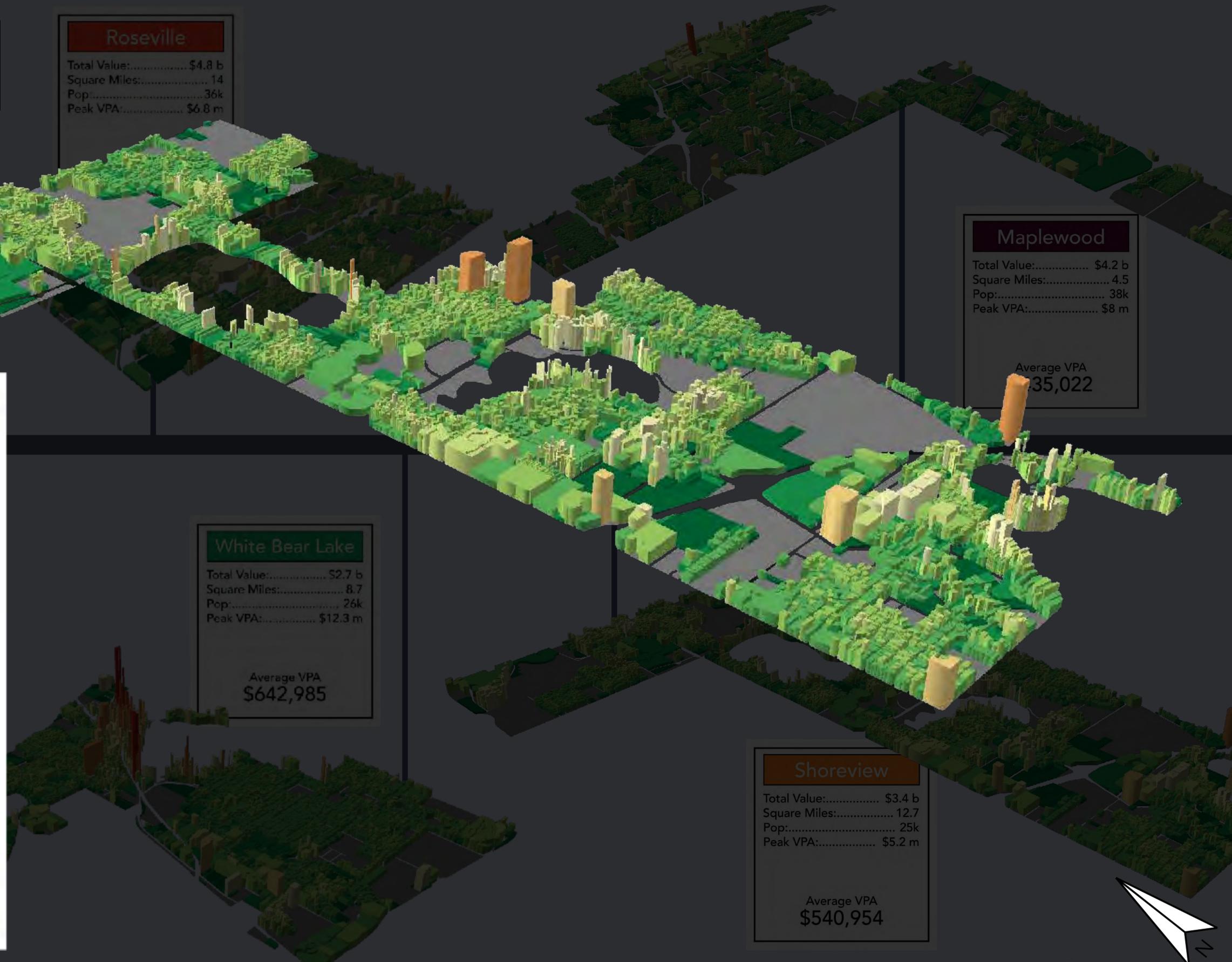
Shoreview
 Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
\$540,954

Shoreview

Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
\$540,954



City Comparisons

Ramsey County, MN

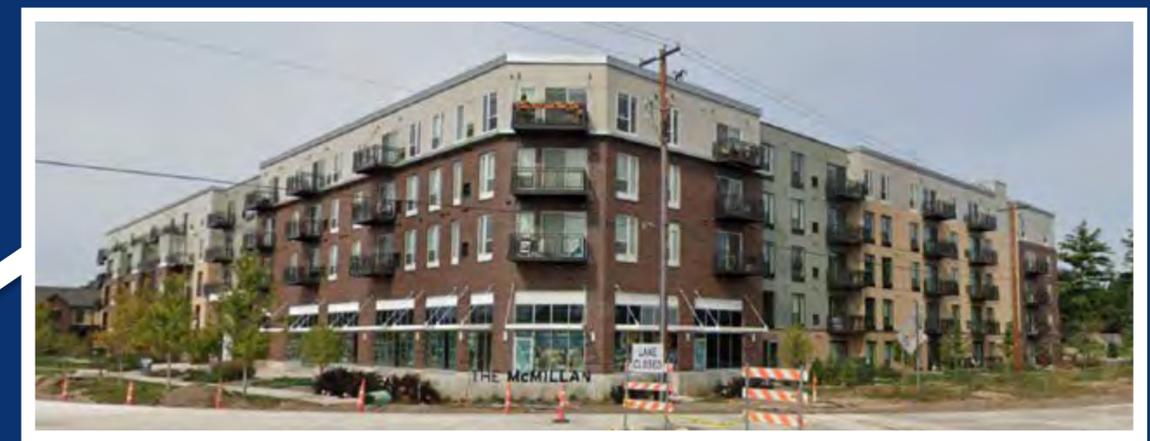


Scandia Shores Senior Residence
\$3.6 million per acre



#1

Shoreview Senior Living
\$5.2 million per acre



The McMillan
\$4.8 million per acre



Lakewood Terrace
\$3.5 million per acre



City Comparisons

Ramsey County, MN

Roseville

Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

Average VPA
 \$641

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA

Maplewood

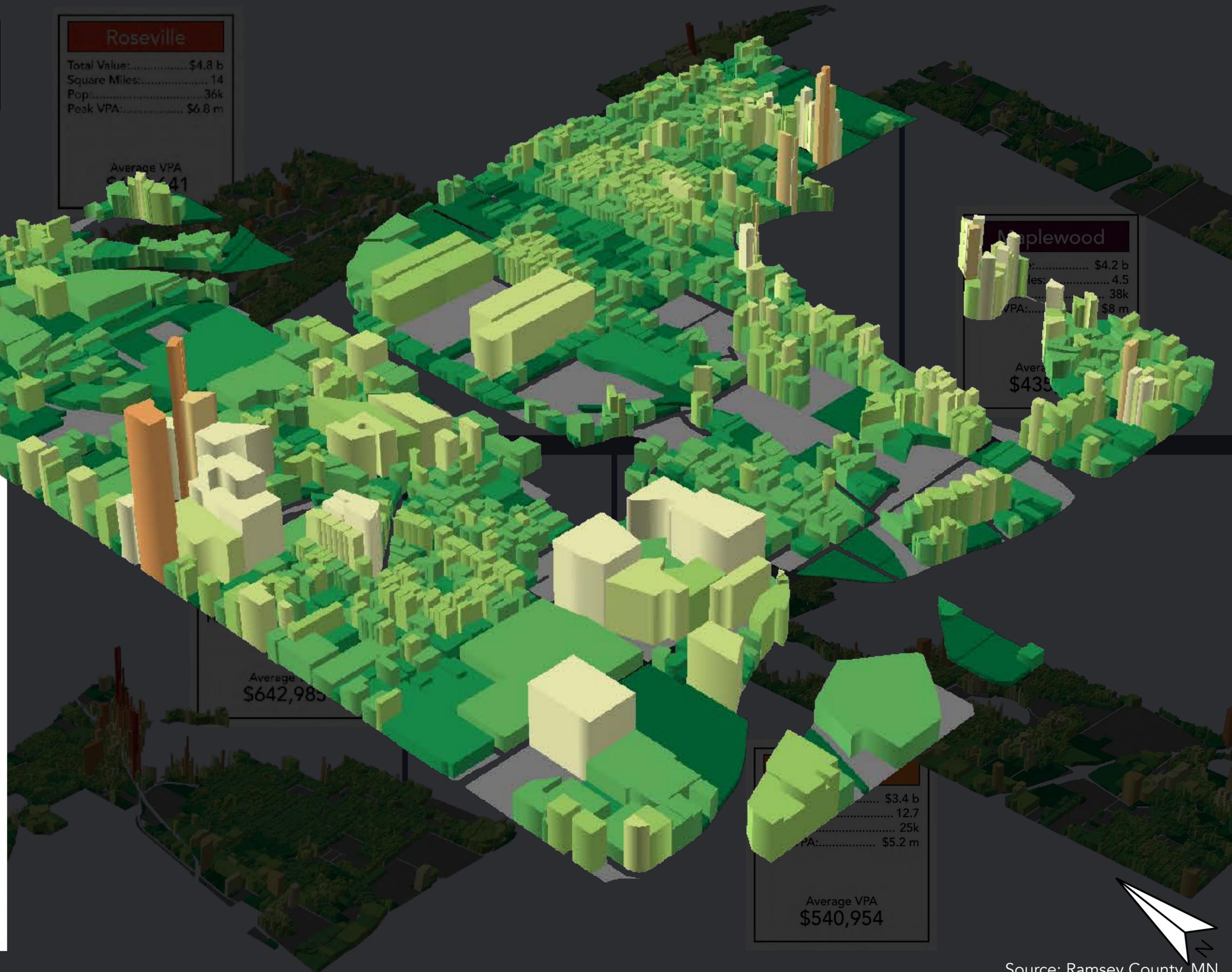
Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

Average VPA
 \$435

Little Canada

Total Value:..... \$1.1 b
 Square Miles:..... 4.5
 Pop:..... 11k
 Peak VPA:..... \$5.6 m

Average VPA
\$561,234



Average VPA
 \$642,985

Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
 \$540,954

City Comparisons

Ramsey County, MN



Garden Terrace
\$3.7 million per acre

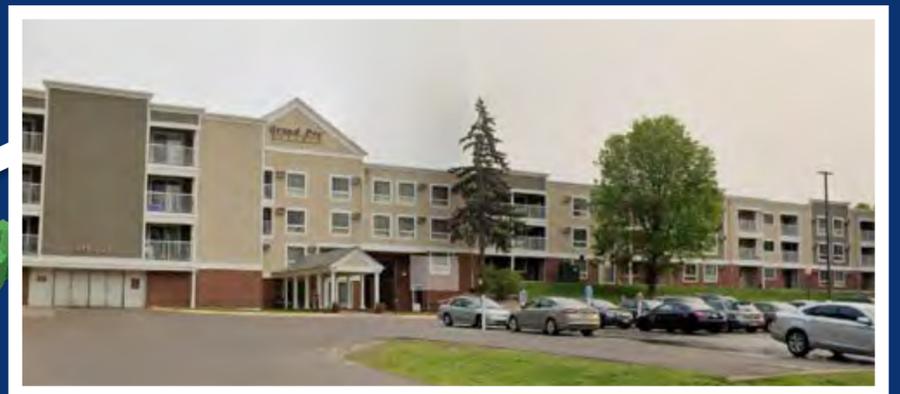


Montreal Courts Apts
\$1.7 million per acre

#1



The Lodge
\$5.6 million per acre



Grand Pre East
\$2.6 million per acre



City Comparisons

Ramsey County, MN

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA

Roseville

Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

Average VPA
\$699,641

Maplewood

Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

White Bear Lake

Total Value:..... \$2.7 b
 Square Miles:..... 8.7
 Pop:..... 26k
 Peak VPA:..... \$12.3 m

Average VPA
\$642,985

White Bear Lake

Total Value:..... \$2.7 b
 Square Miles:..... 8.7
 Pop:..... 26k
 Peak VPA:..... \$12.3 m

Average VPA
\$642,985

Shoreview

Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
\$540,954



City Comparisons

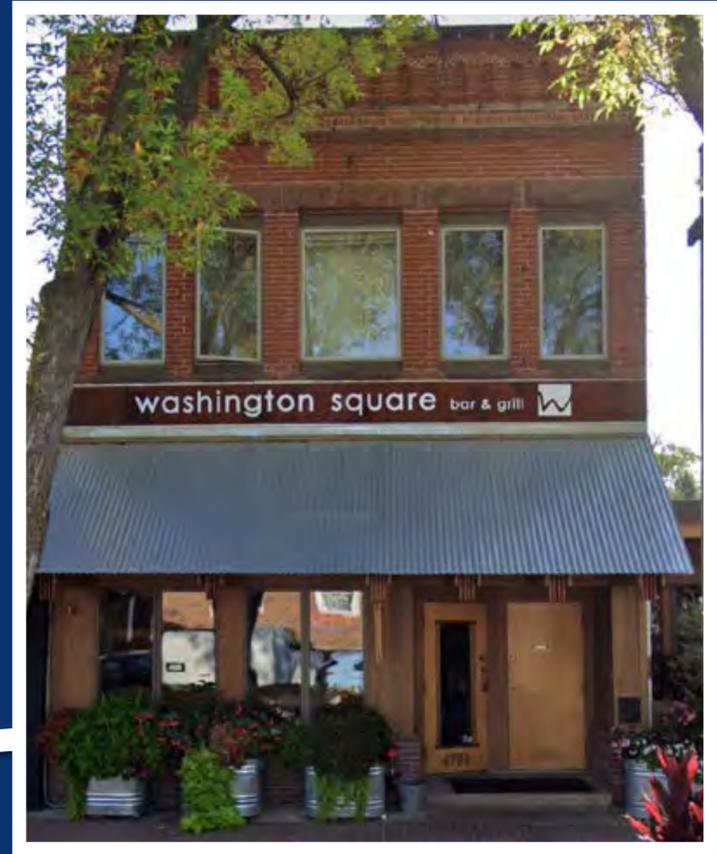
Ramsey County, MN



Lake Ave Condos
\$10.8 million per acre



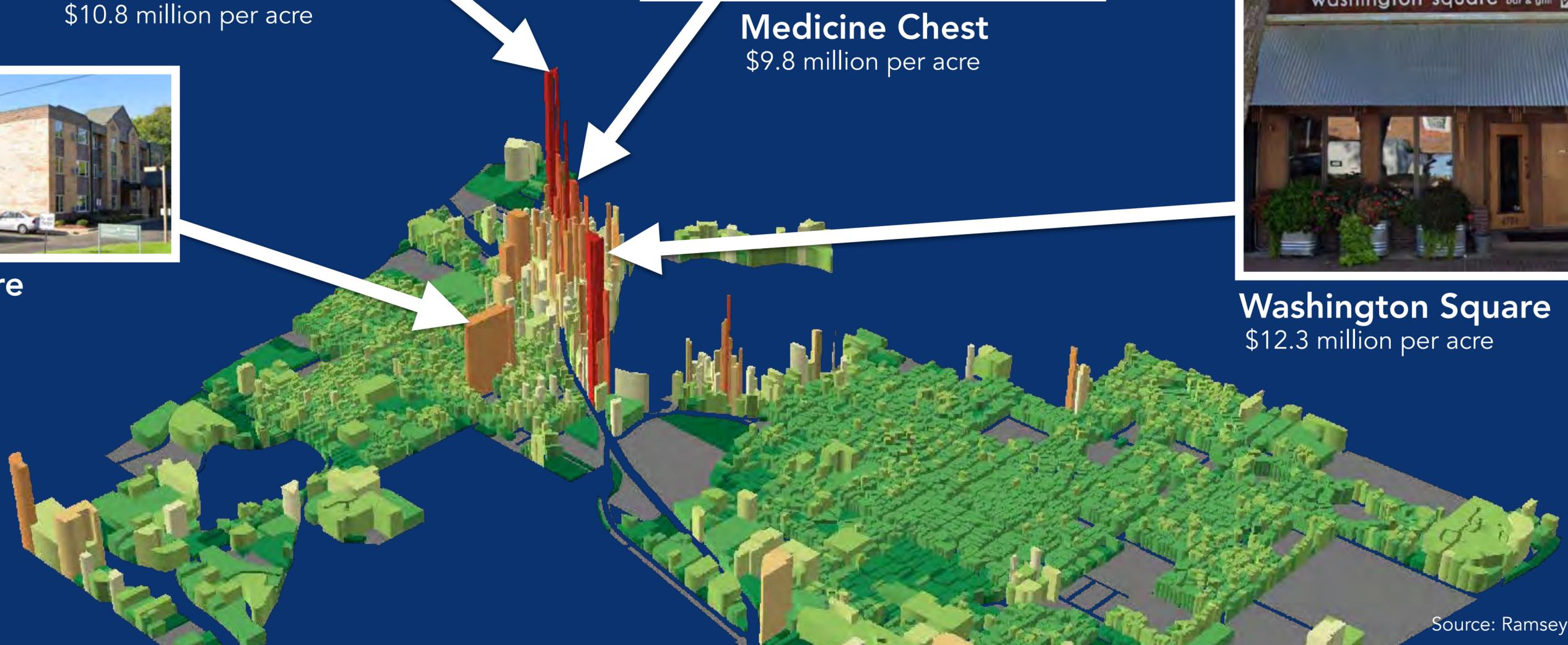
Medicine Chest
\$9.8 million per acre



Washington Square #1
\$12.3 million per acre



Cerenity Senior Care
\$4.7 million per acre



City Comparisons

Ramsey County, MN

Roseville
 Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

Maplewood
 Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

New Brighton
 Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Total Value:.....
 Square Miles:.....
 Pop:.....
 Peak VPA:.....

Shoreview
 Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

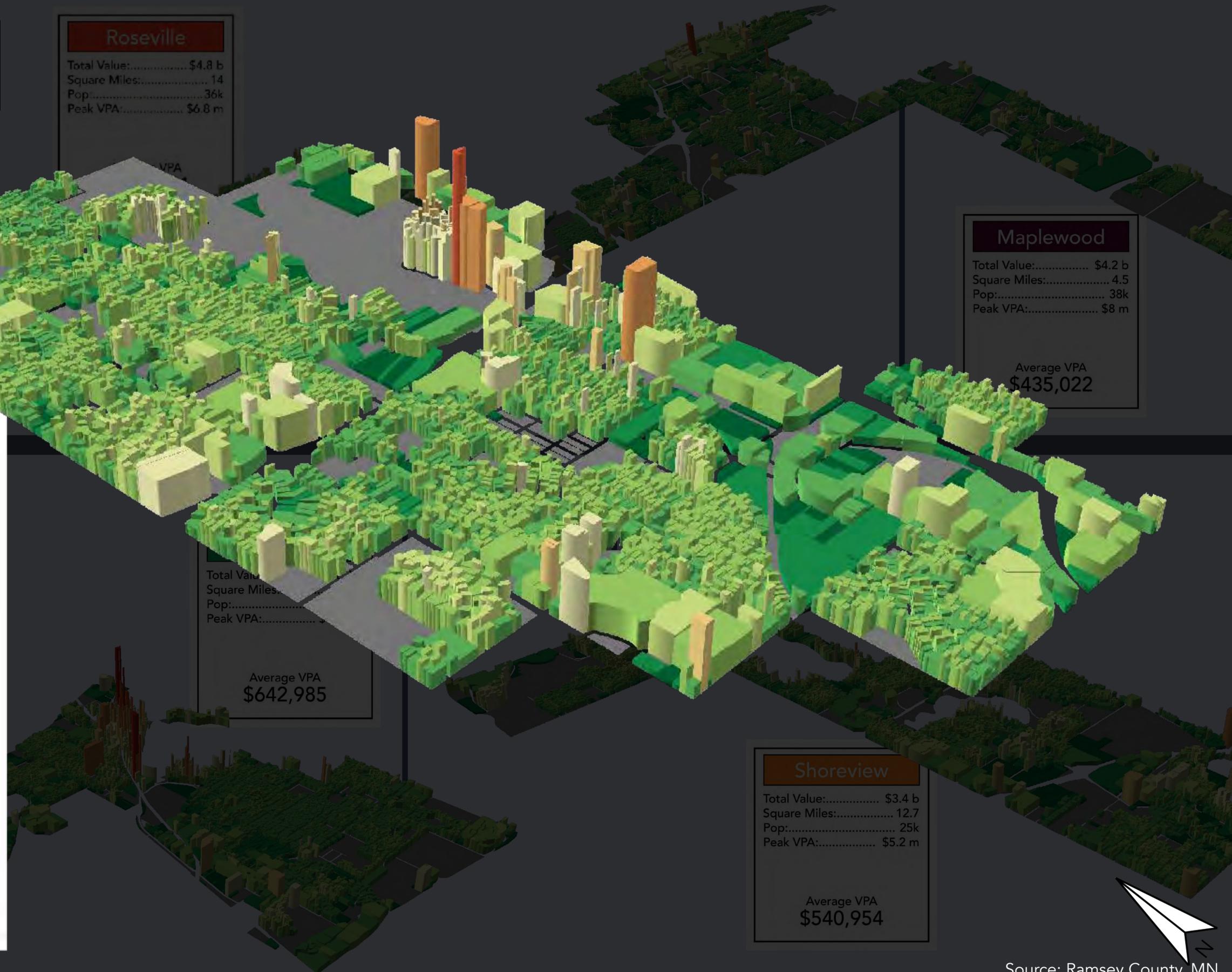
Average VPA
\$642,985

Average VPA
\$540,954

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA
\$654,501

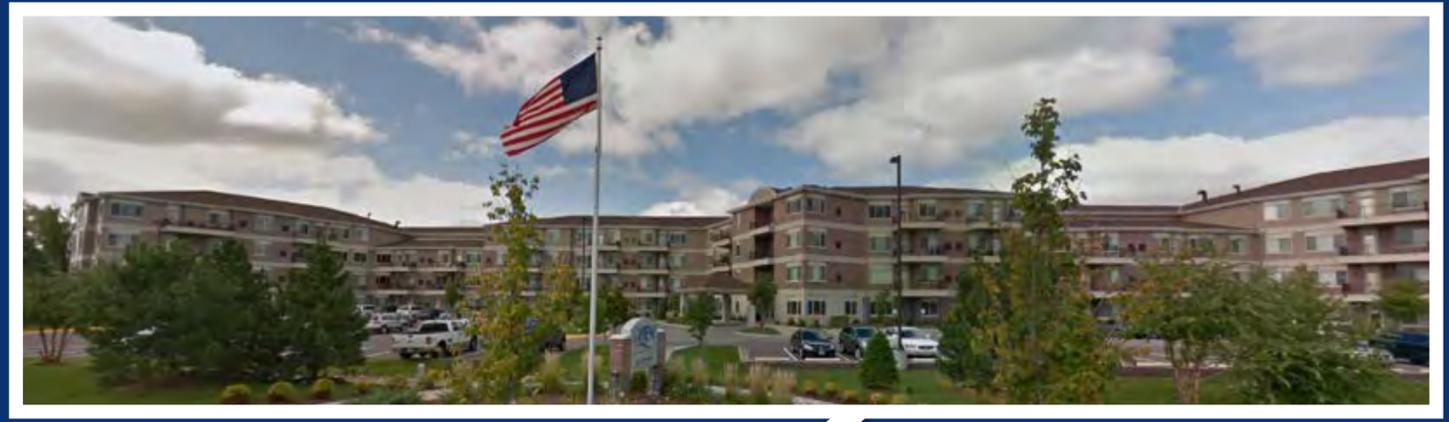


City Comparisons

Ramsey County, MN

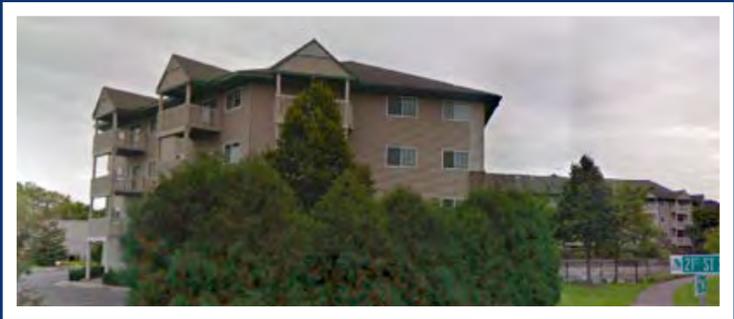


Homewood Suites
\$4.9 million per acre

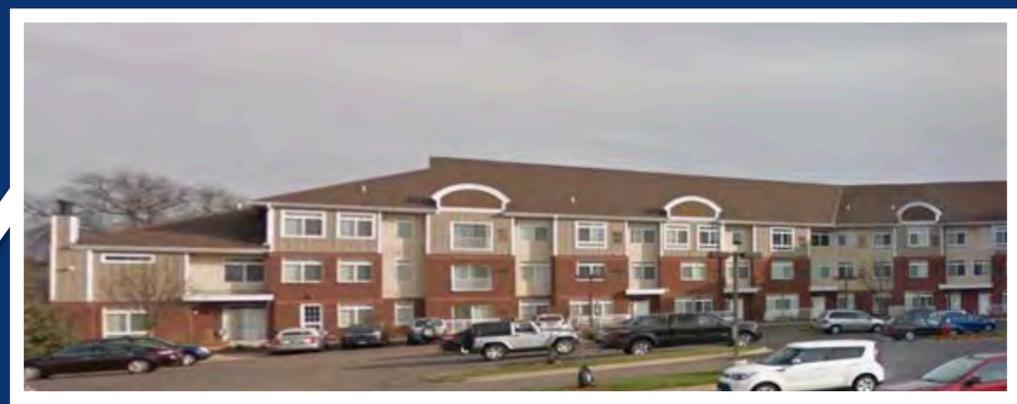


The View Apartments
\$5.5 million per acre

#1



Meadowwood Senior Care Housing
\$4.4 million per acre



Main St Village Condos
\$5.3 million per acre



City Comparisons

Ramsey County, MN

Roseville

Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

Average VPA
\$699,641

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA

Total Value:..... \$4.5 b
 Square Miles:..... 12.7
 Pop:..... 38k
 Peak VPA:..... \$8 m

Average VPA
\$435,022

Roseville

Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$6.8 m

Average VPA
\$699,641

Average VPA
\$642,985

Shoreview

Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
\$540,954

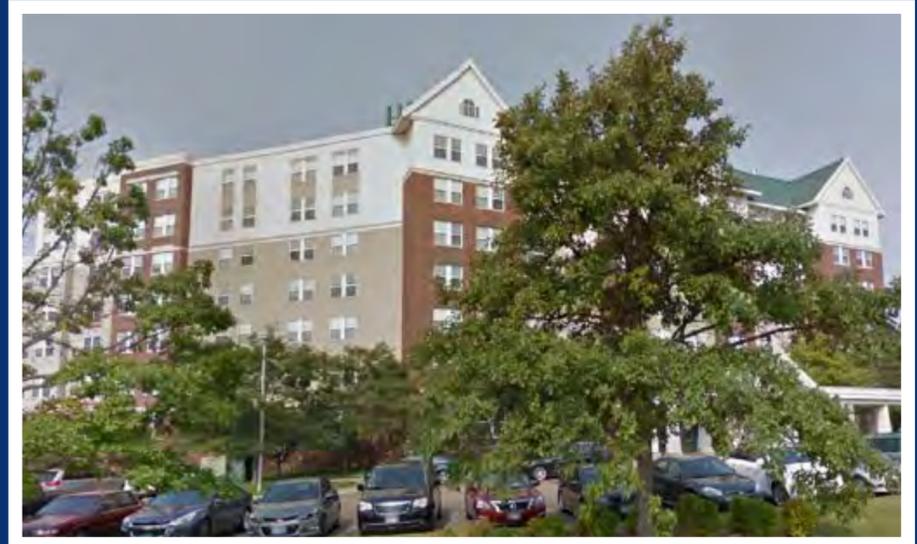


City Comparisons

Ramsey County, MN



Rosedale Center
\$2.5 million per acre



Eaglecrest Senior Living
\$4.8 million per acre



Applewood Pointe Senior Co-op \$5.1 million per acre



Sienna Green
\$4.3 million per acre

#1

City Comparisons

Ramsey County, MN

New Brighton

Total Value:..... \$2.4 b
 Square Miles:..... 7
 Pop:..... 23k
 Peak VPA:..... \$7.9 m

Average VPA

Roseville

Total Value:..... \$4.8 b
 Square Miles:..... 14
 Pop:..... 36k
 Peak VPA:..... \$4.3 m

Average VPA
 \$690,000

Maplewood

Total Value:..... \$4.2 b
 Square Miles:..... 4.5
 Pop:..... 38k
 Peak VPA:..... \$8 m

Average VPA
 \$15,022

White Bear Lake

Total Value:..... \$2.7 b
 Square Miles:..... 8.7
 Pop:..... 26k
 Peak VPA:..... \$12.3 m

Average VPA
 \$642,985

Shoreview

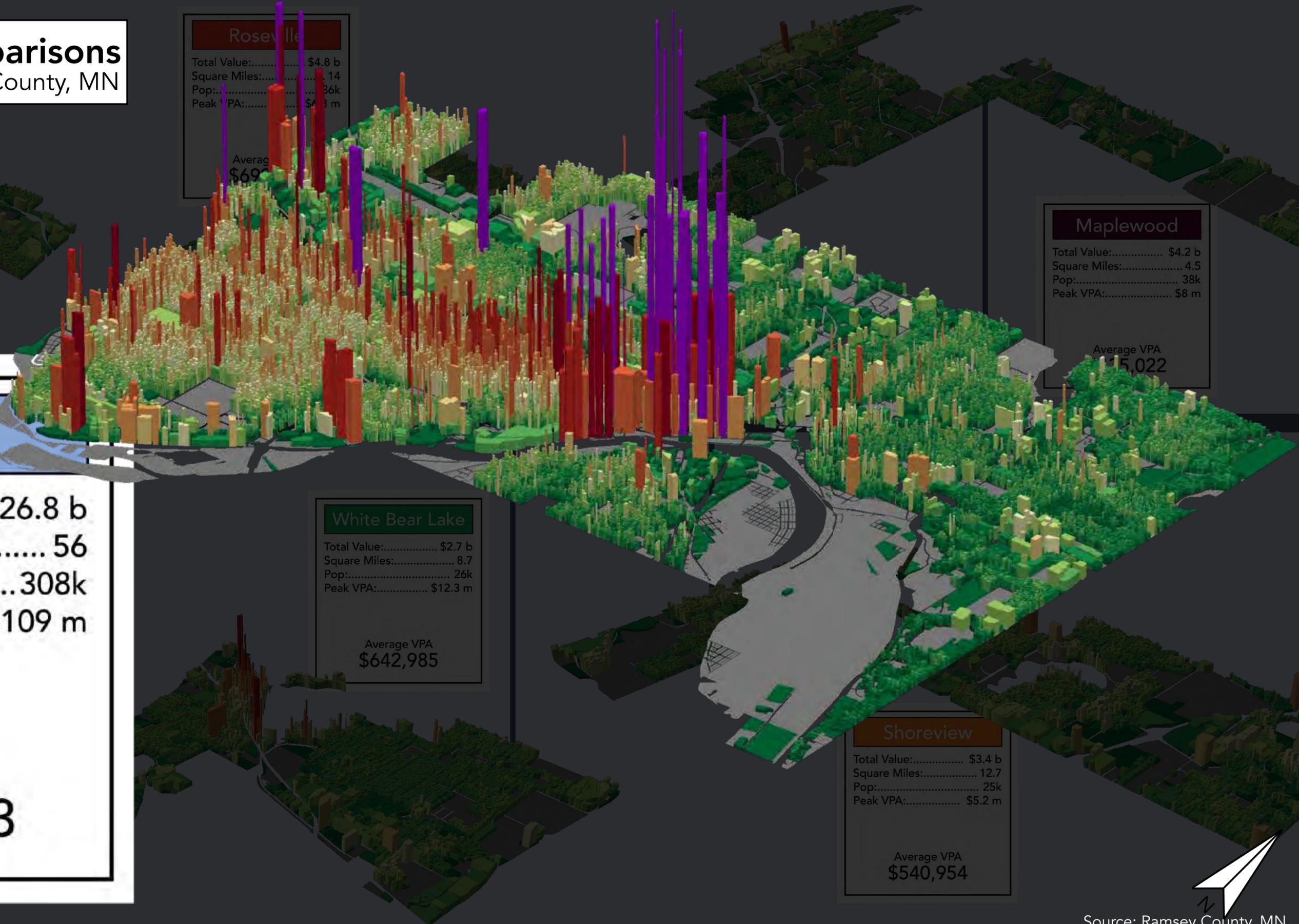
Total Value:..... \$3.4 b
 Square Miles:..... 12.7
 Pop:..... 25k
 Peak VPA:..... \$5.2 m

Average VPA
 \$540,954

St Paul

Total Value:..... \$26.8 b
 Square Miles:..... 56
 Pop:..... 308k
 Peak VPA:..... \$109 m

Average VPA
\$1,635,213



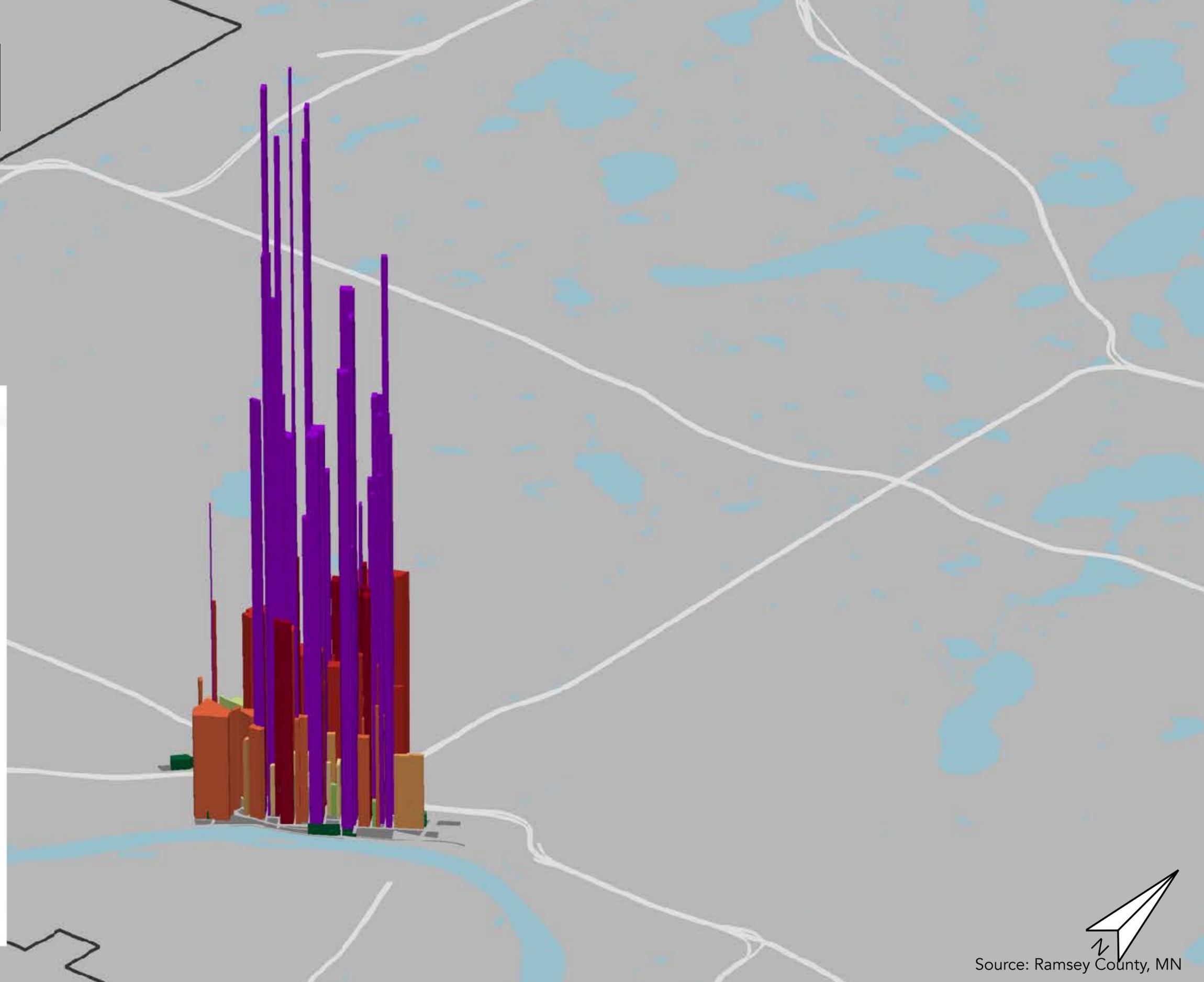
City Comparisons

Ramsey County, MN

Downtown St Paul

Total Value:..... \$2.3 b
Square Miles:..... 1
Pop:.....
Peak VPA:..... \$109 m

Average VPA
\$12,591,002

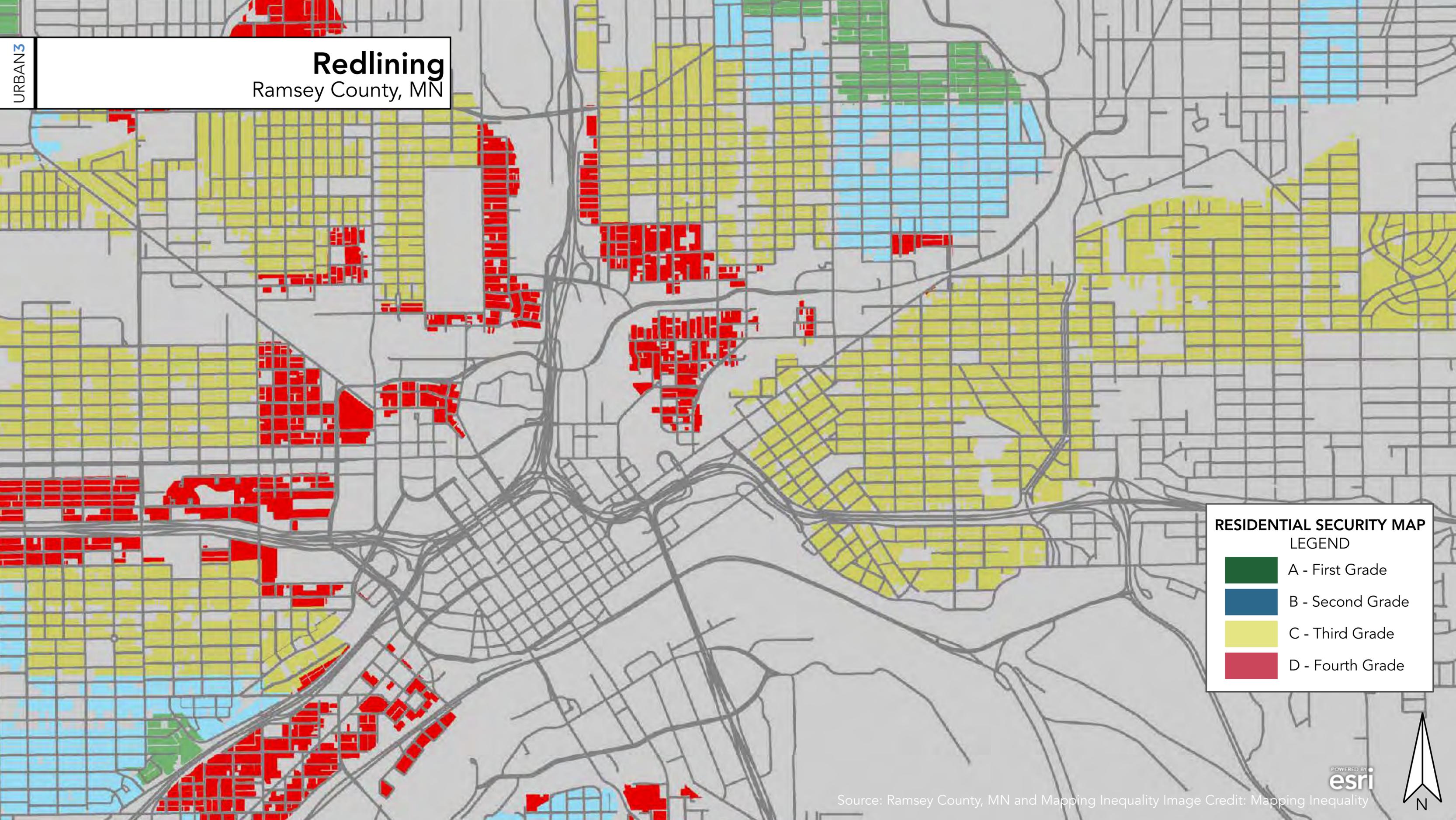




Redlining & Urban Renewal

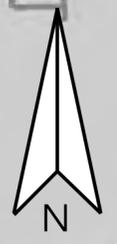
Redlining

Ramsey County, MN



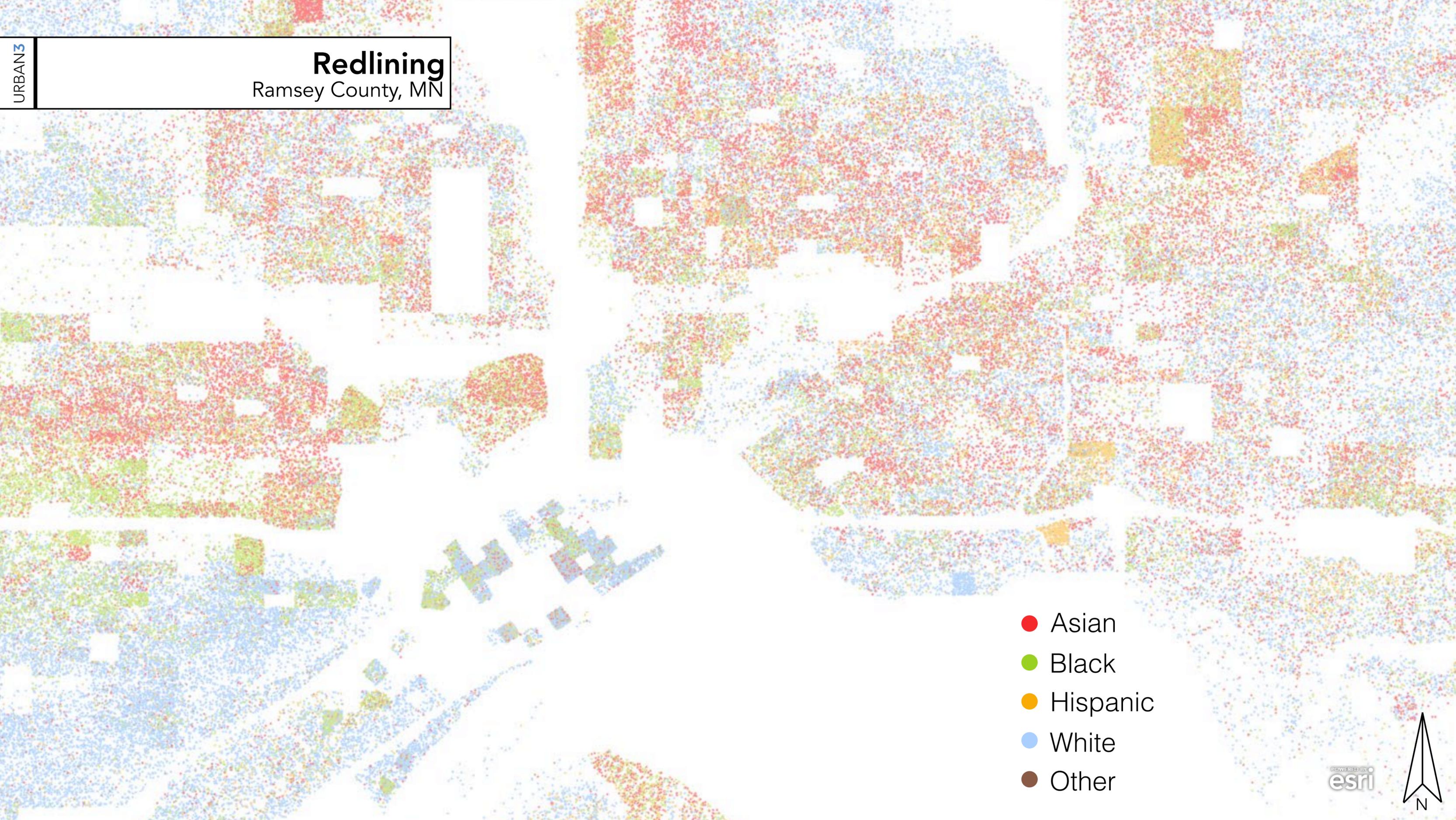
RESIDENTIAL SECURITY MAP
LEGEND

-  A - First Grade
-  B - Second Grade
-  C - Third Grade
-  D - Fourth Grade

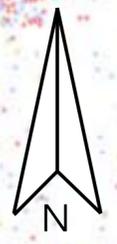


Redlining

Ramsey County, MN

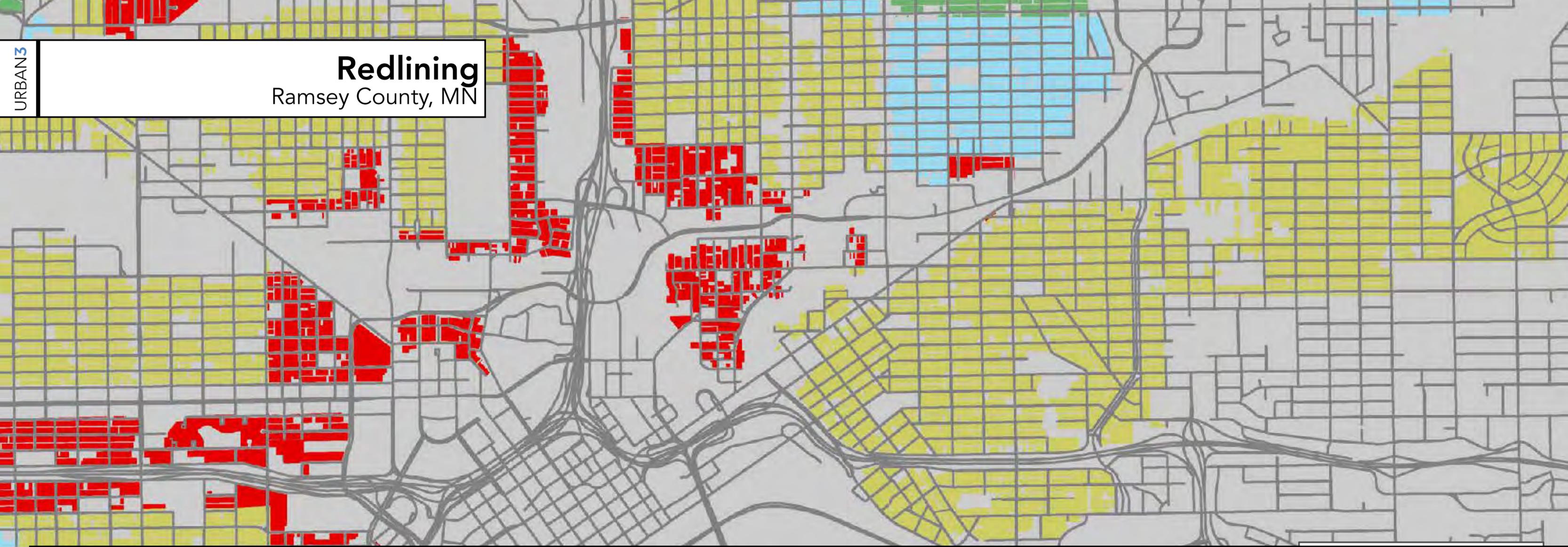


- Asian
- Black
- Hispanic
- White
- Other

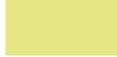


Redlining

Ramsey County, MN



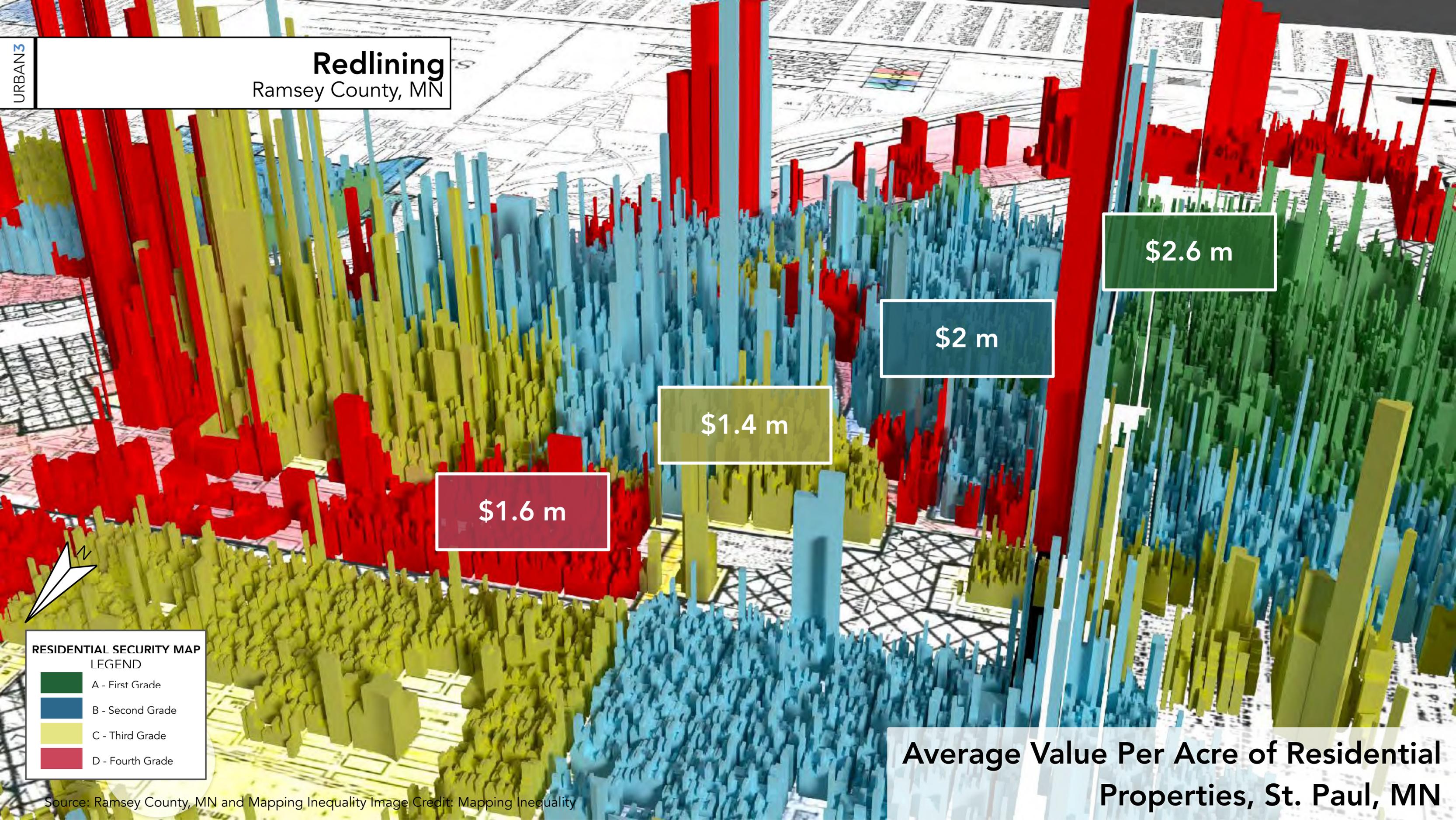
This is the Ghetto District - Russians, Jews, Mexicans, Chinese, and riff-raff live here, the most undesirable district in St. Paul. The

	C - Third Grade
	D - Fourth Grade



Redlining

Ramsey County, MN



\$2.6 m

\$2 m

\$1.4 m

\$1.6 m



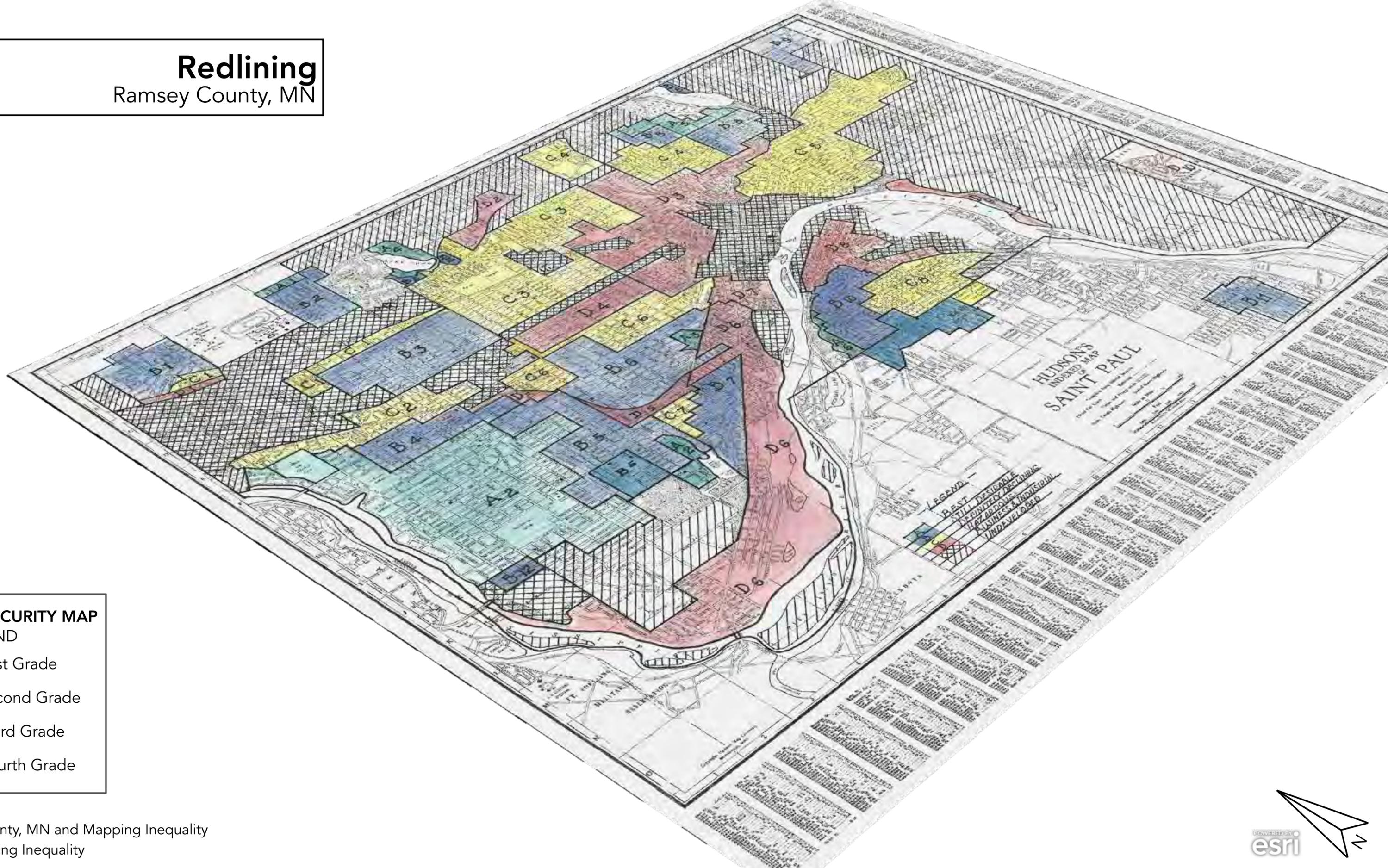
RESIDENTIAL SECURITY MAP LEGEND

- A - First Grade
- B - Second Grade
- C - Third Grade
- D - Fourth Grade

Average Value Per Acre of Residential Properties, St. Paul, MN

Redlining

Ramsey County, MN

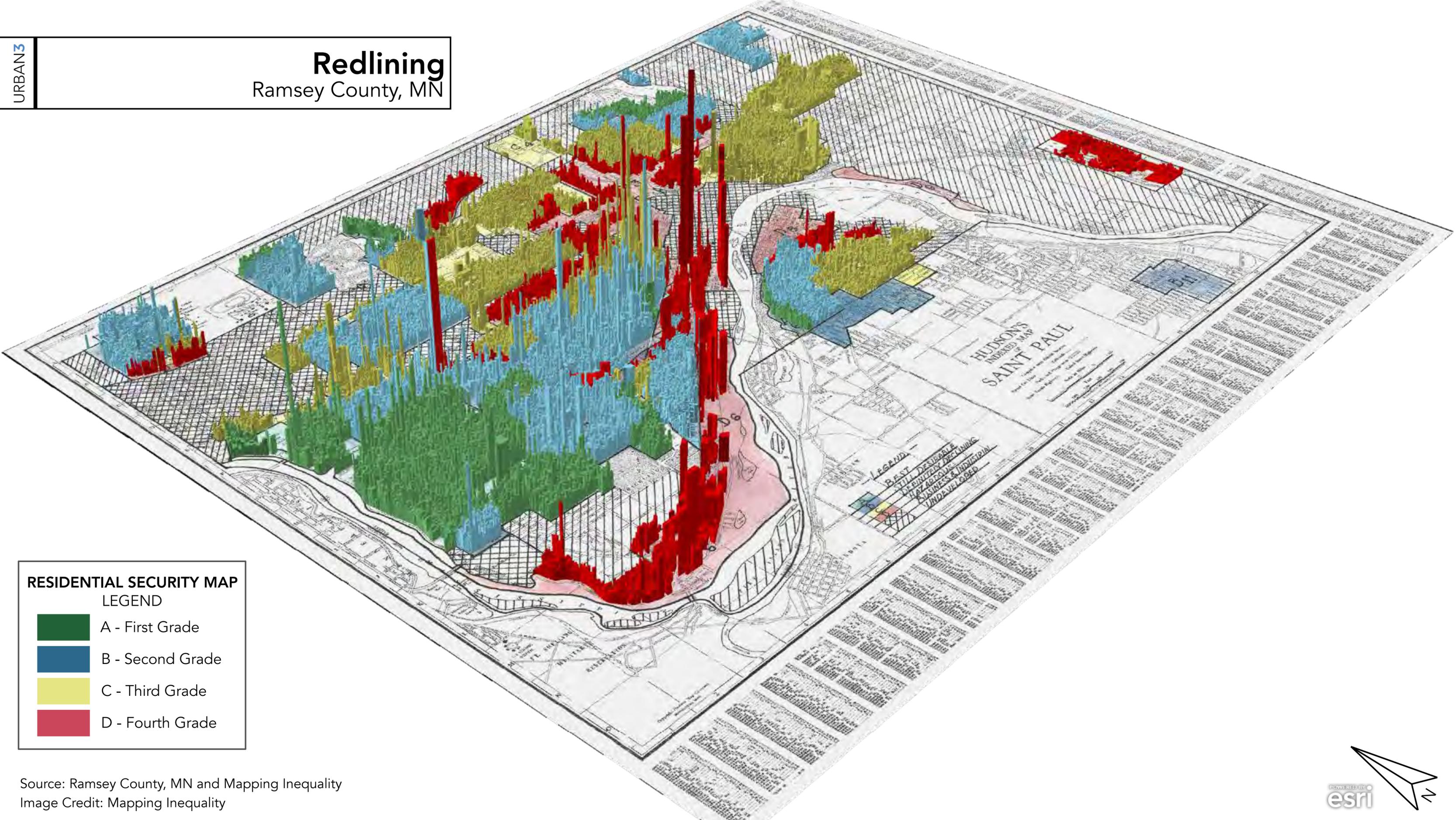


RESIDENTIAL SECURITY MAP
LEGEND

- A - First Grade
- B - Second Grade
- C - Third Grade
- D - Fourth Grade

Redlining

Ramsey County, MN



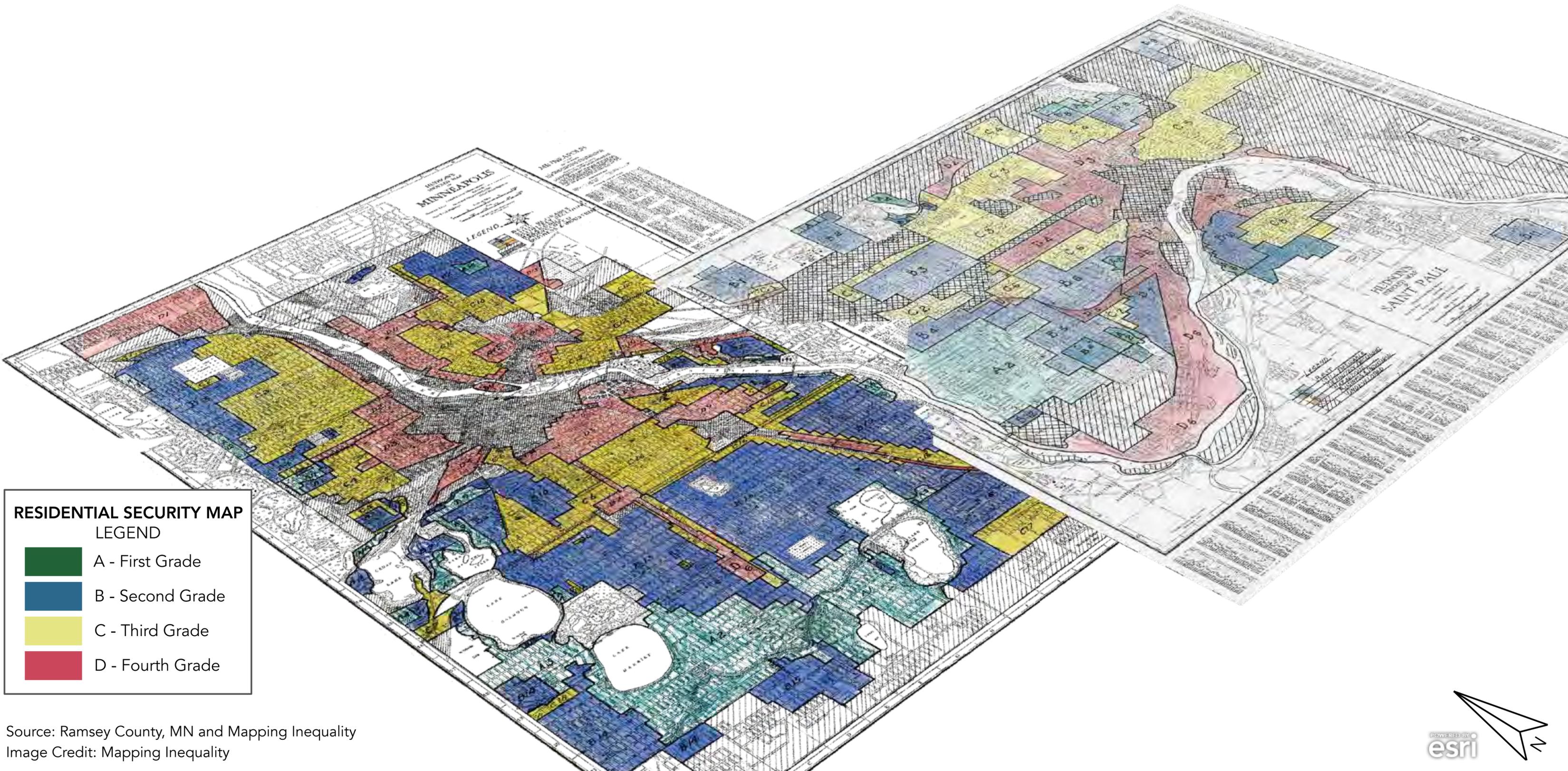
RESIDENTIAL SECURITY MAP
LEGEND

	A - First Grade
	B - Second Grade
	C - Third Grade
	D - Fourth Grade

Source: Ramsey County, MN and Mapping Inequality
Image Credit: Mapping Inequality

Redlining

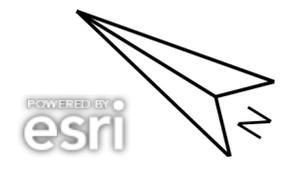
Twin Cities, MN



RESIDENTIAL SECURITY MAP
LEGEND

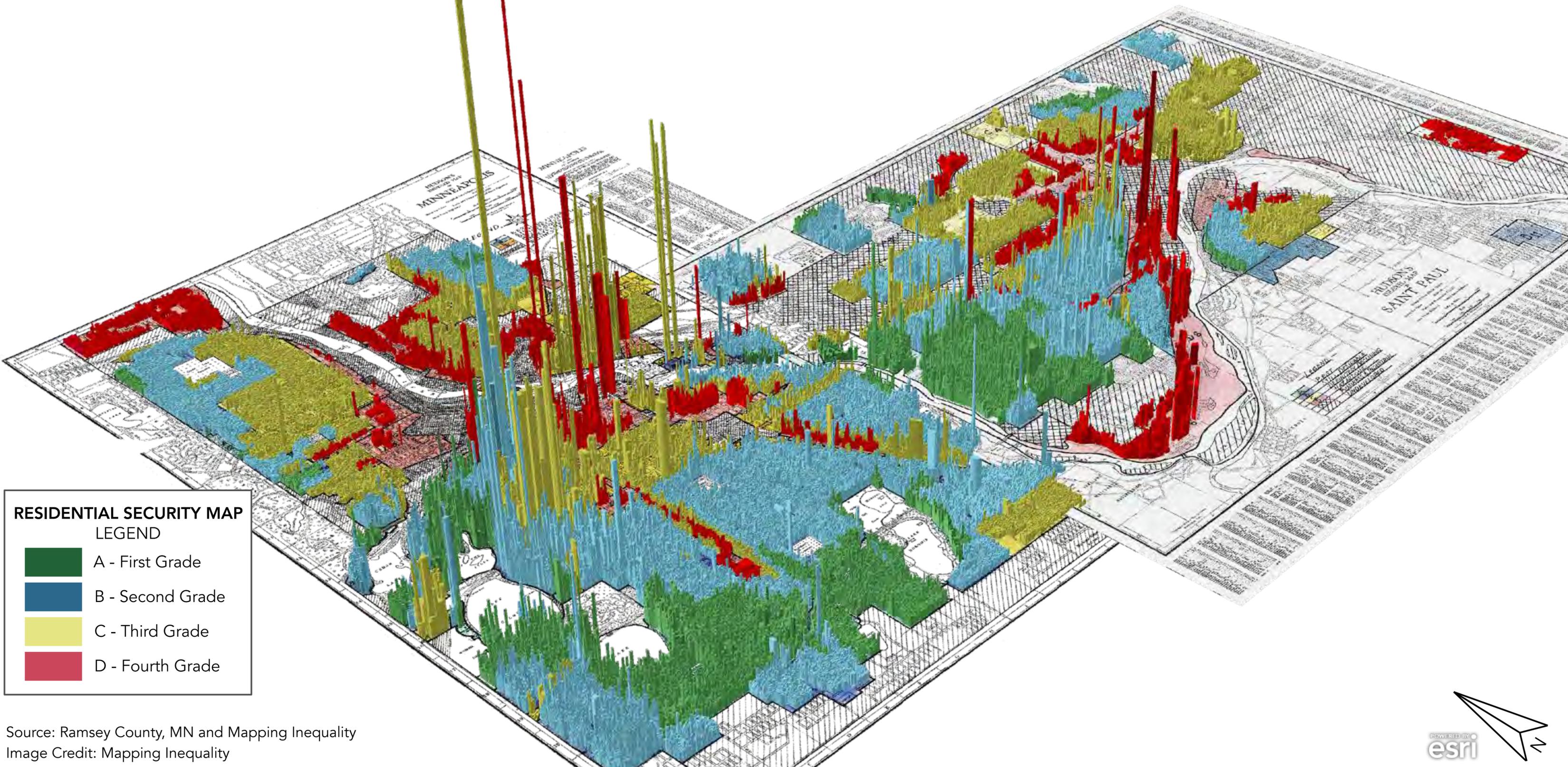
- A - First Grade
- B - Second Grade
- C - Third Grade
- D - Fourth Grade

Source: Ramsey County, MN and Mapping Inequality
Image Credit: Mapping Inequality



Redlining

Twin Cities, MN



RESIDENTIAL SECURITY MAP
LEGEND

-  A - First Grade
-  B - Second Grade
-  C - Third Grade
-  D - Fourth Grade

Redlining MSP

Twin Cities St. Paul

\$2.8 m

\$2.6 m

\$2 m

\$2 m

\$1.4 m

\$1.7 m

\$1.6 m

\$1.6 m

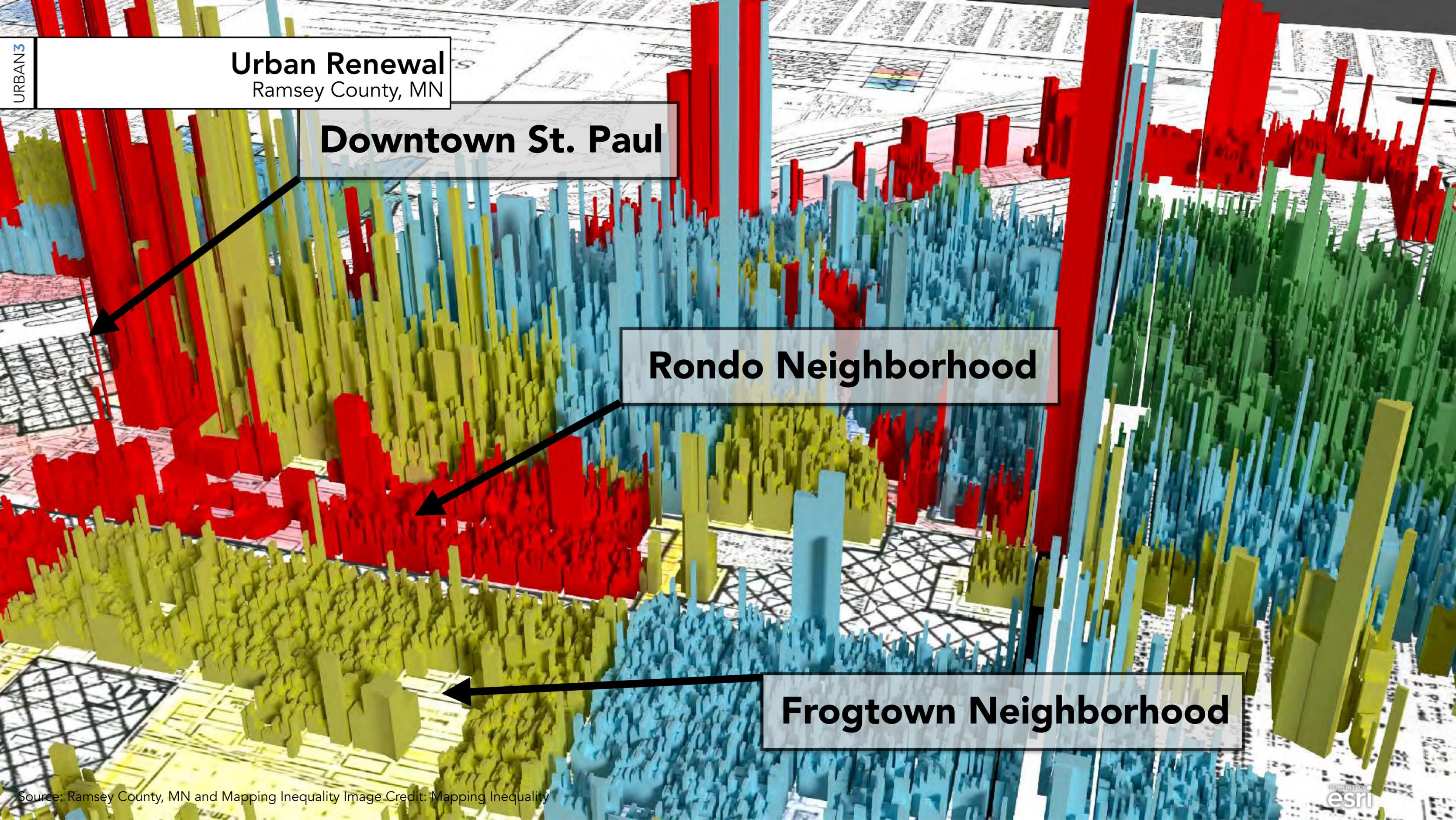
Average Value Per Acre of Residential Properties, St. Paul & Minneapolis

Urban Renewal
Ramsey County, MN

Downtown St. Paul

Rondo Neighborhood

Frogtown Neighborhood



Urban Renewal

Ramsey County, MN

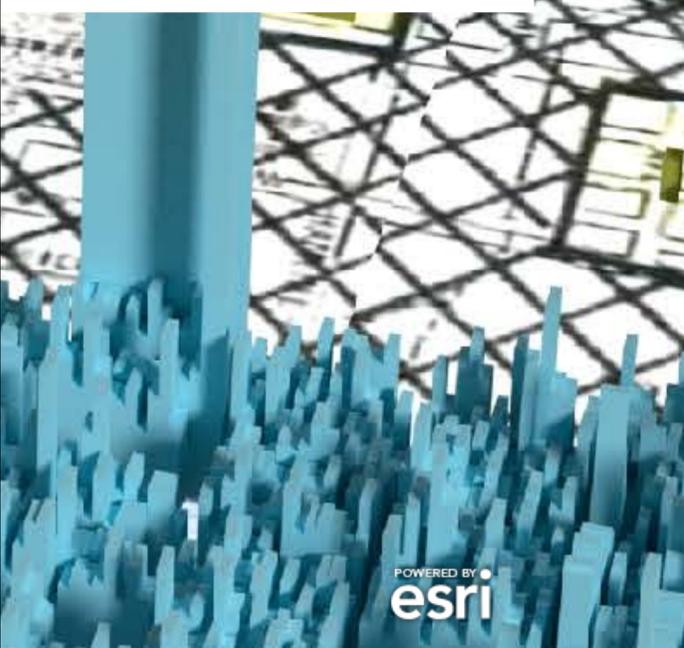
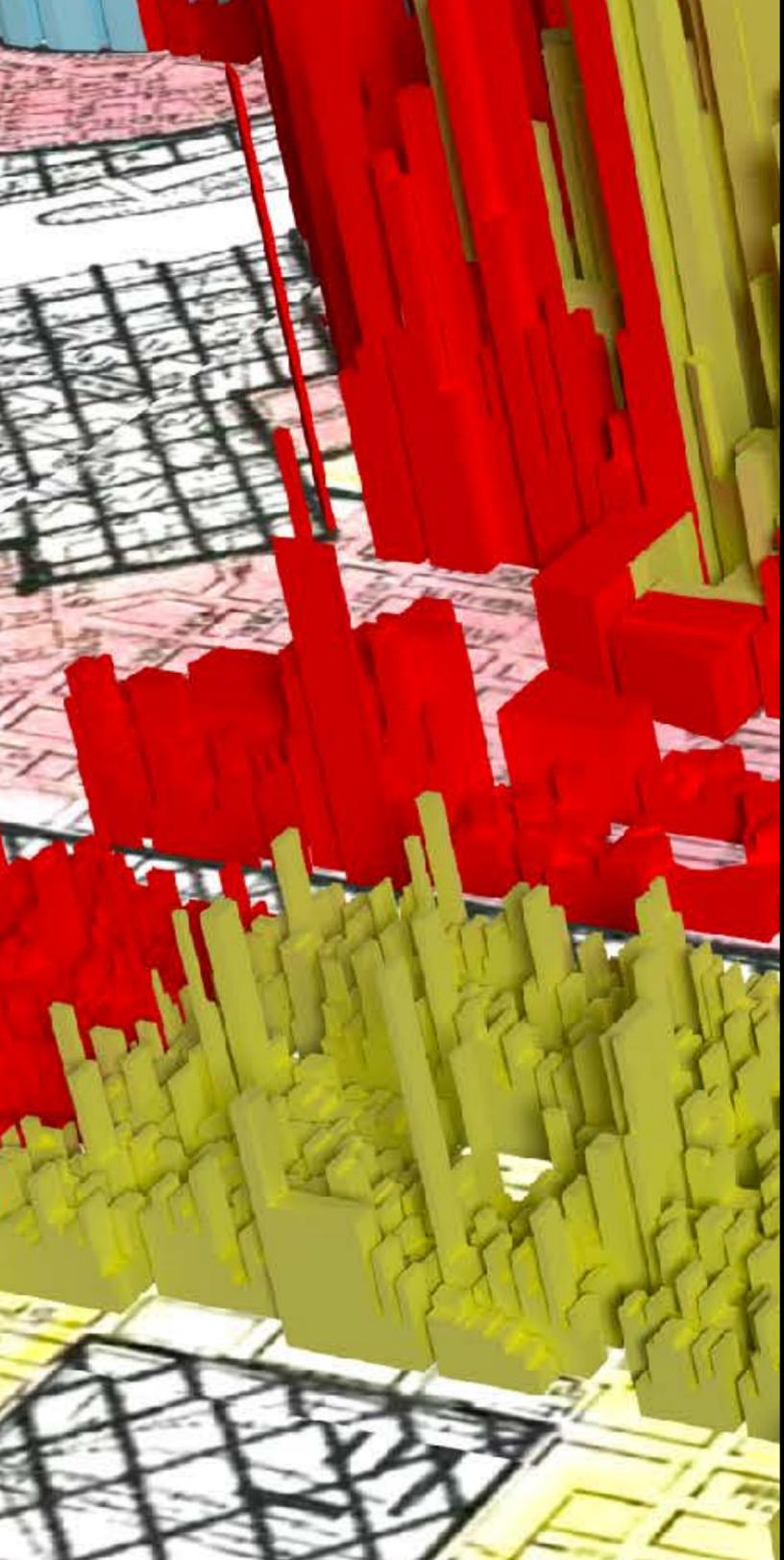


Image Credit: Ramsey County Historical Society

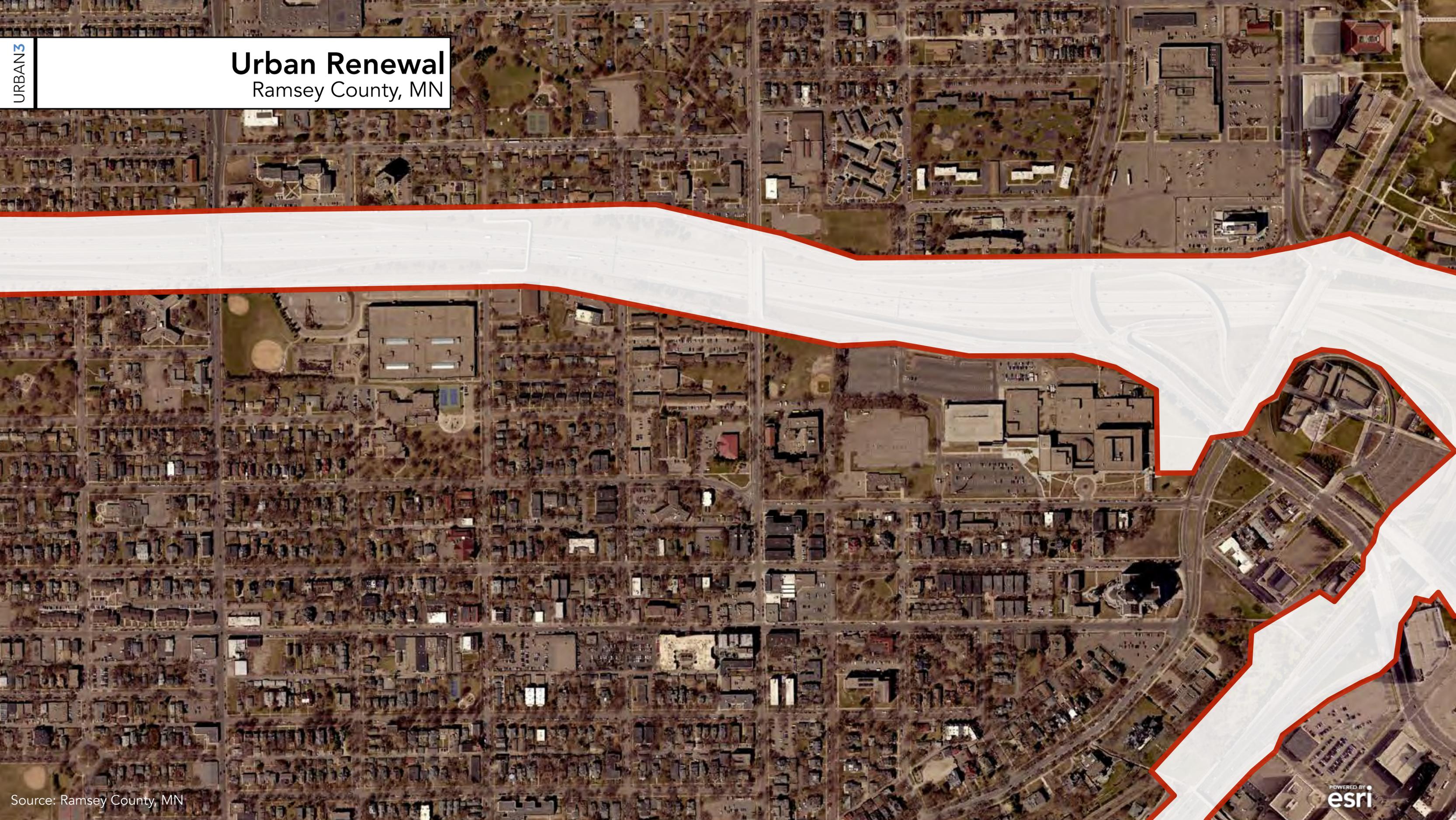
Urban Renewal

Ramsey County, MN



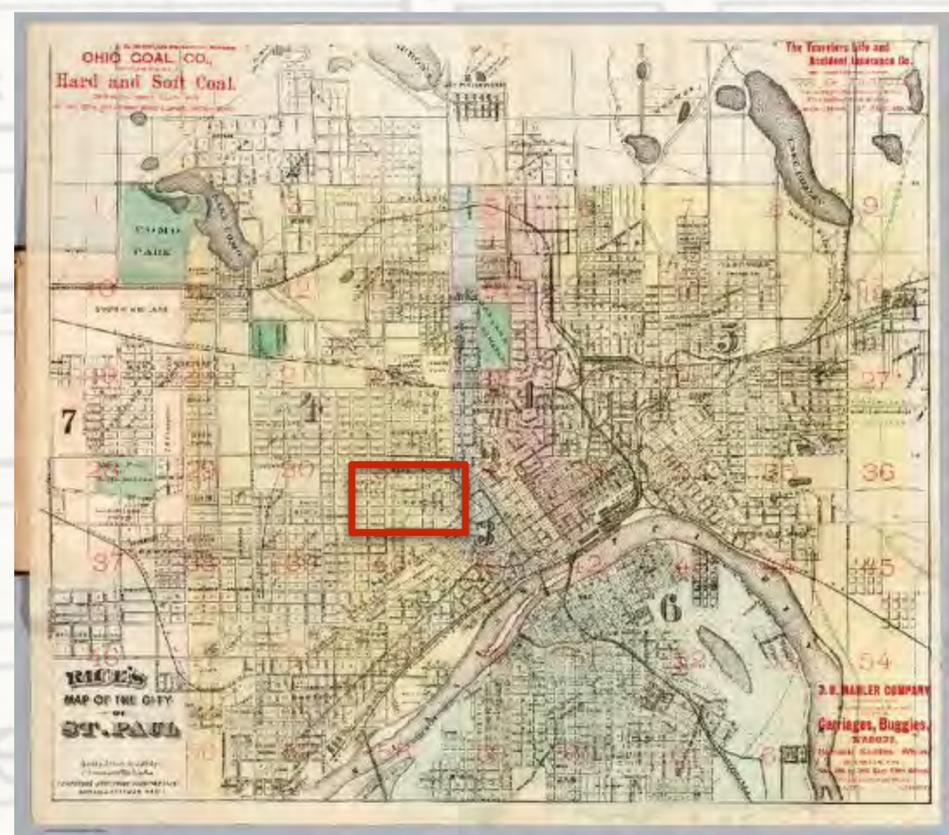
Urban Renewal

Ramsey County, MN



Urban Renewal

Ramsey County, MN

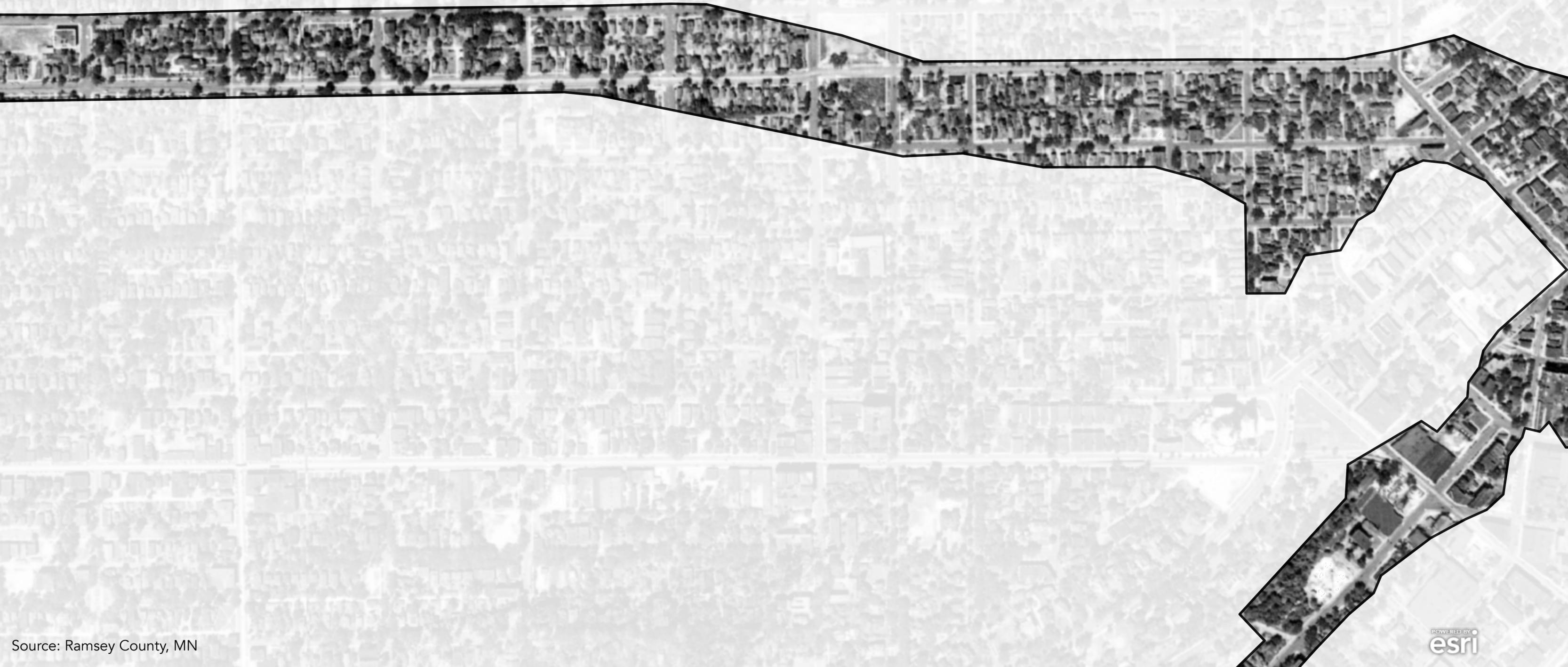


Source: Rice's Map of the City of St. Paul, 1885

Image Credit: David Rumsey Map Collection

Urban Renewal

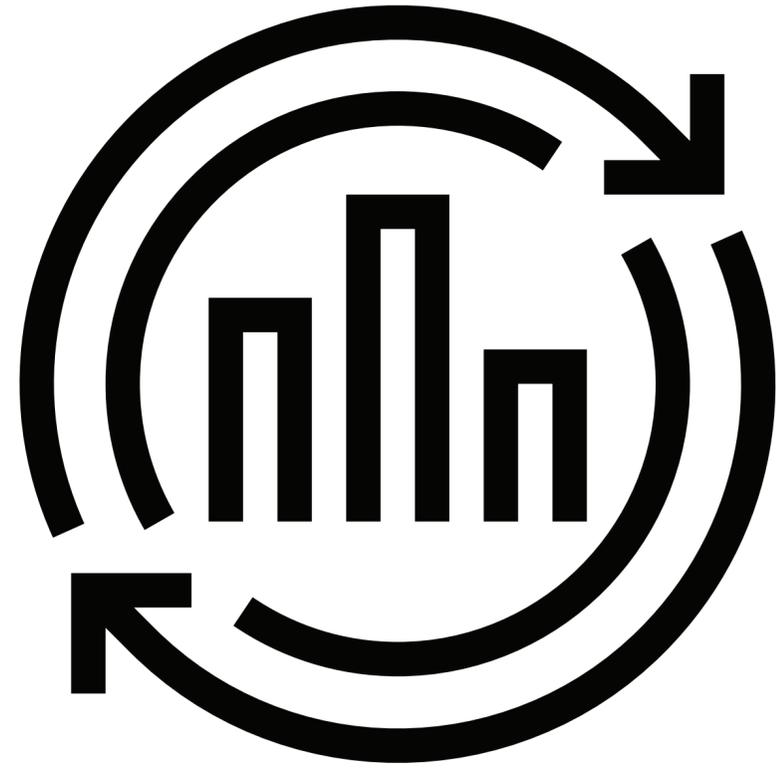
Ramsey County, MN



Urban Renewal

Ramsey County, MN

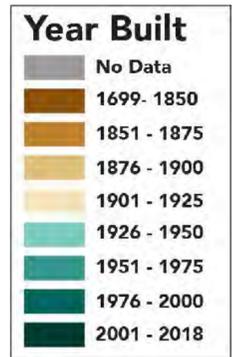
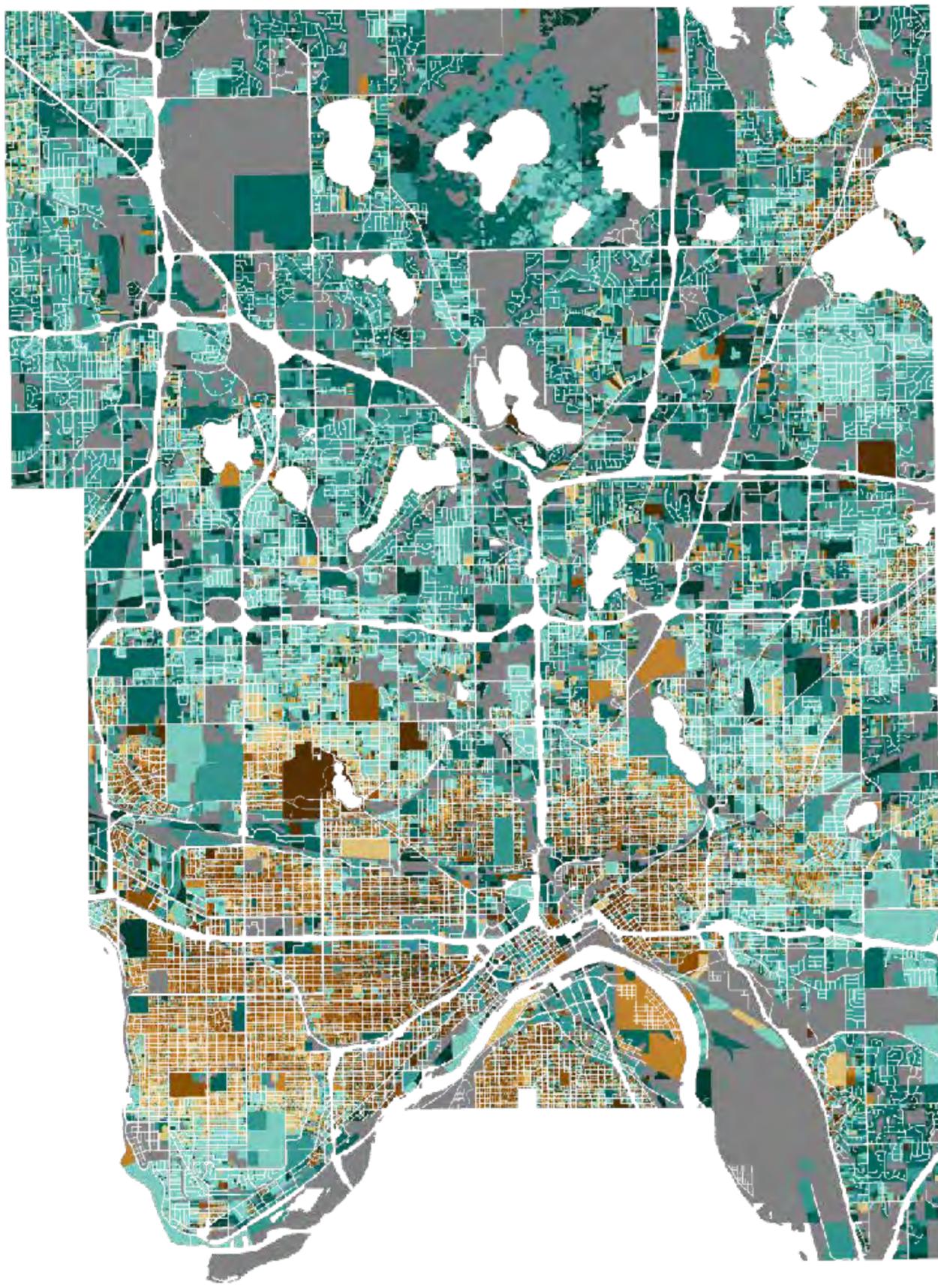
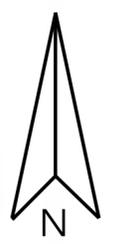




Building Age

Building Age

Ramsey County, MN

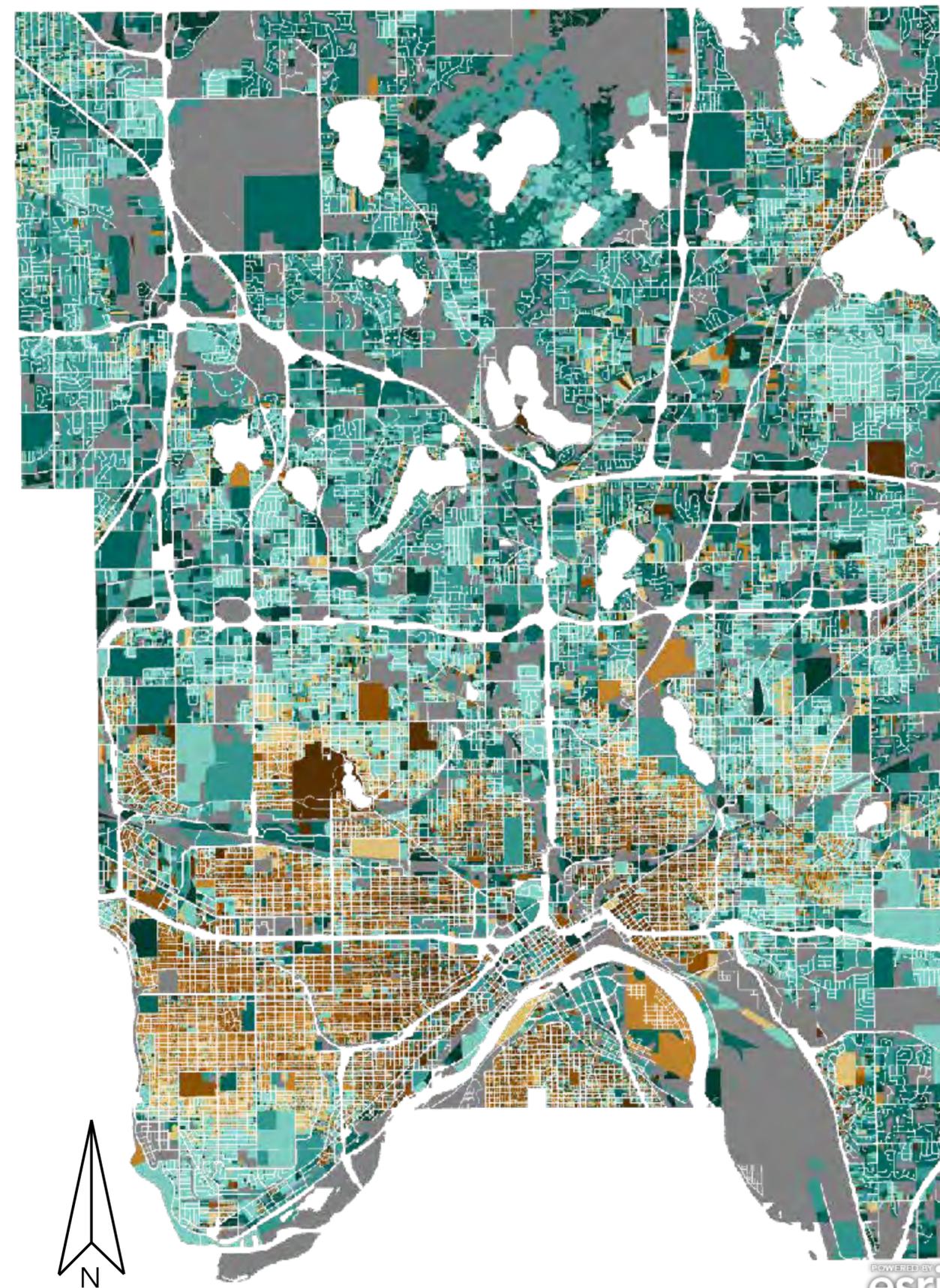


Building Age

Ramsey County, MN

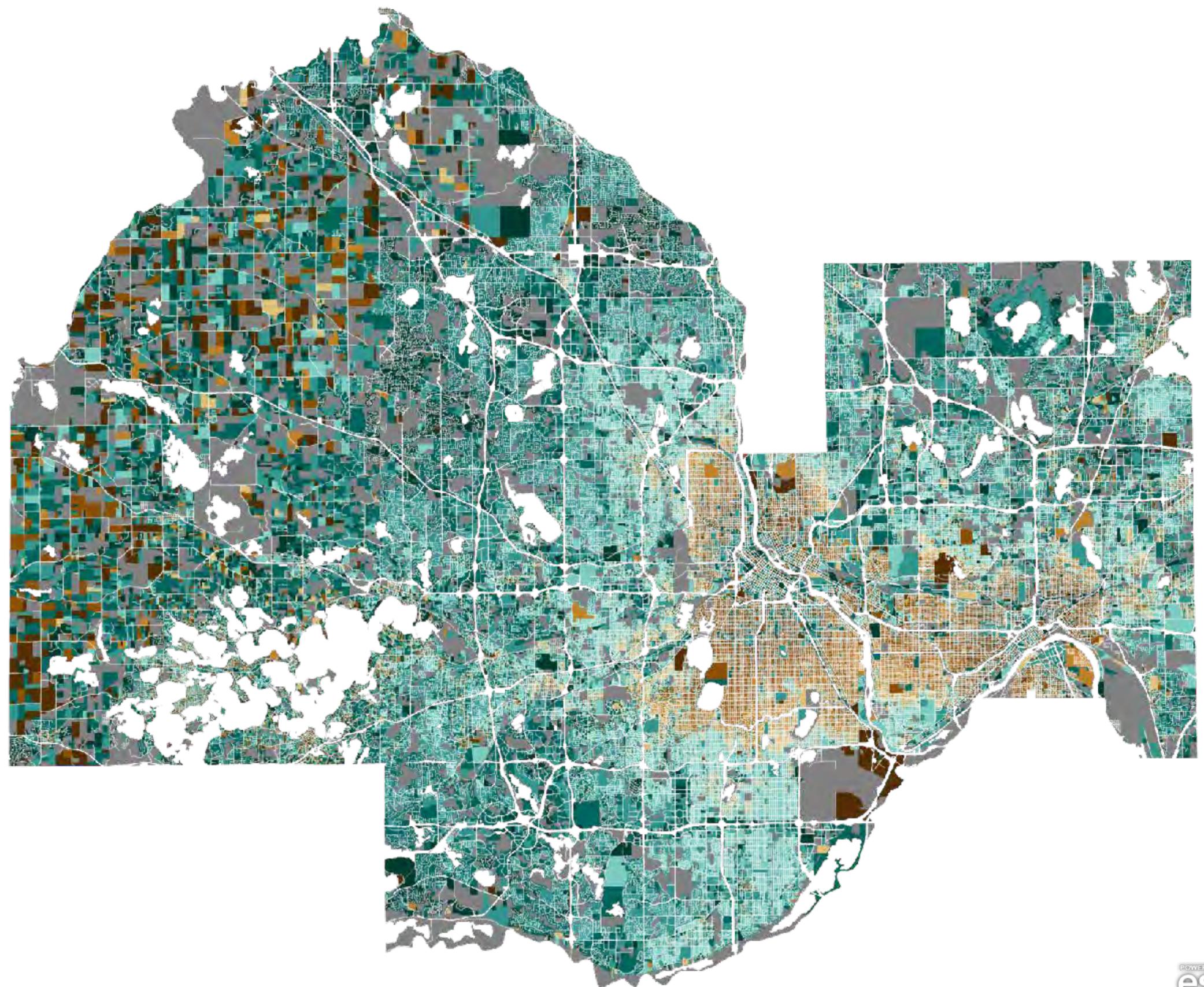
Land Area By Building Age

Pre-1900	3%
1900-1920	4%
1921-1930	4%
1931-1945	4%
1946-1960	15%
1961-1980	19%
1981-2000	16%
2001-2020	5%



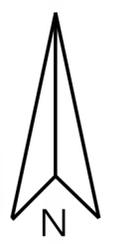
Building Age

Twin Cities, MN



Year Built

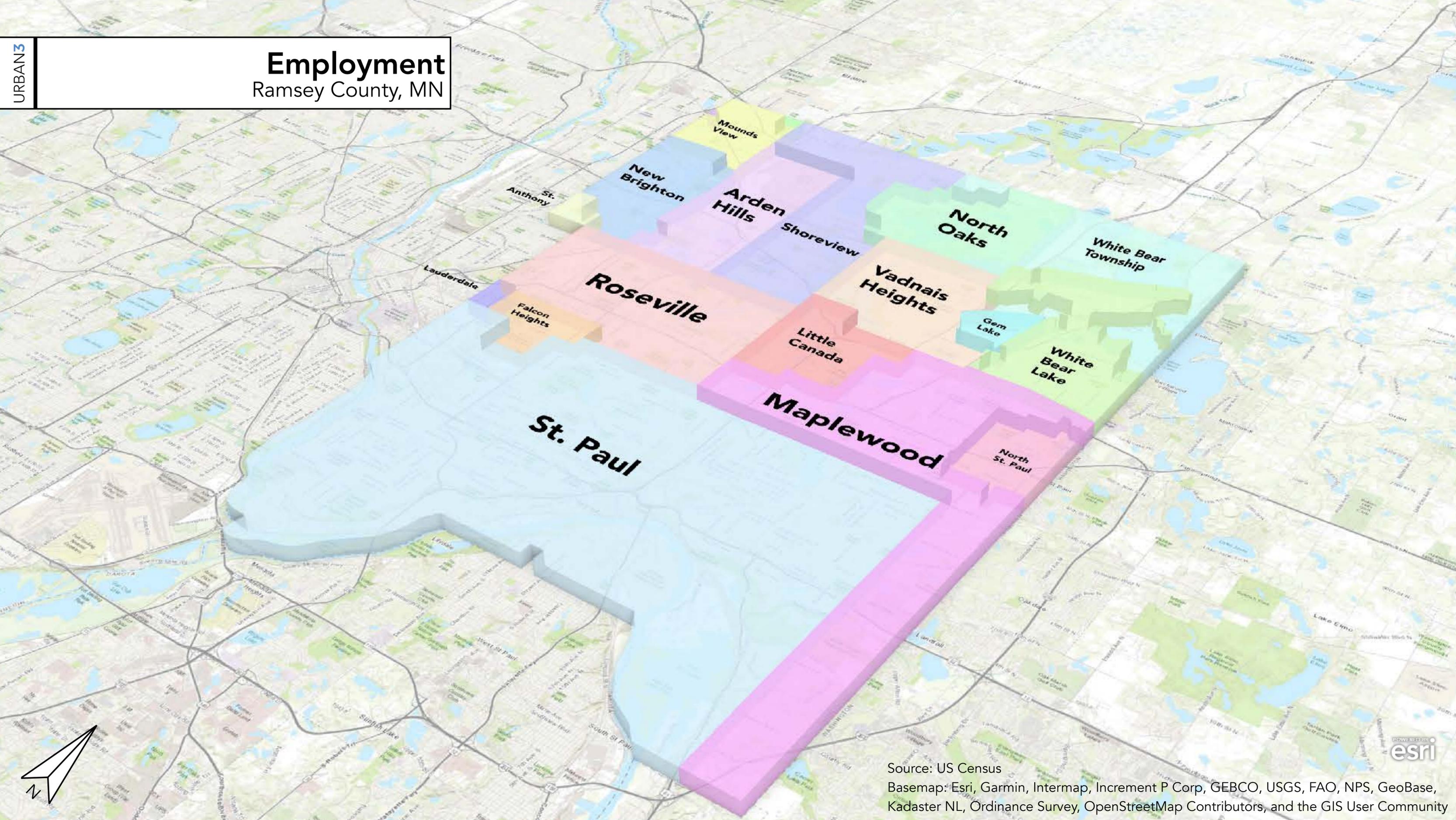
Grey	No Data
Brown	1699- 1850
Light Brown	1851 - 1875
Yellow-Gold	1876 - 1900
Light Yellow	1901 - 1925
Light Green	1926 - 1950
Medium Green	1951 - 1975
Dark Green	1976 - 2000
Very Dark Green	2001 - 2018





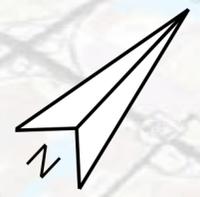
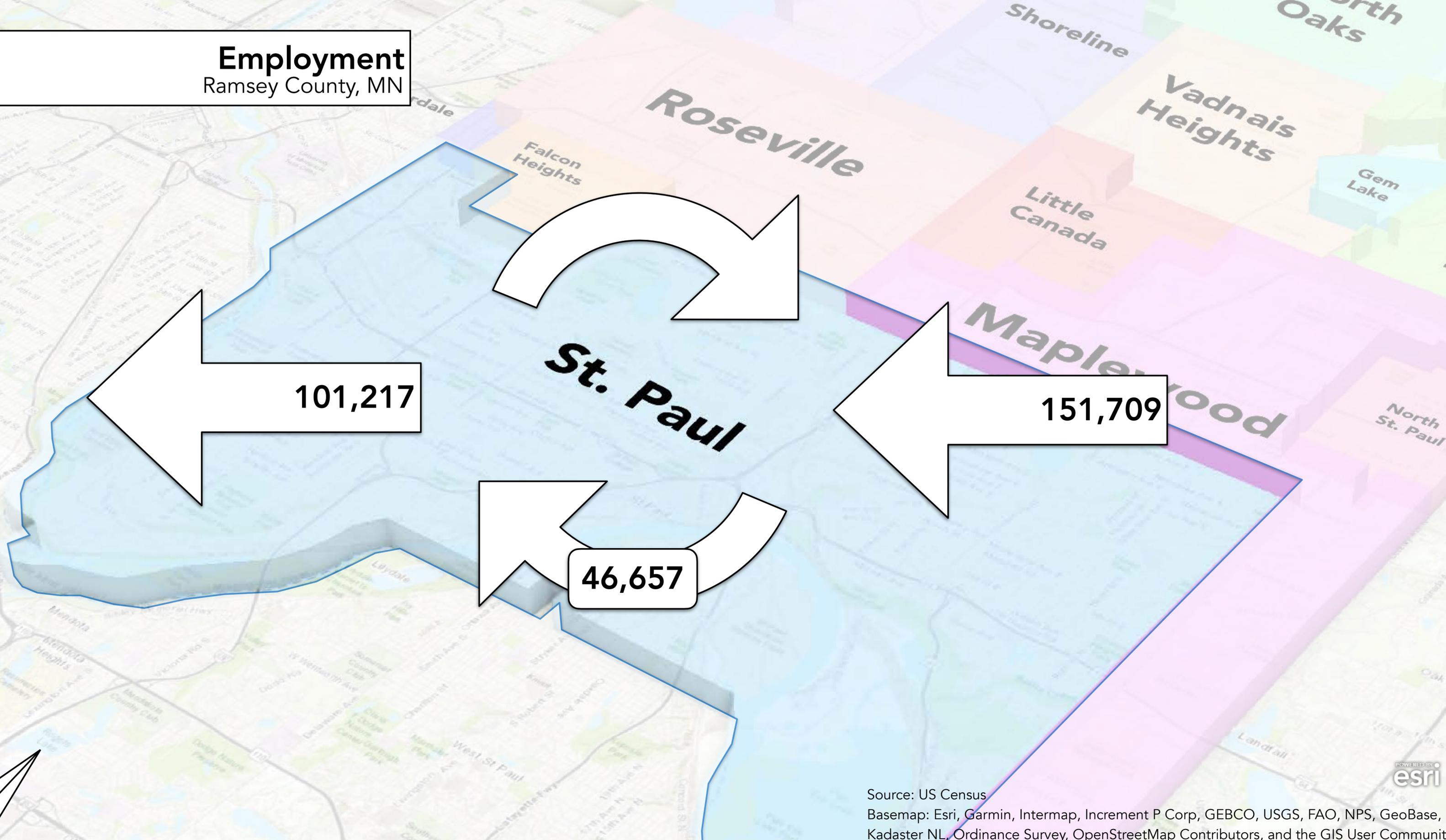
Employment

Employment Ramsey County, MN



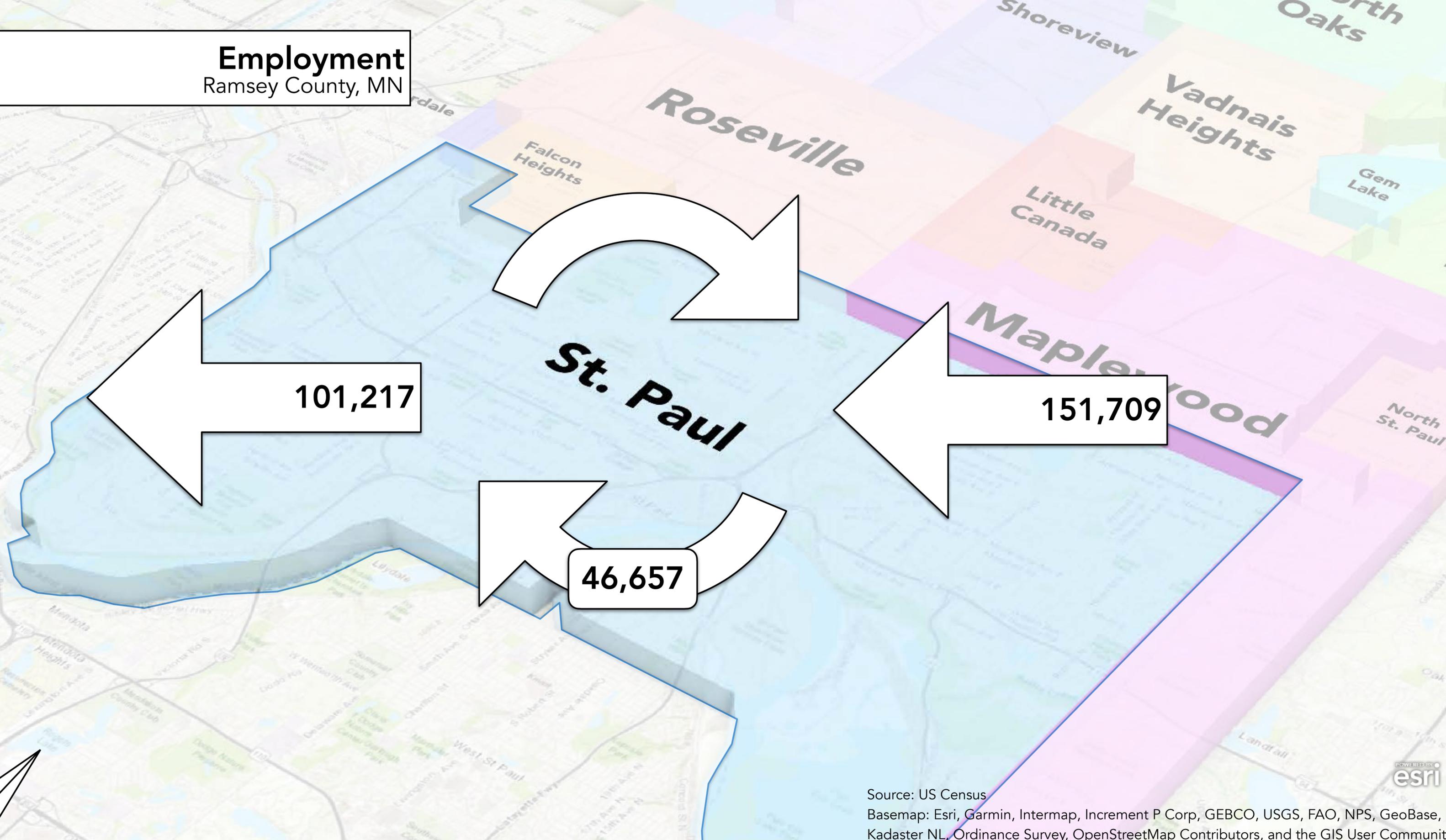
Employment

Ramsey County, MN



Employment

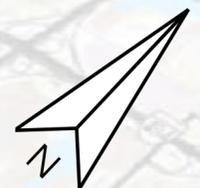
Ramsey County, MN



101,217

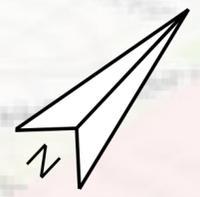
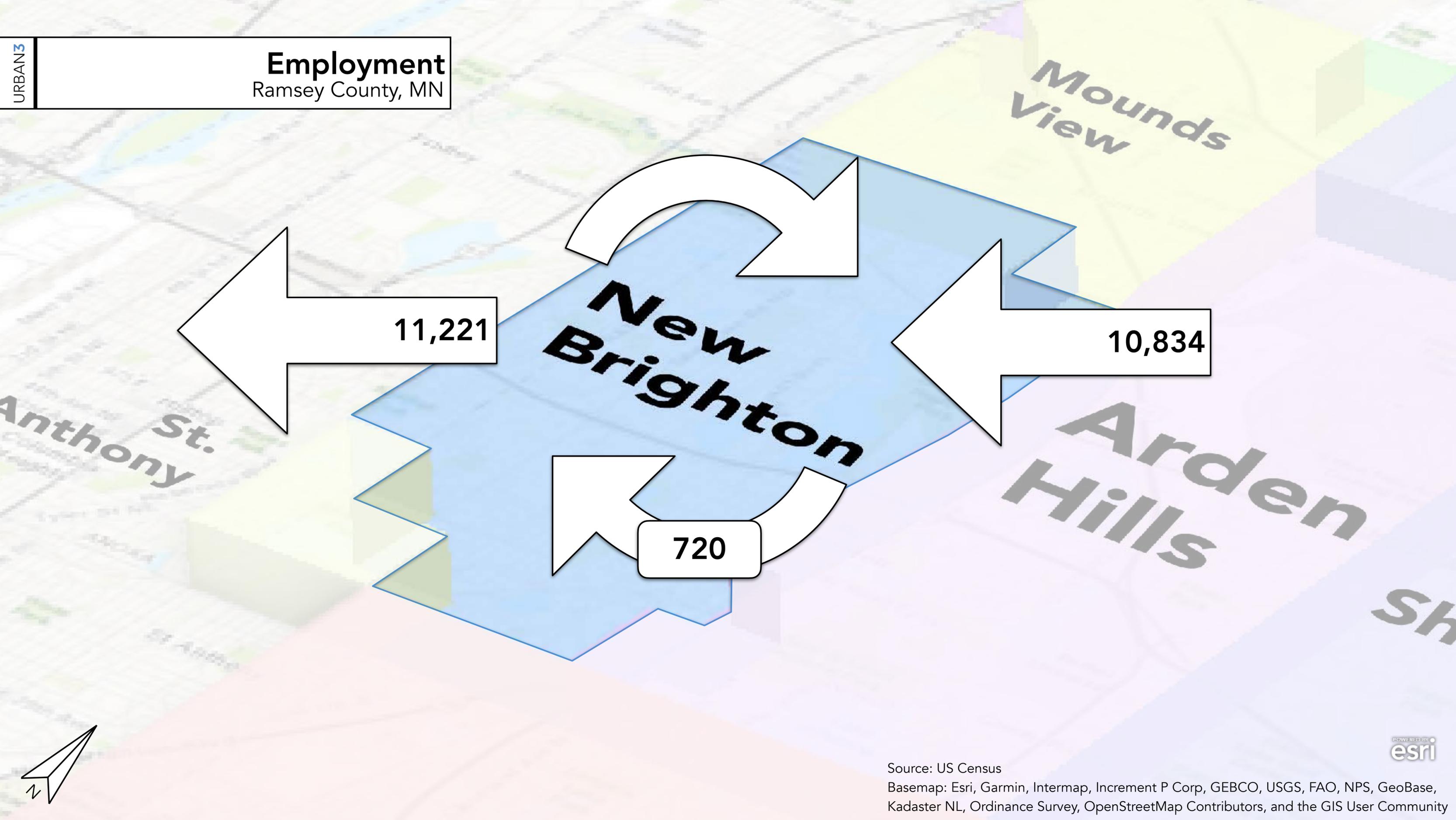
46,657

151,709



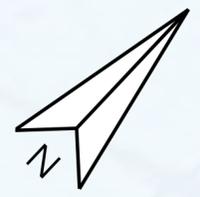
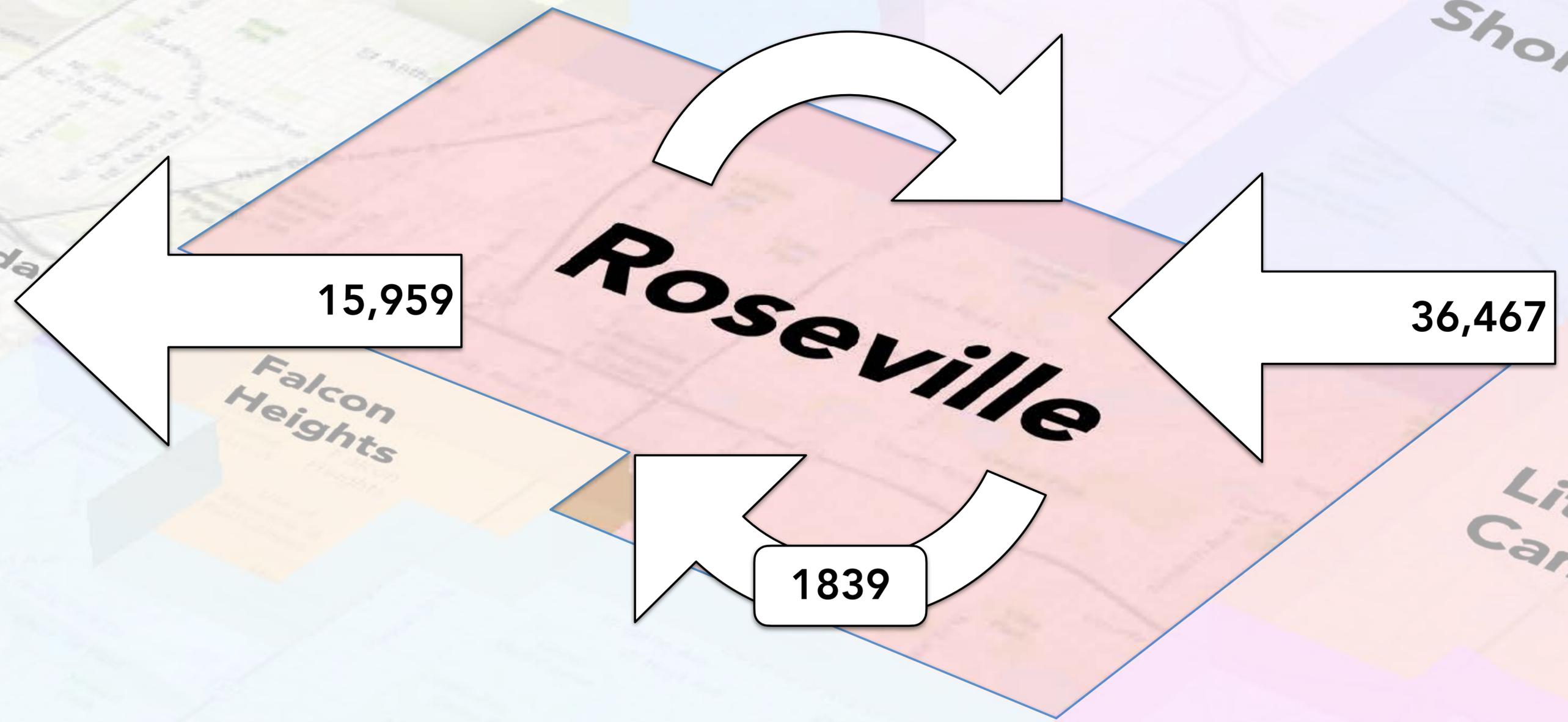
Employment

Ramsey County, MN



Employment

Ramsey County, MN



Employment

Ramsey County, MN

Vadnais Heights

White Bear Township

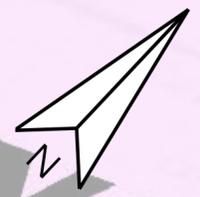
Gem Lake

White Bear Lake

10,888

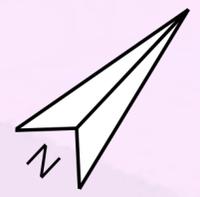
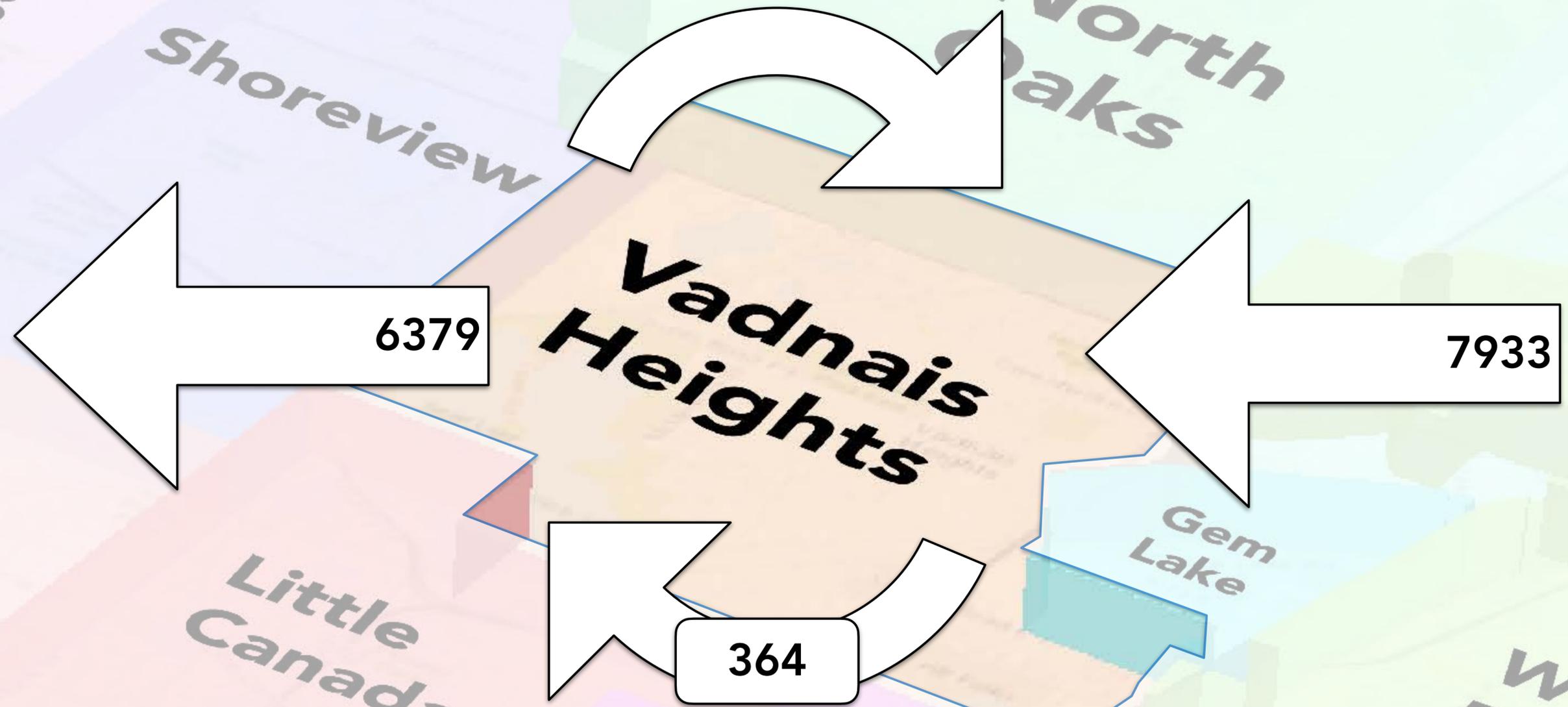
12,092

1505



Employment

Ramsey County, MN

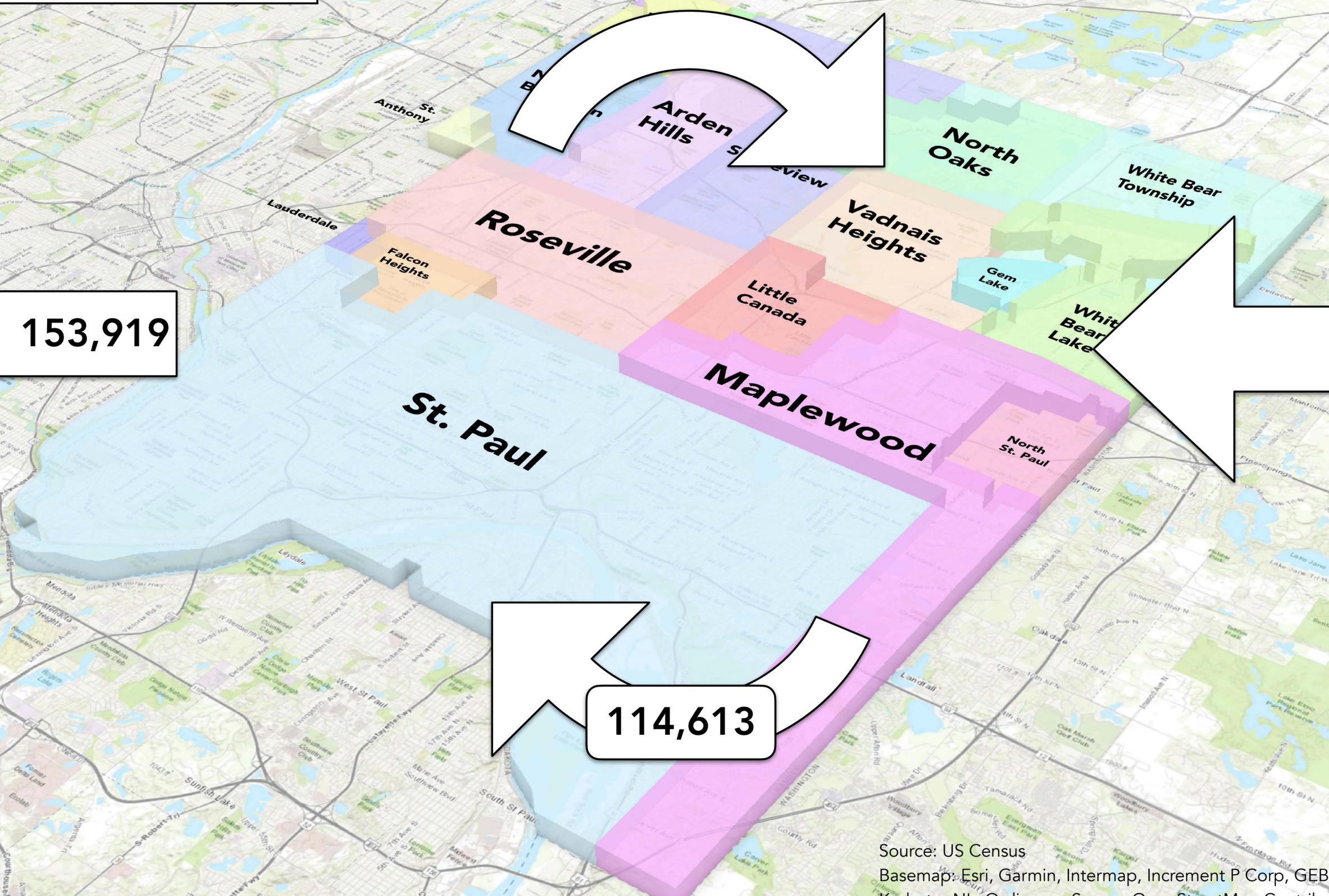


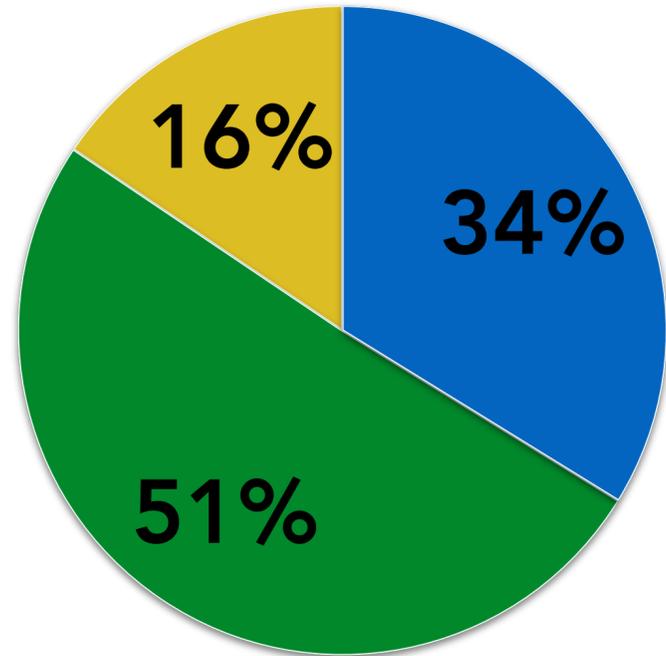
Employment Ramsey County, MN

153,919

114,613

230,641

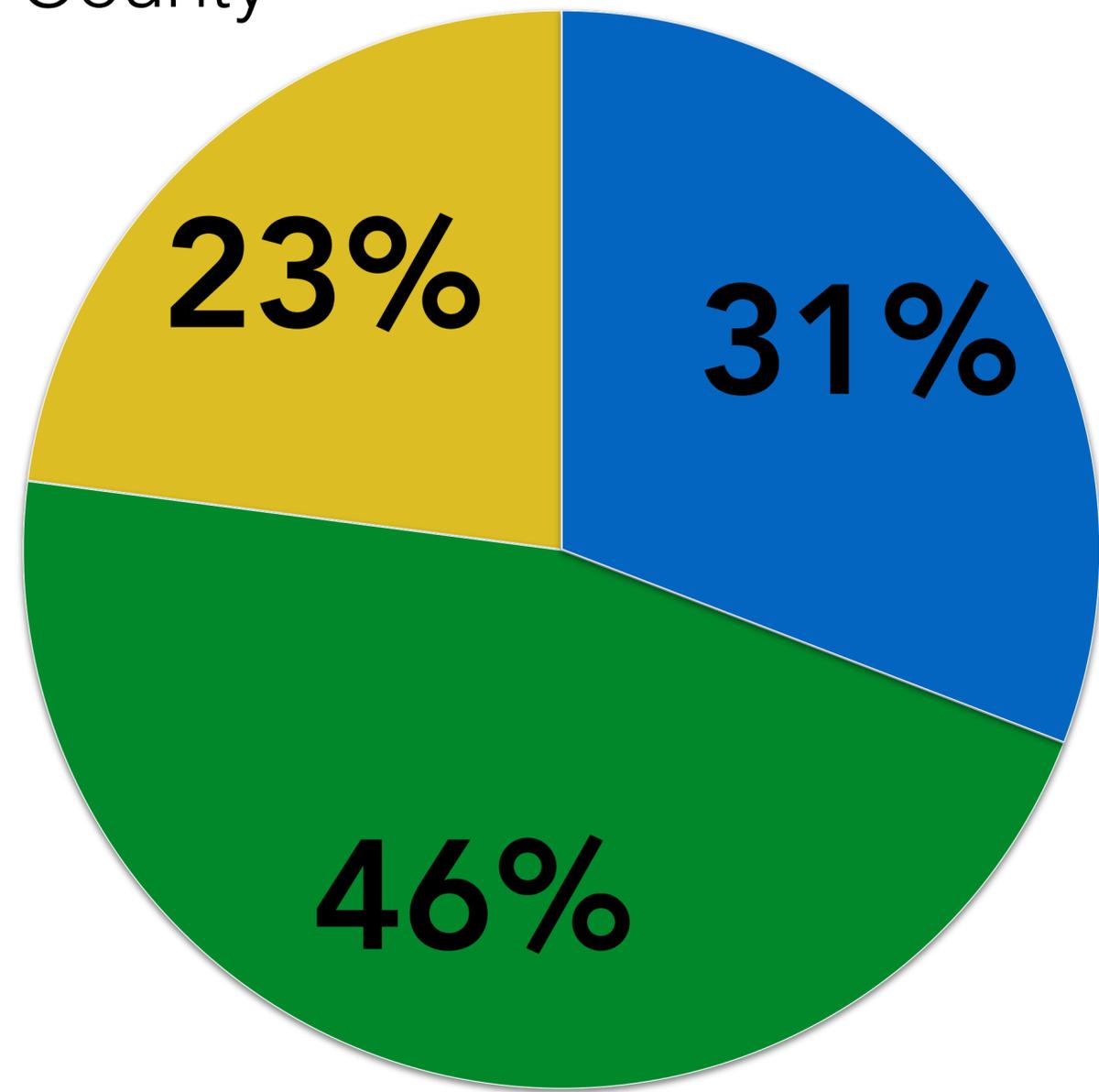




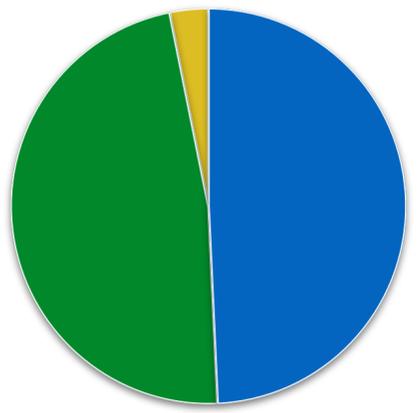
St Paul

- out
- in
- retain

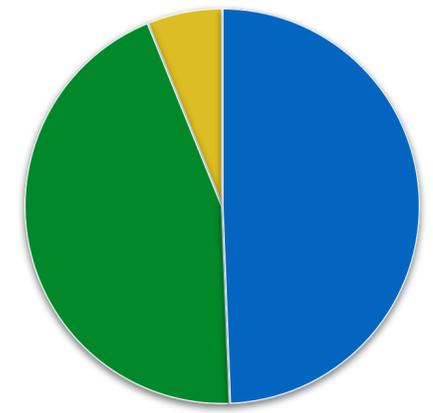
Ramsey County



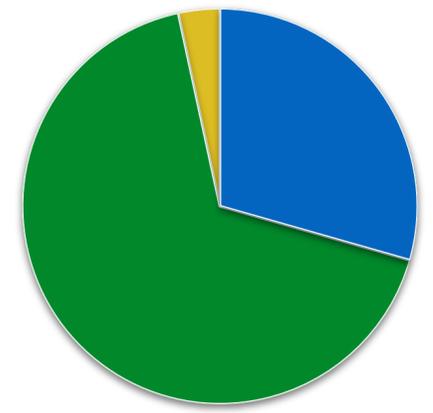
New Brighton



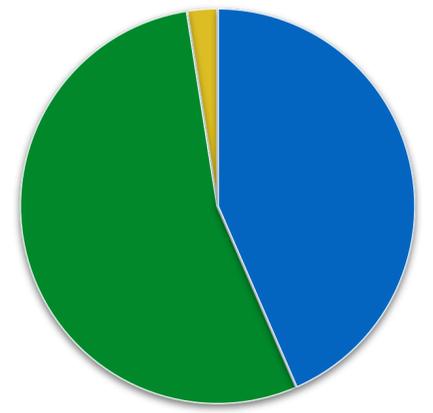
White Bear Lake

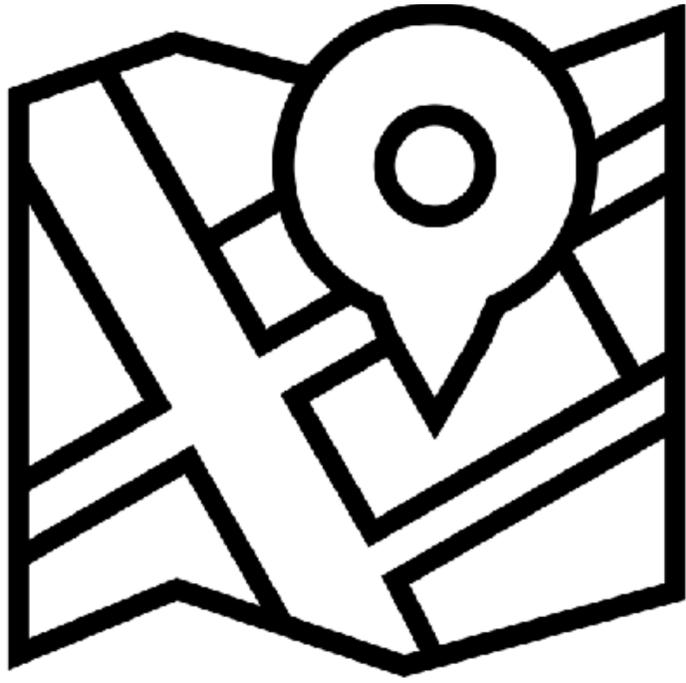


Roseville



Vadnais Heights





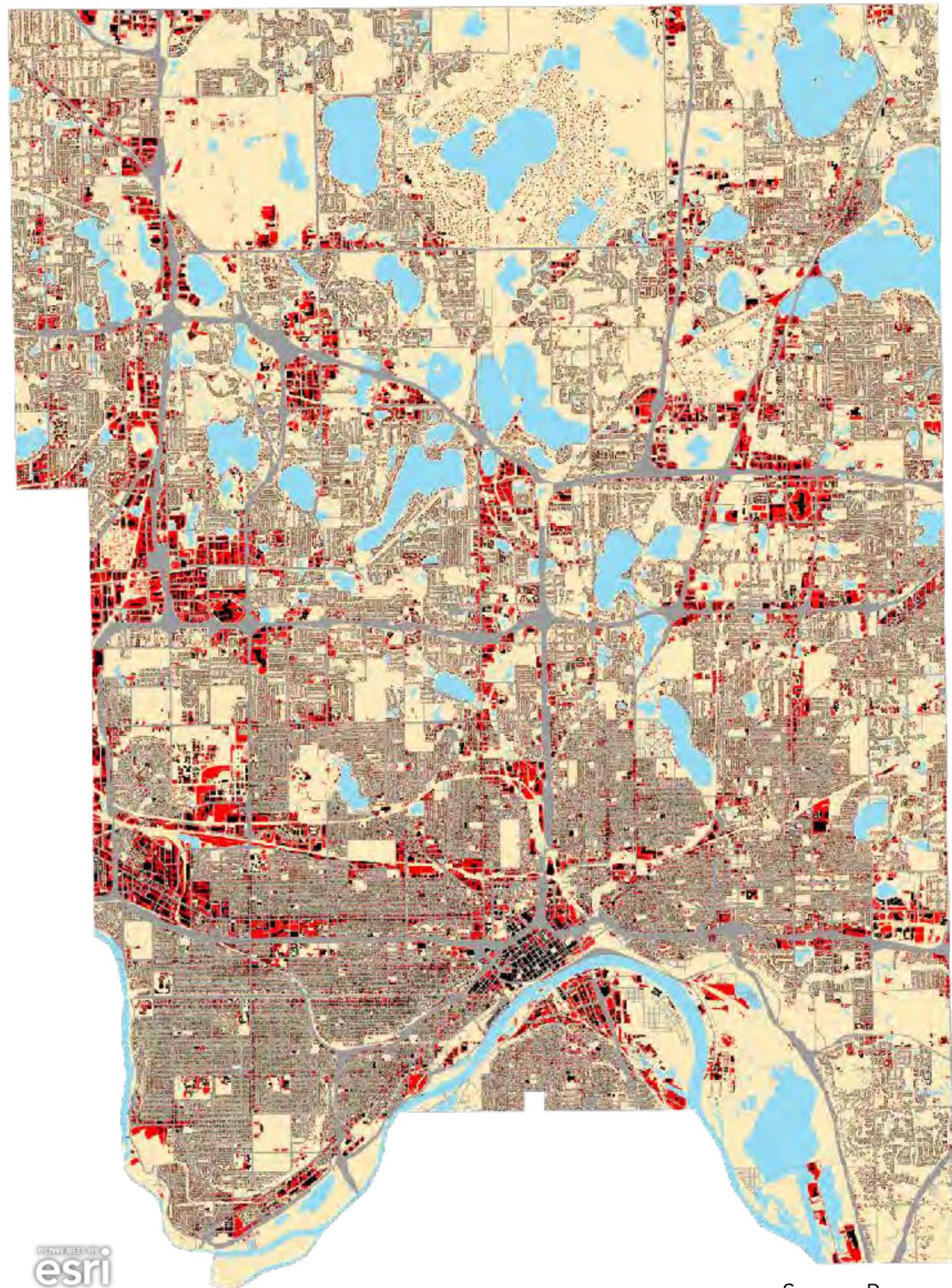
Land Use

Land Use

Ramsey County, MN

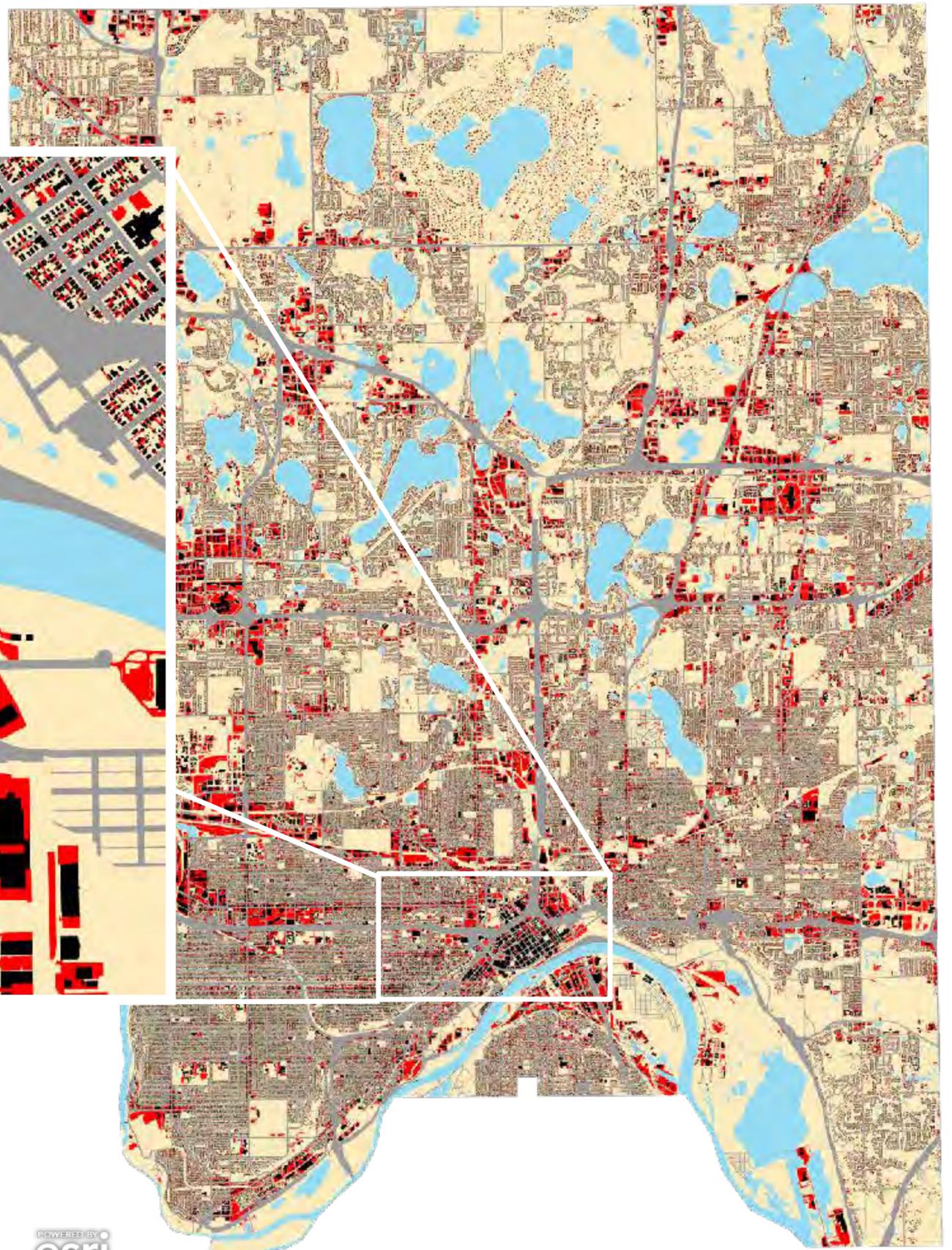


- Other
- Roads/ROW
- Buildings
- Parking



Land Use

Ramsey County, MN

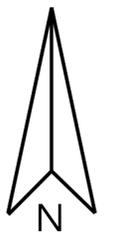


Other

Buildings

Roads/ROW

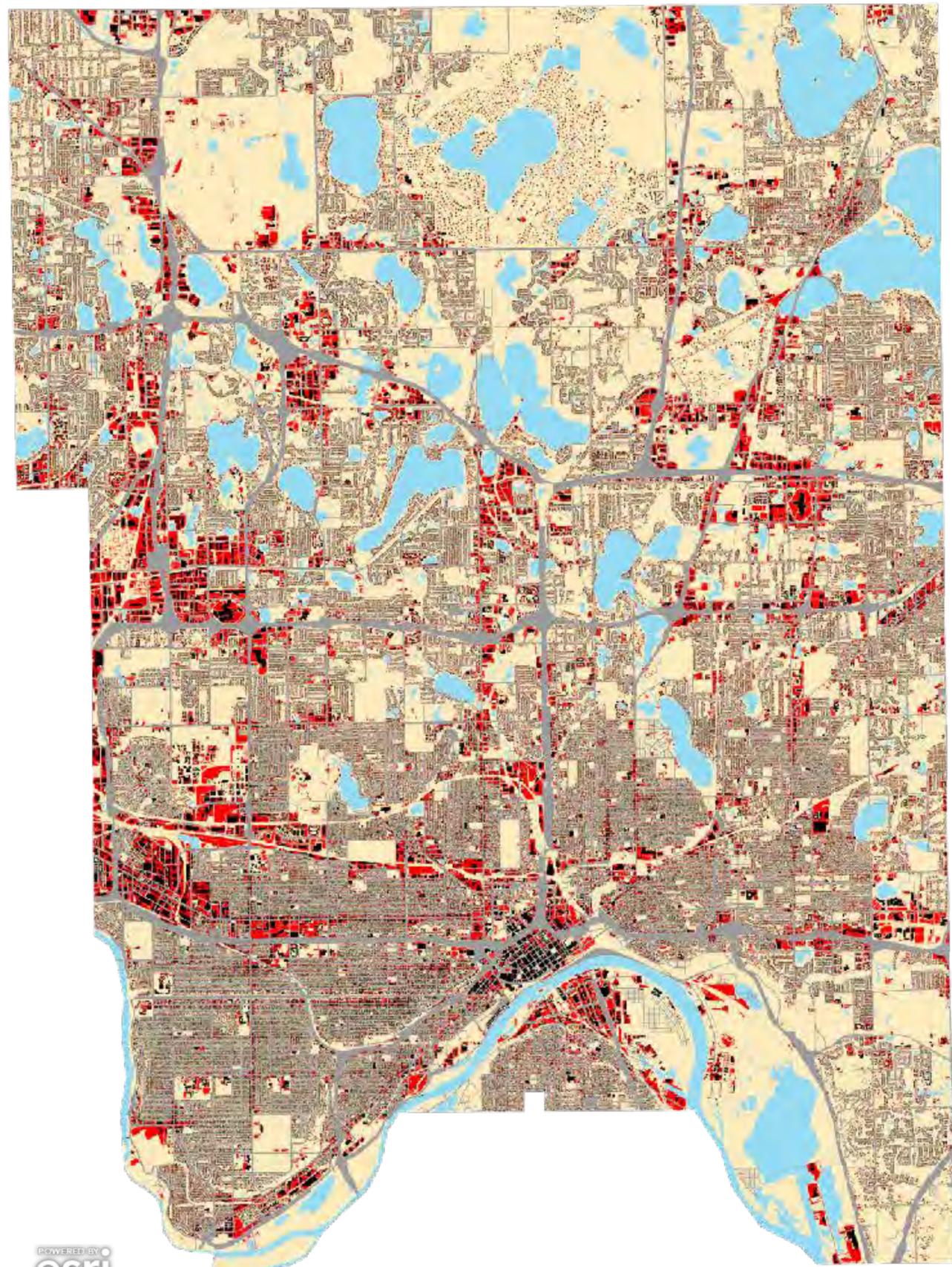
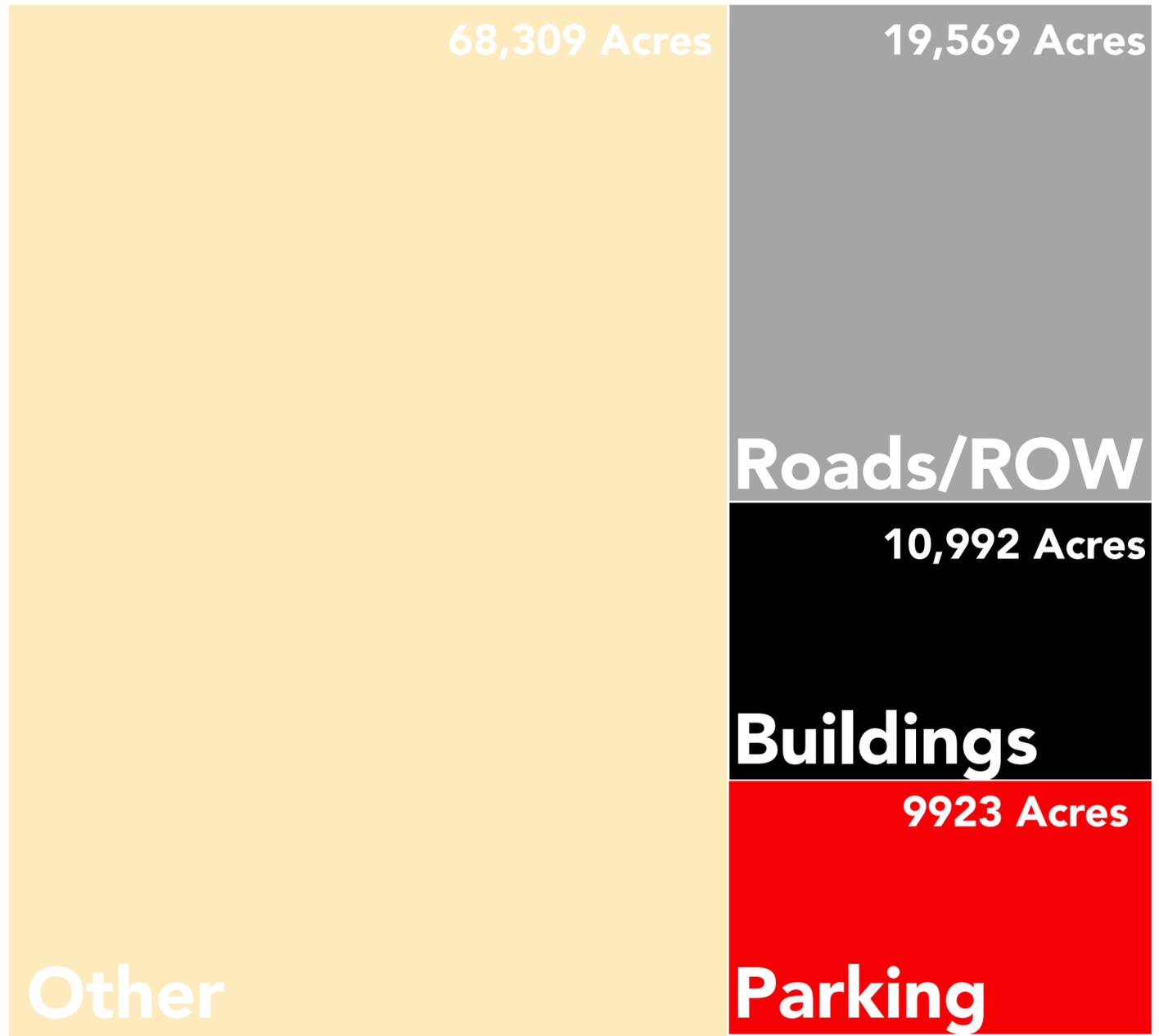
Parking



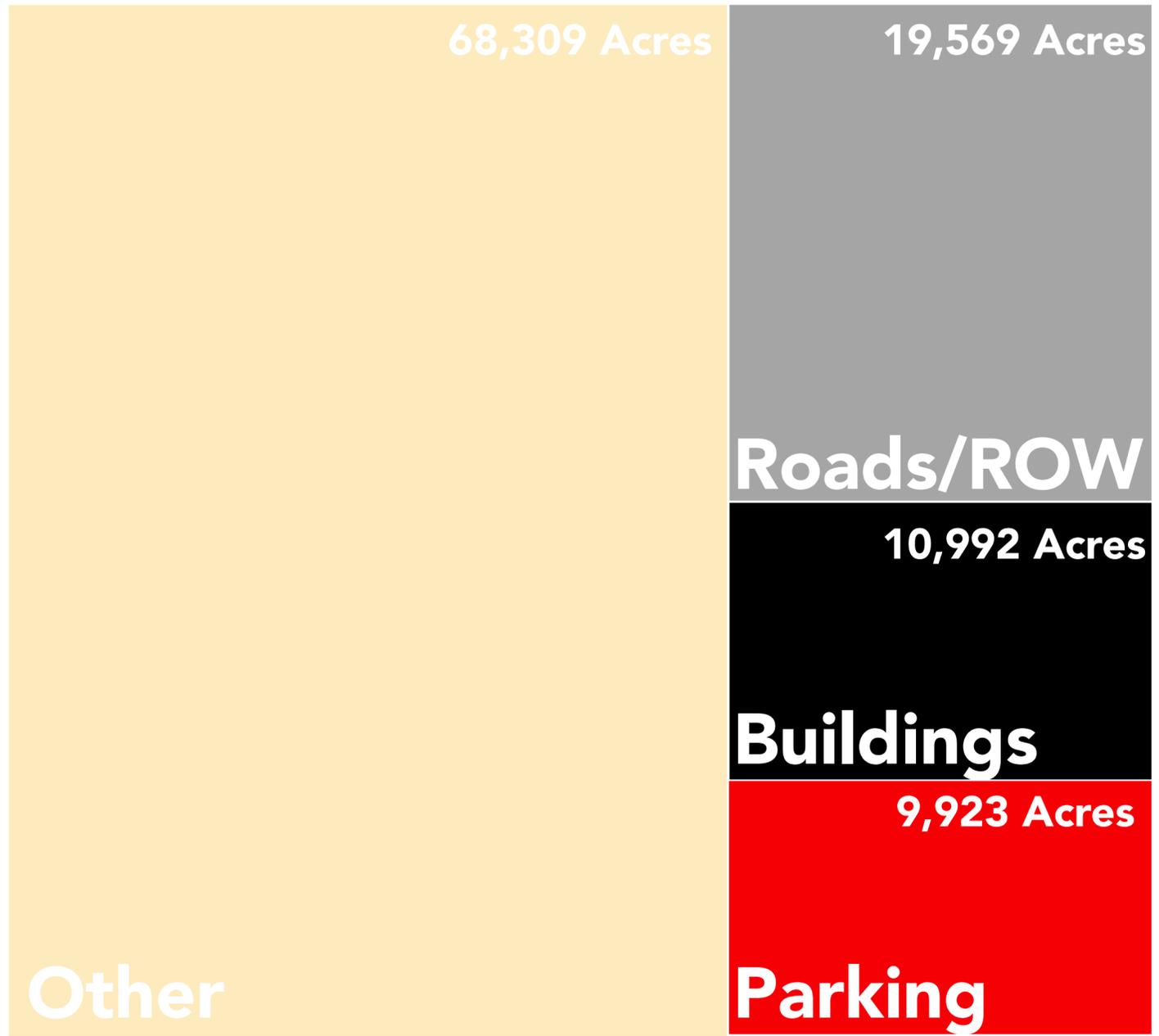
Land Use

Ramsey County, MN

Area

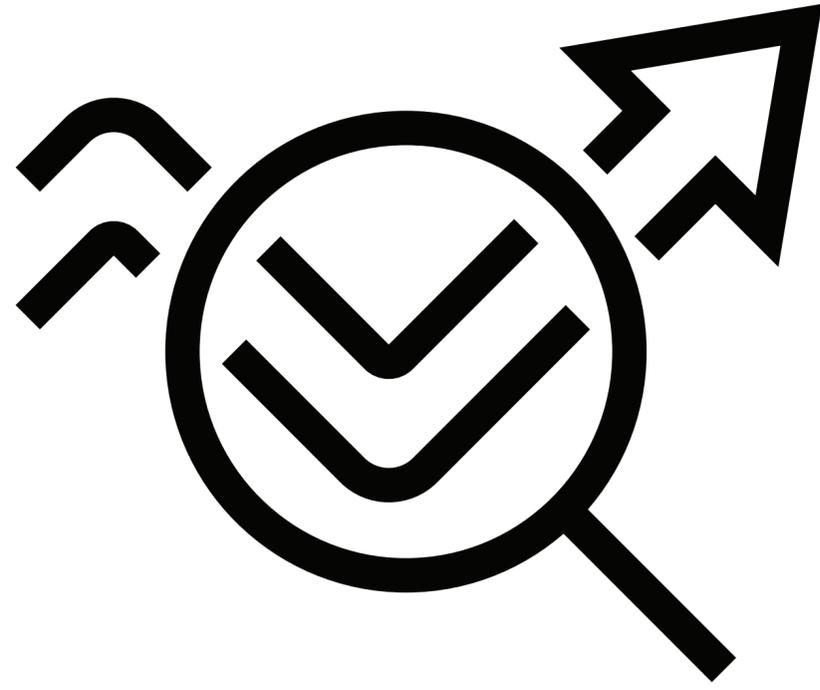


Area



Taxable Value





Sales Tax

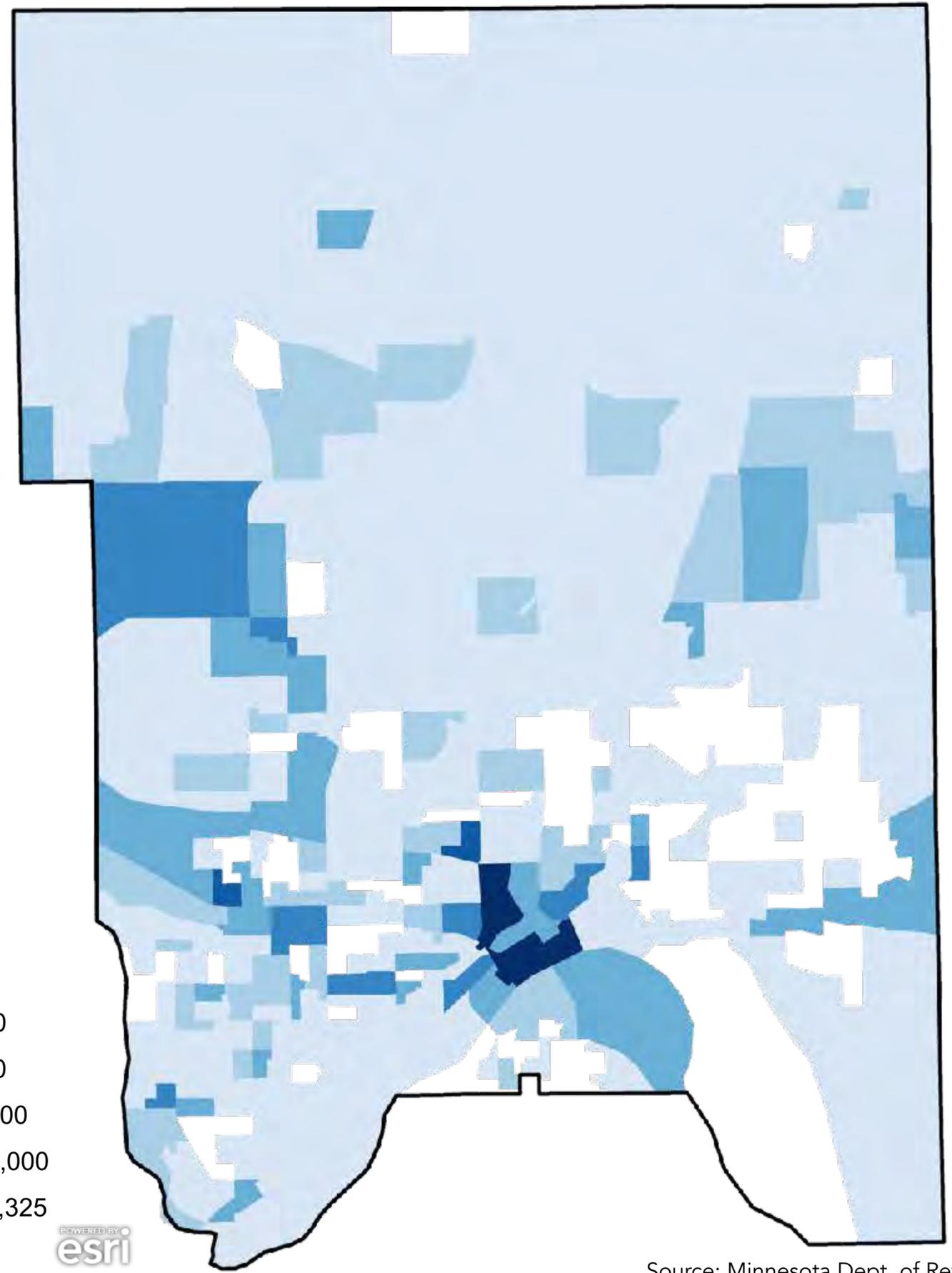
Sales Tax Per Acre

Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue

taxable sales/acre

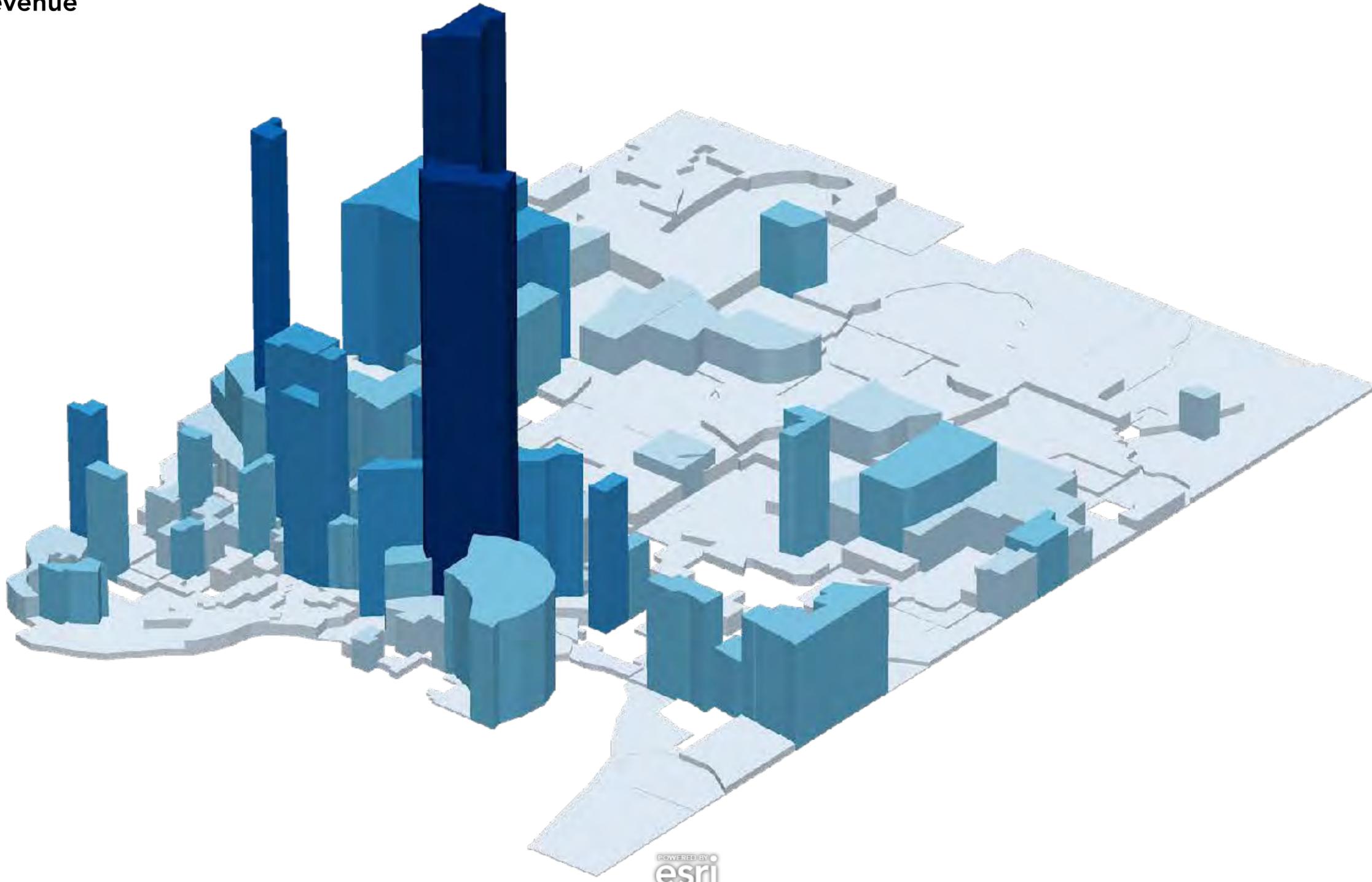
- 0
- 1 - 150,000
- 150,001 - 300,000
- 300,001 - 600,000
- 600,001 - 1,200,000
- 1,200,001 - 2,400,000
- 2,400,001 - 6,011,325



Sales Tax Per Acre

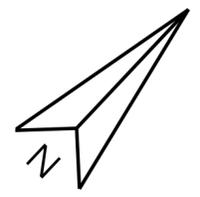
Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



taxable sales/acre

0
1 - 150,000
150,001 - 300,000
300,001 - 600,000
600,001 - 1,200,000
1,200,001 - 2,400,000
2,400,001 - 6,011,325



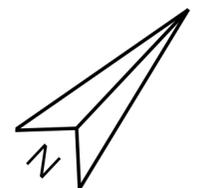
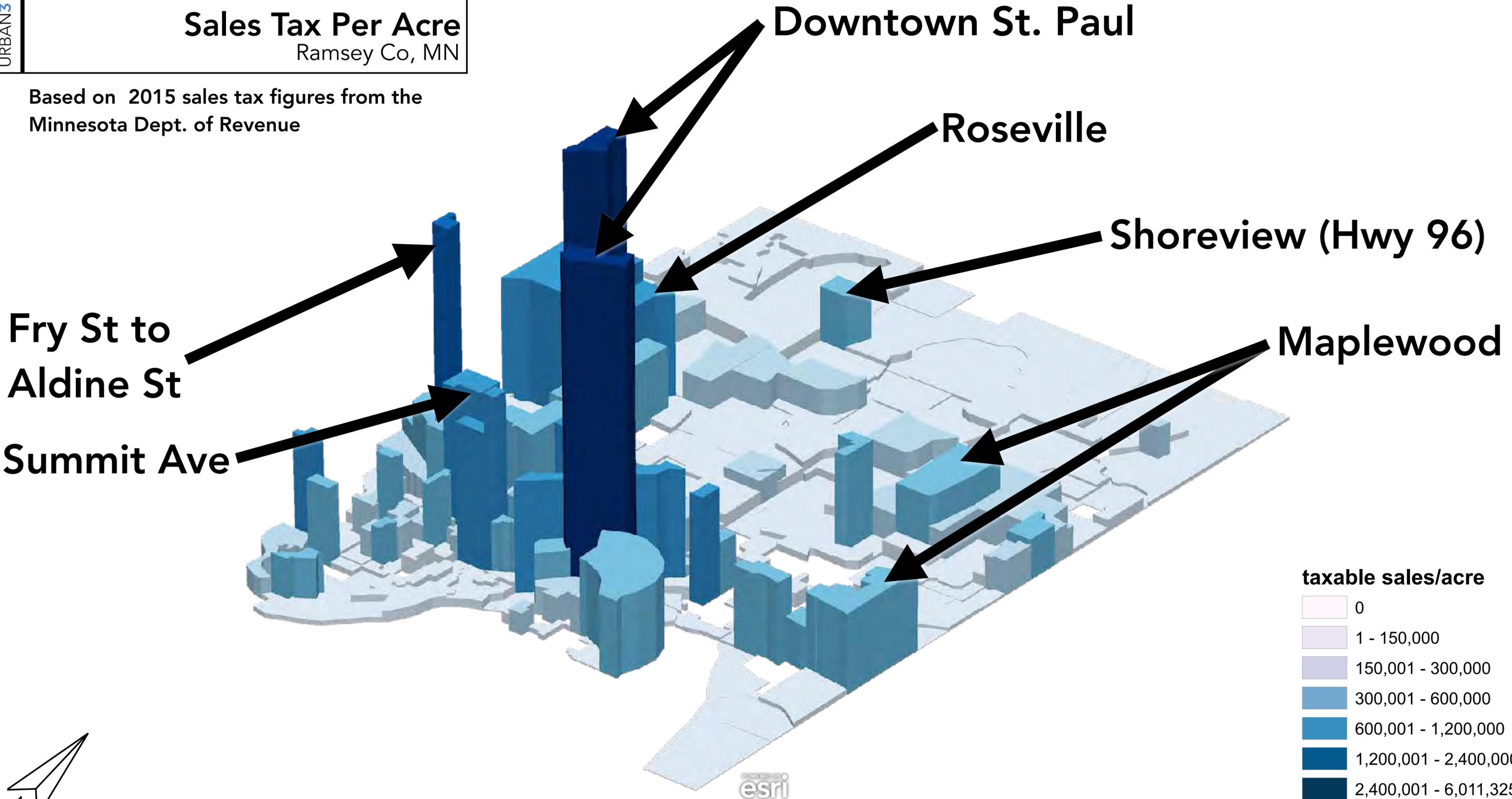
Source: Minnesota Dept. of Revenue

URBAN3

Sales Tax Per Acre

Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



Source: Minnesota Dept. of Revenue

Sales Tax Per Acre

Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



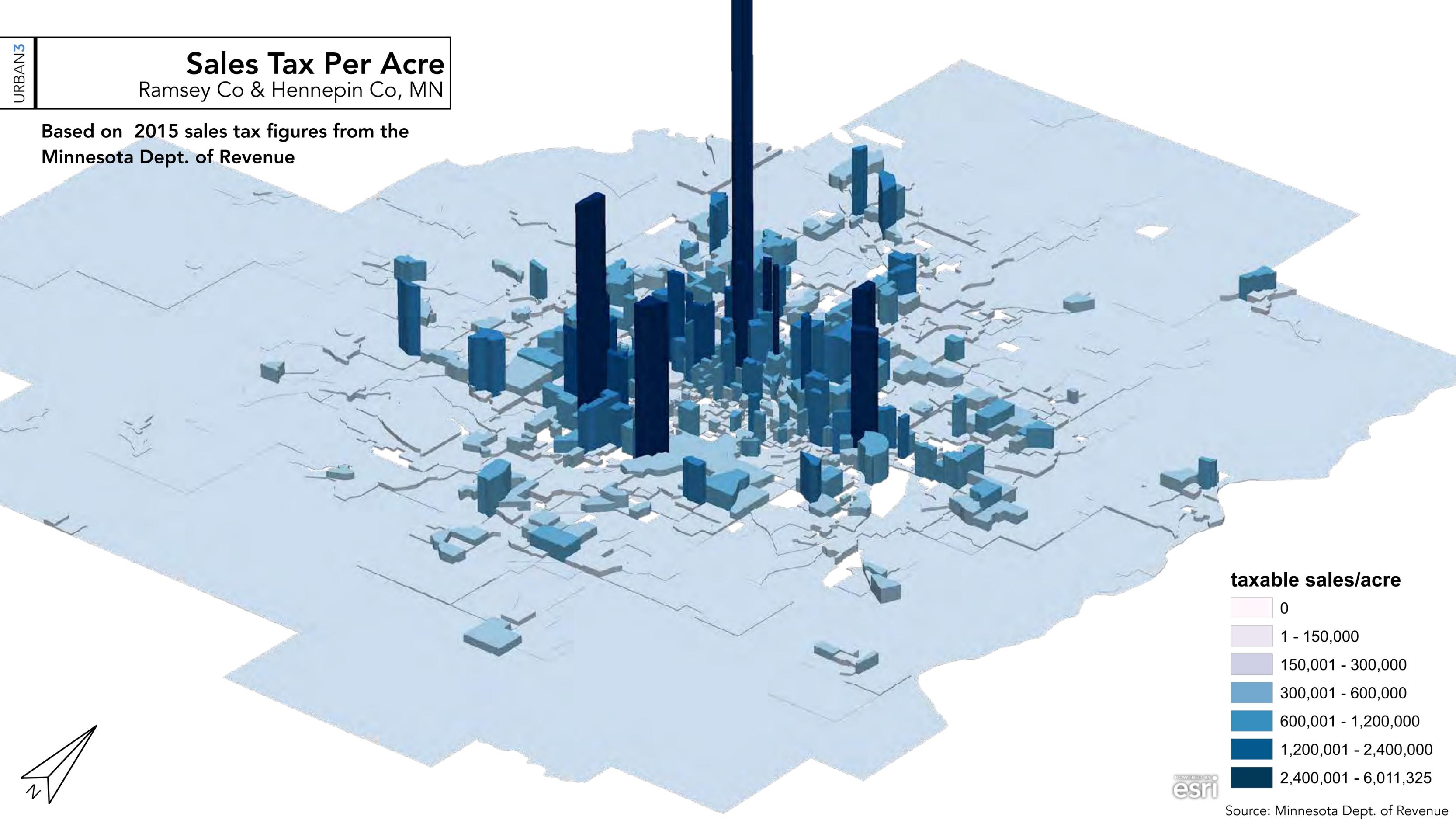
taxable sales/acre	
0	Light Pink
1 - 150,000	Light Purple
150,001 - 300,000	Medium Purple
300,001 - 600,000	Blue-Gray
600,001 - 1,200,000	Medium Blue
1,200,001 - 2,400,000	Dark Blue
2,400,001 - 6,011,325	Very Dark Blue



Sales Tax Per Acre

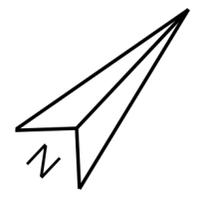
Ramsey Co & Hennepin Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



taxable sales/acre

- 0
- 1 - 150,000
- 150,001 - 300,000
- 300,001 - 600,000
- 600,001 - 1,200,000
- 1,200,001 - 2,400,000
- 2,400,001 - 6,011,325



Sales Tax Per Acre

Ramsey Co & Hennepin Co, MN

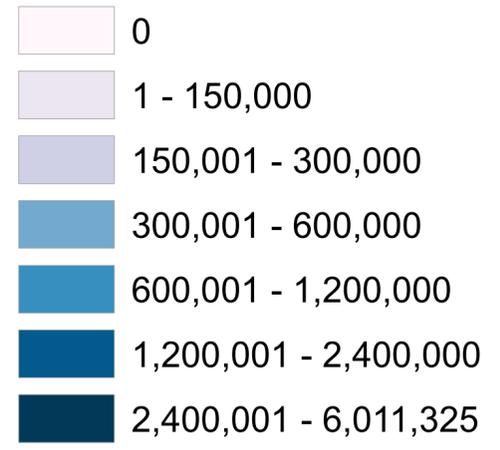
Based on 2015 sales tax figures from the Minnesota Dept. of Revenue

Downtown Minneapolis

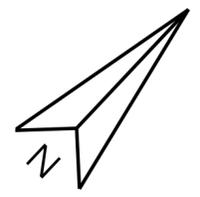
Downtown St. Paul

Mall of America

taxable sales/acre



Source: Minnesota Dept. of Revenue

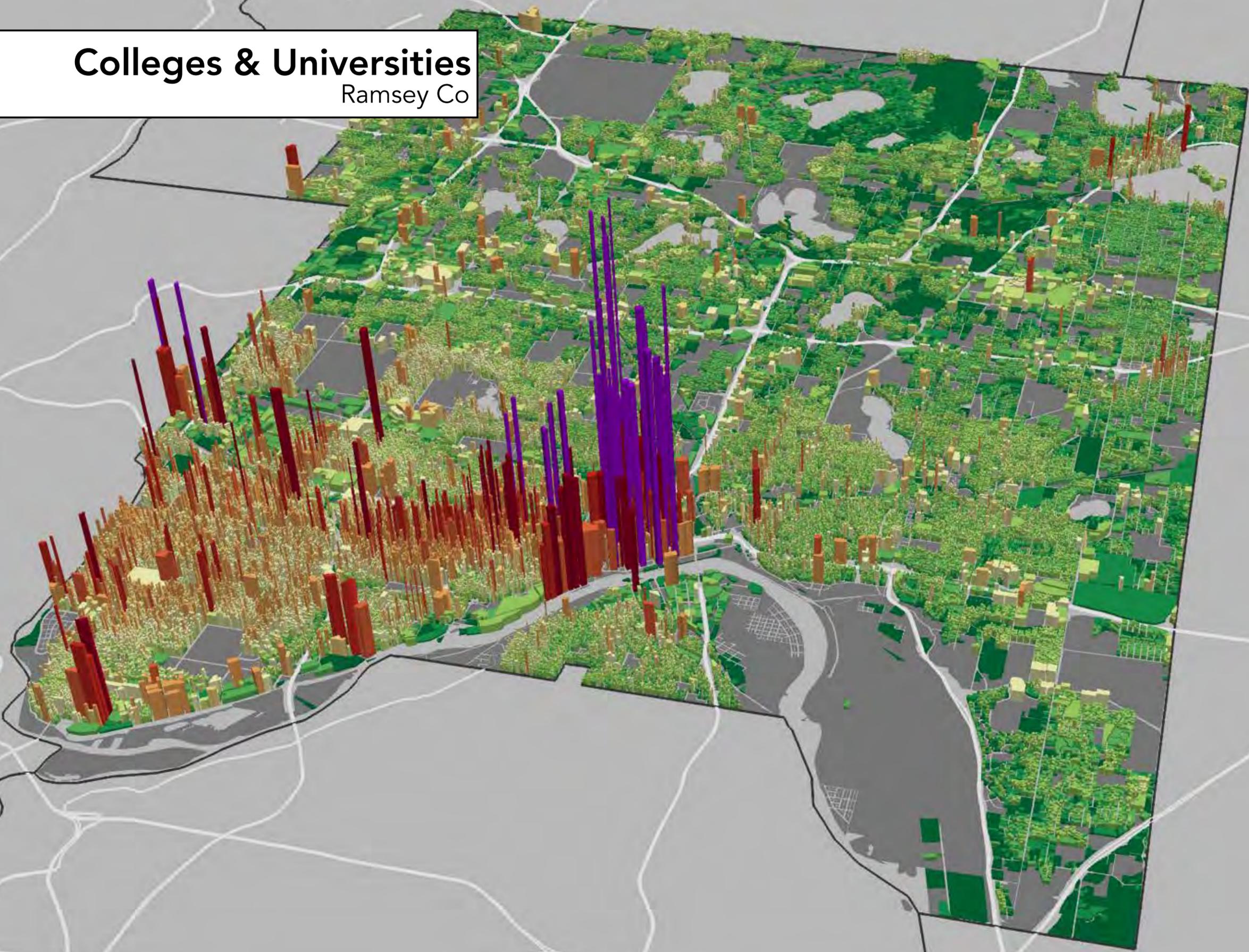




Colleges

Colleges & Universities

Ramsey Co

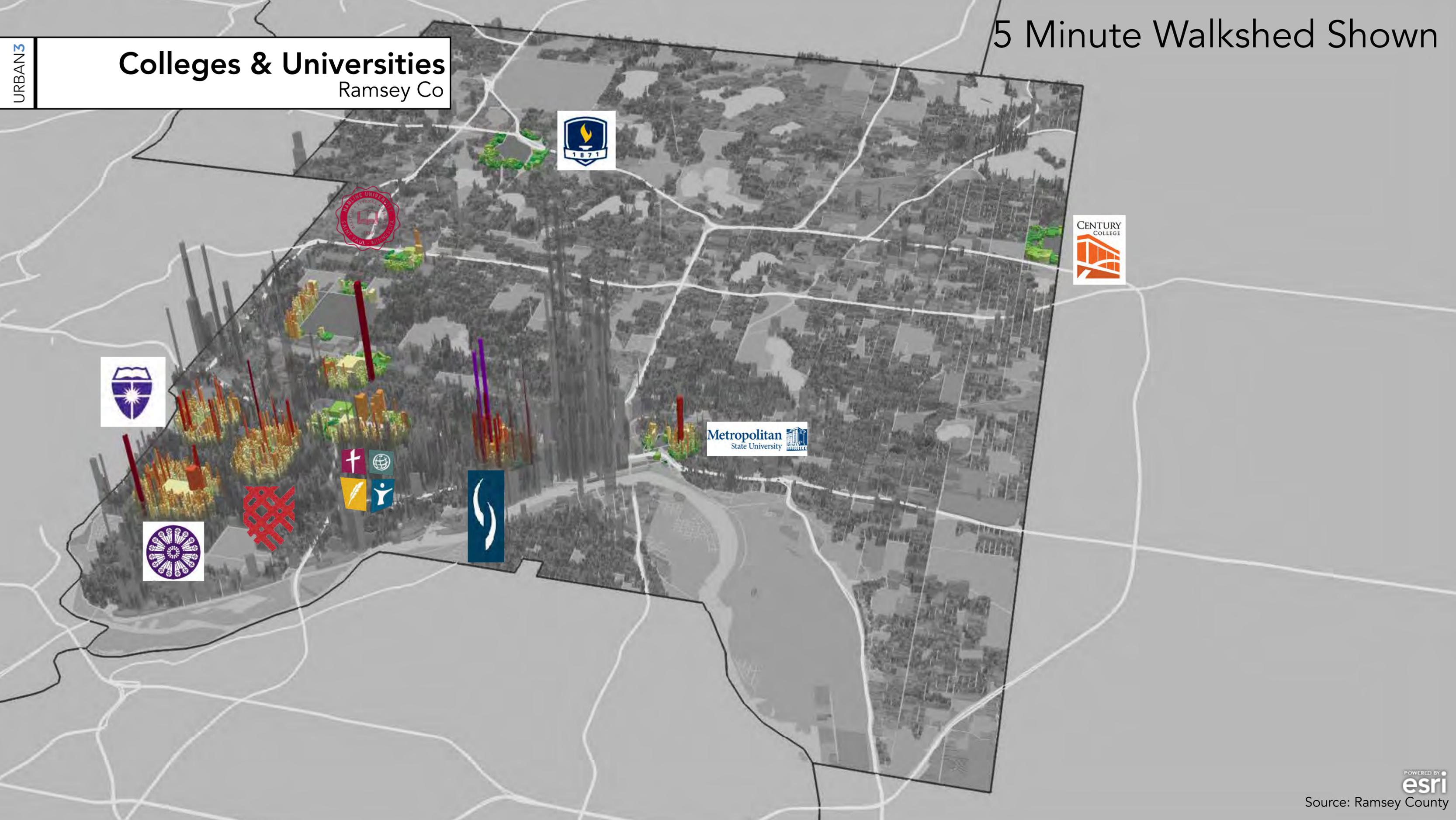


5 Minute Walkshed Shown

Colleges & Universities

Ramsey Co

URBAN3





Infrastructure

The economics infrastructure

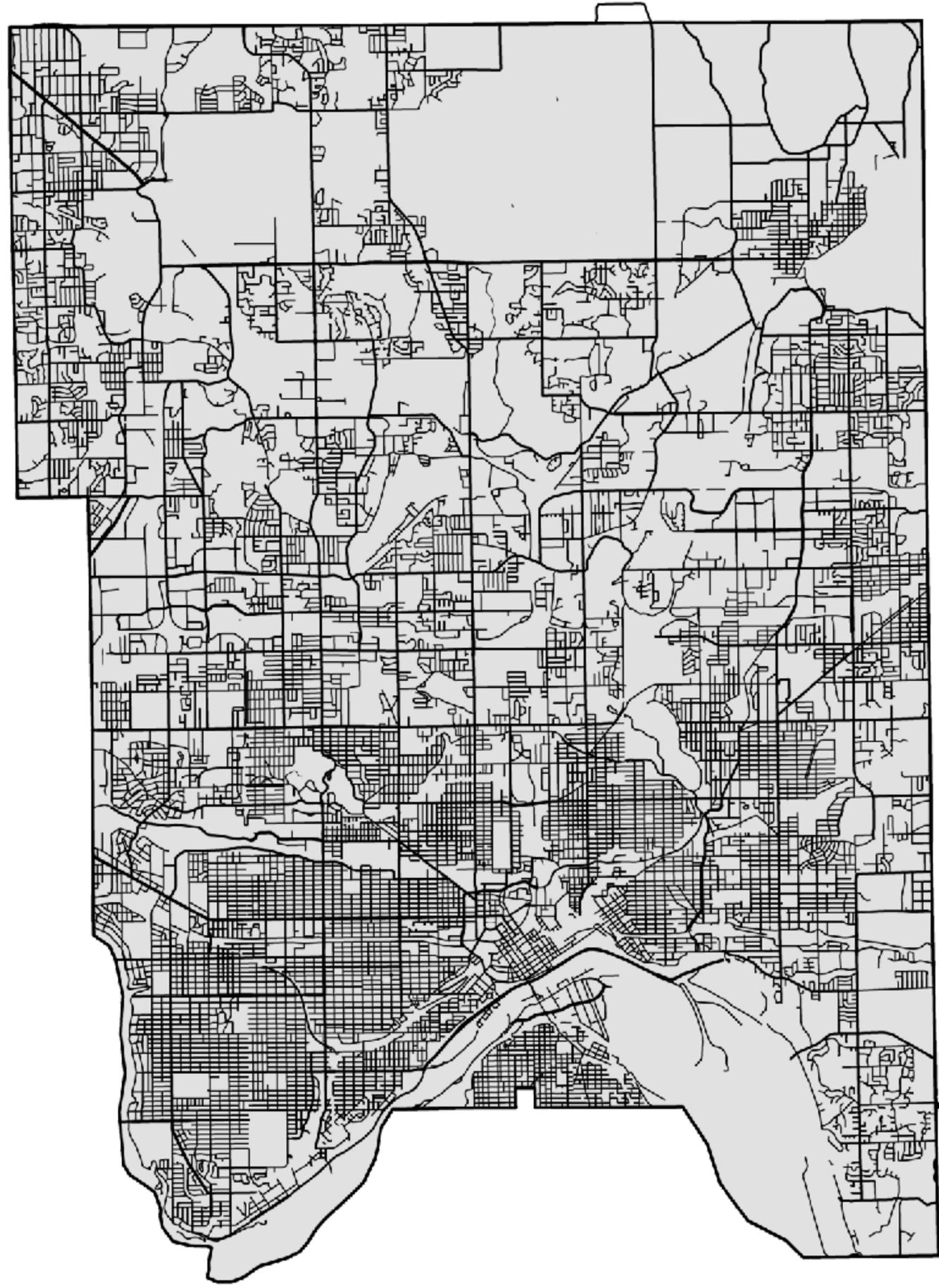
Ramsey County Works Maintained Roads



UNITED STATES

Infrastructure

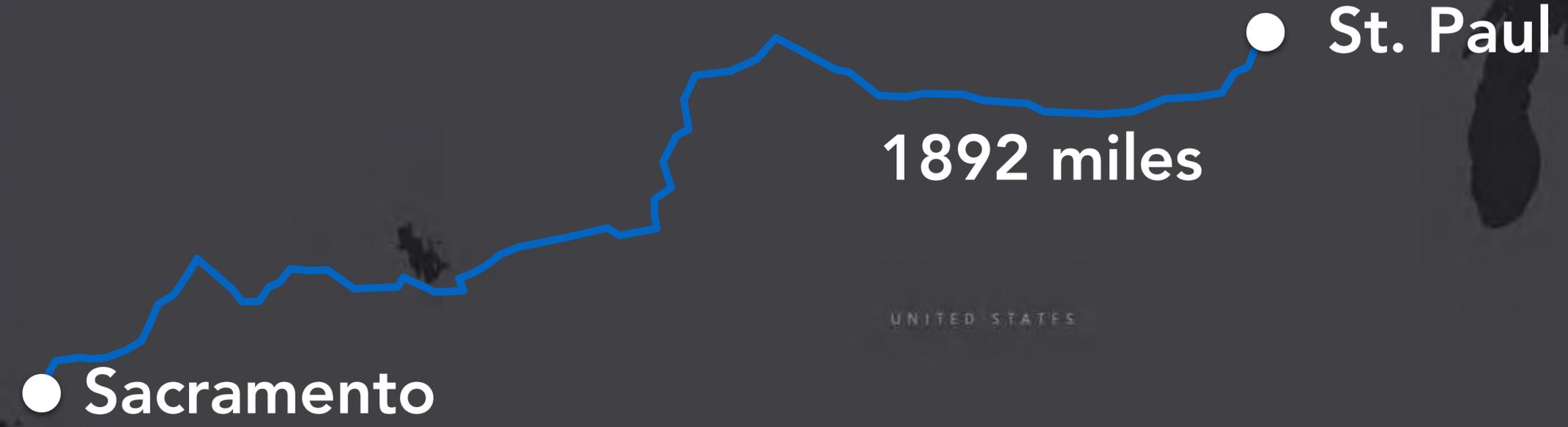
Ramsey Co, MN



Infrastructure

Ramsey Co, MN

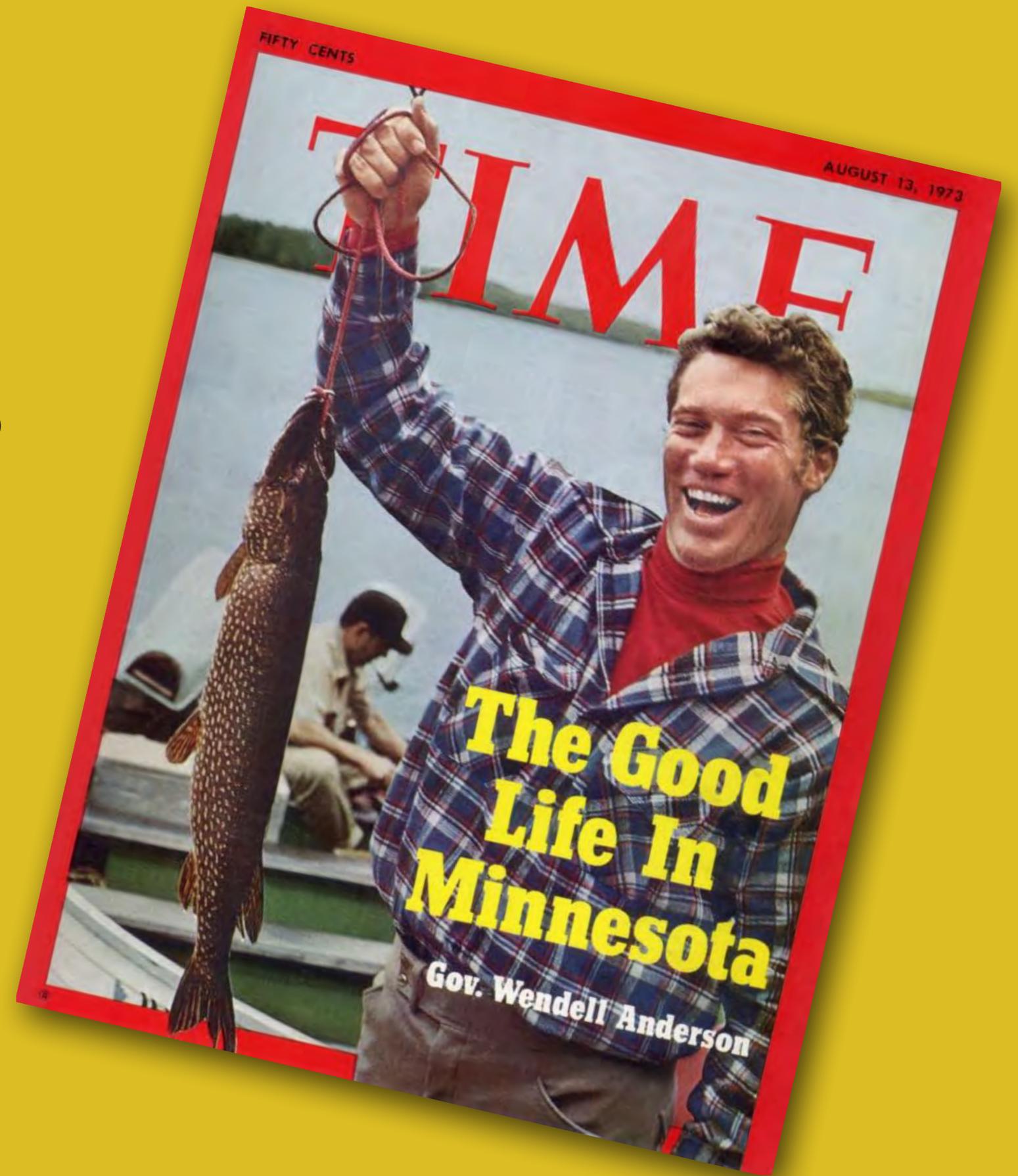
All city and county roads (2 lane)





Fiscal Disparity

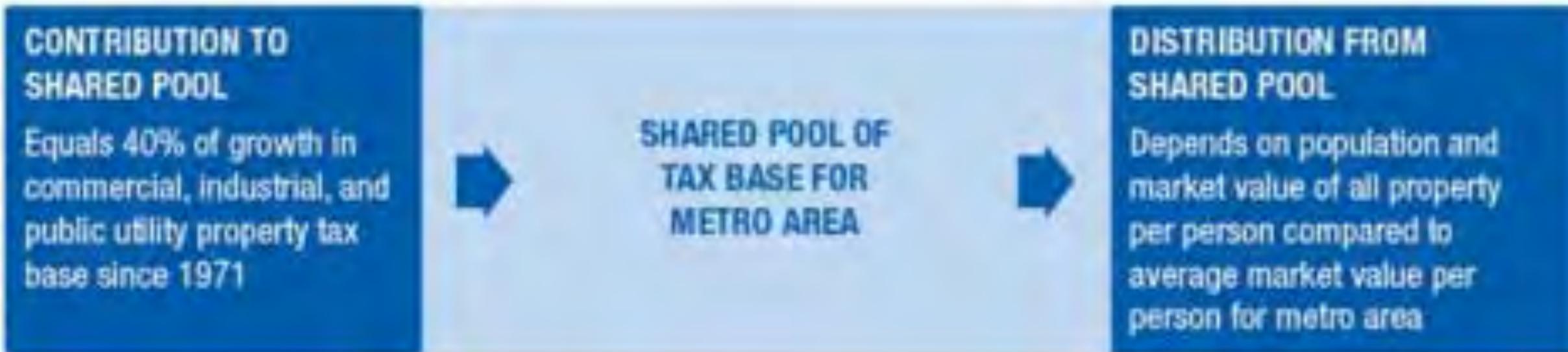
Fiscal Disparities



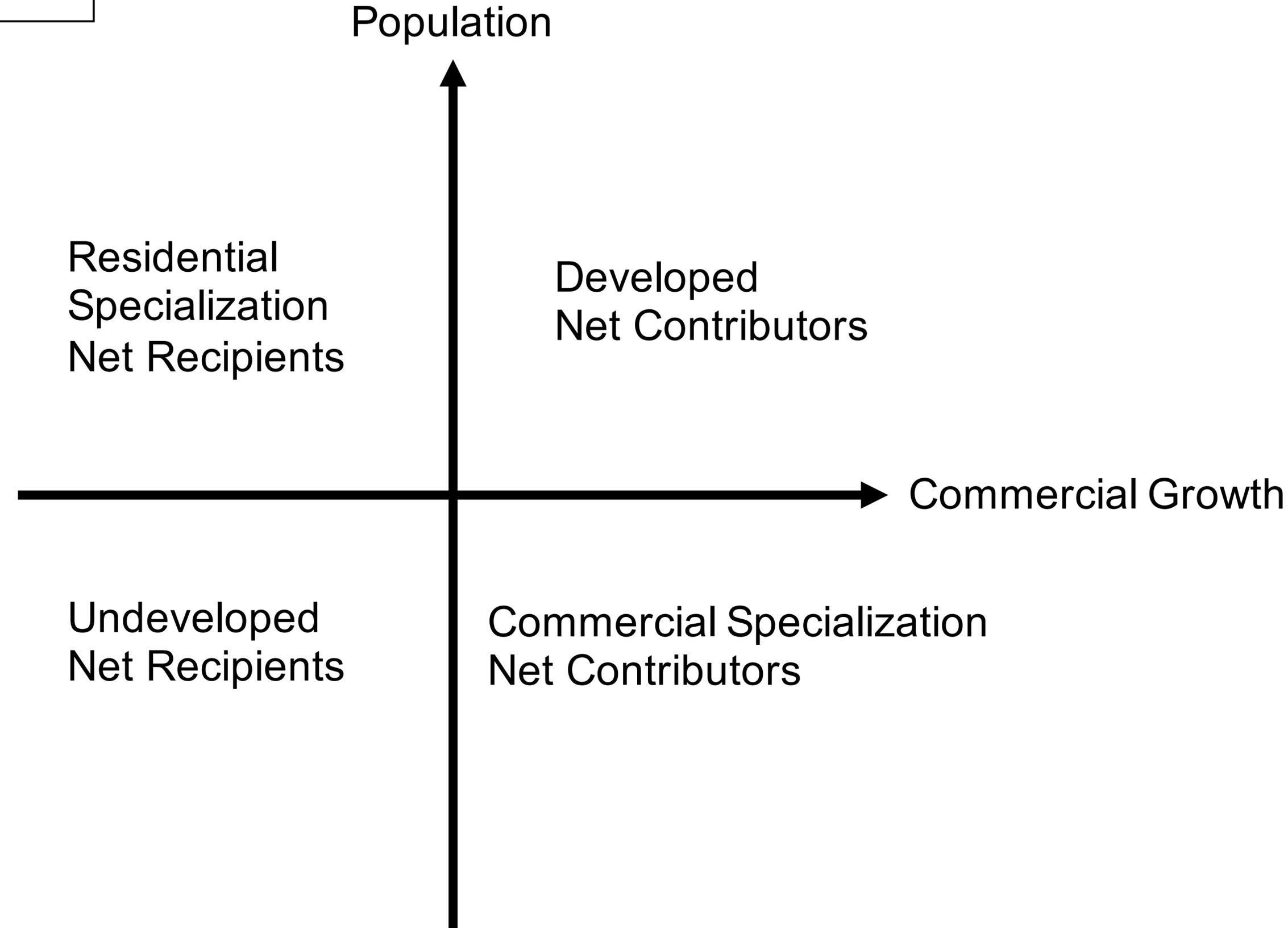
HOW TAX-BASE SHARING WORKS

Local taxing jurisdictions contribute 40% of growth in commercial, industrial, and public utility property tax base since 1971 into an area-wide shared pool of tax base. Local property tax administrators distribute the shared pool of tax base.

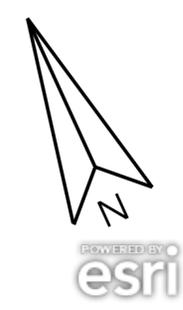
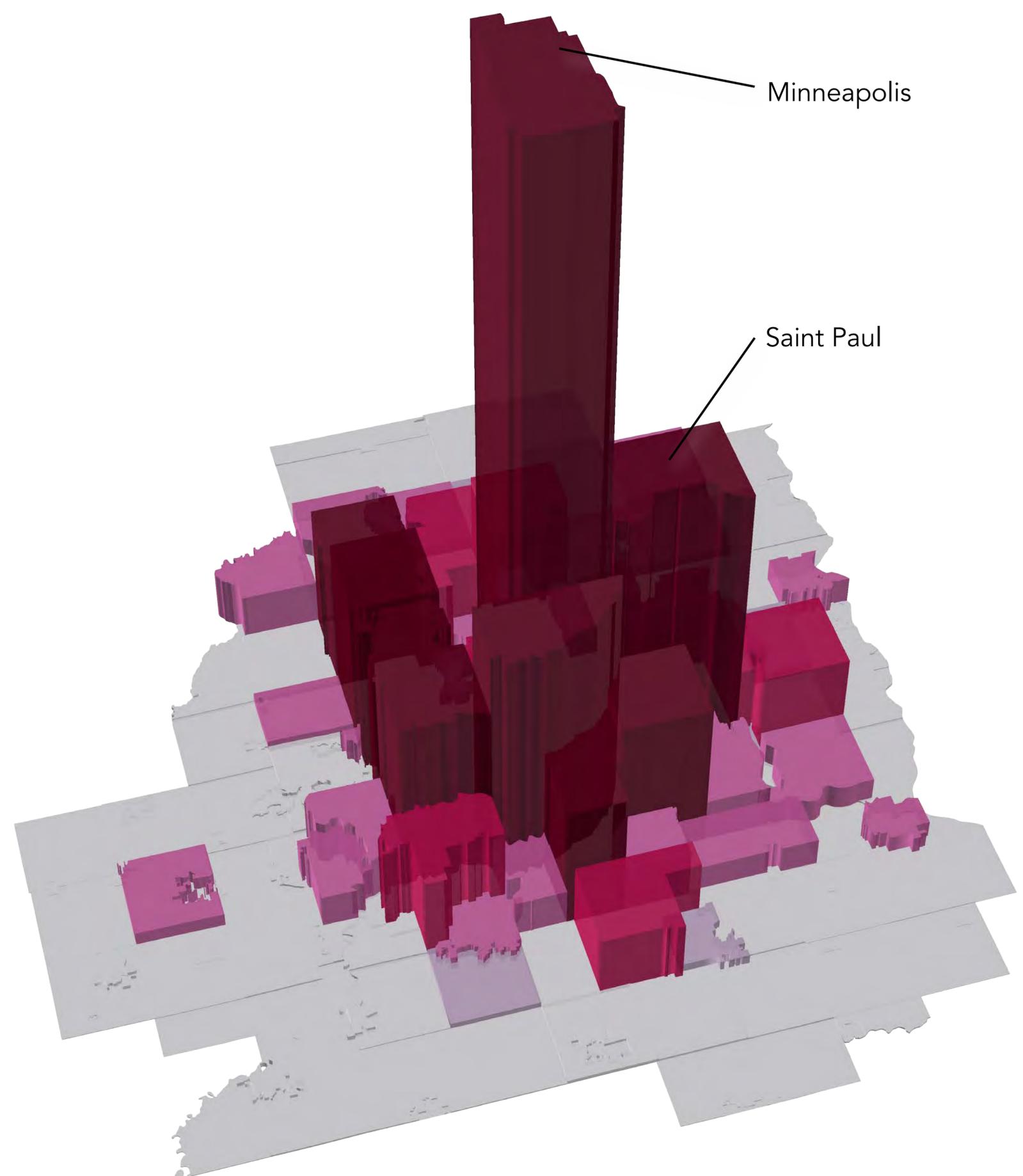
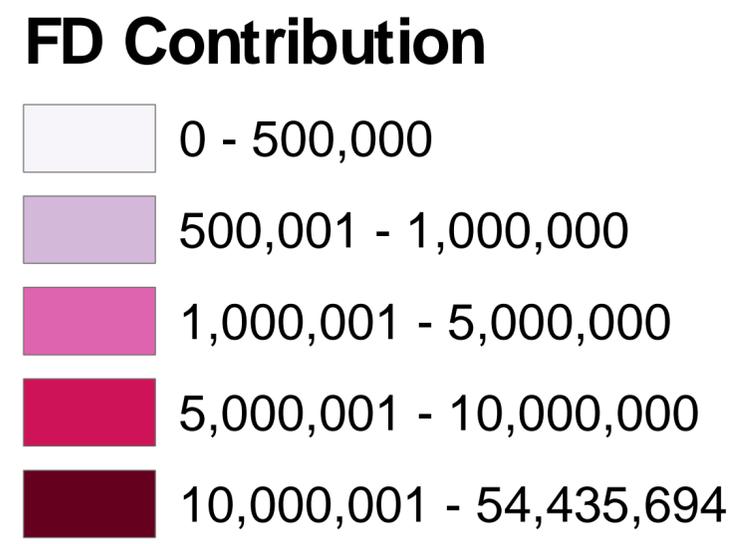
- Communities with below-average property tax value per person receive a somewhat larger share of the area-wide tax base.
- Communities with above-average property tax value per person receive a somewhat smaller share of the area-wide tax base.



Tax Base Sharing



Fiscal Disparity contribution by municipality

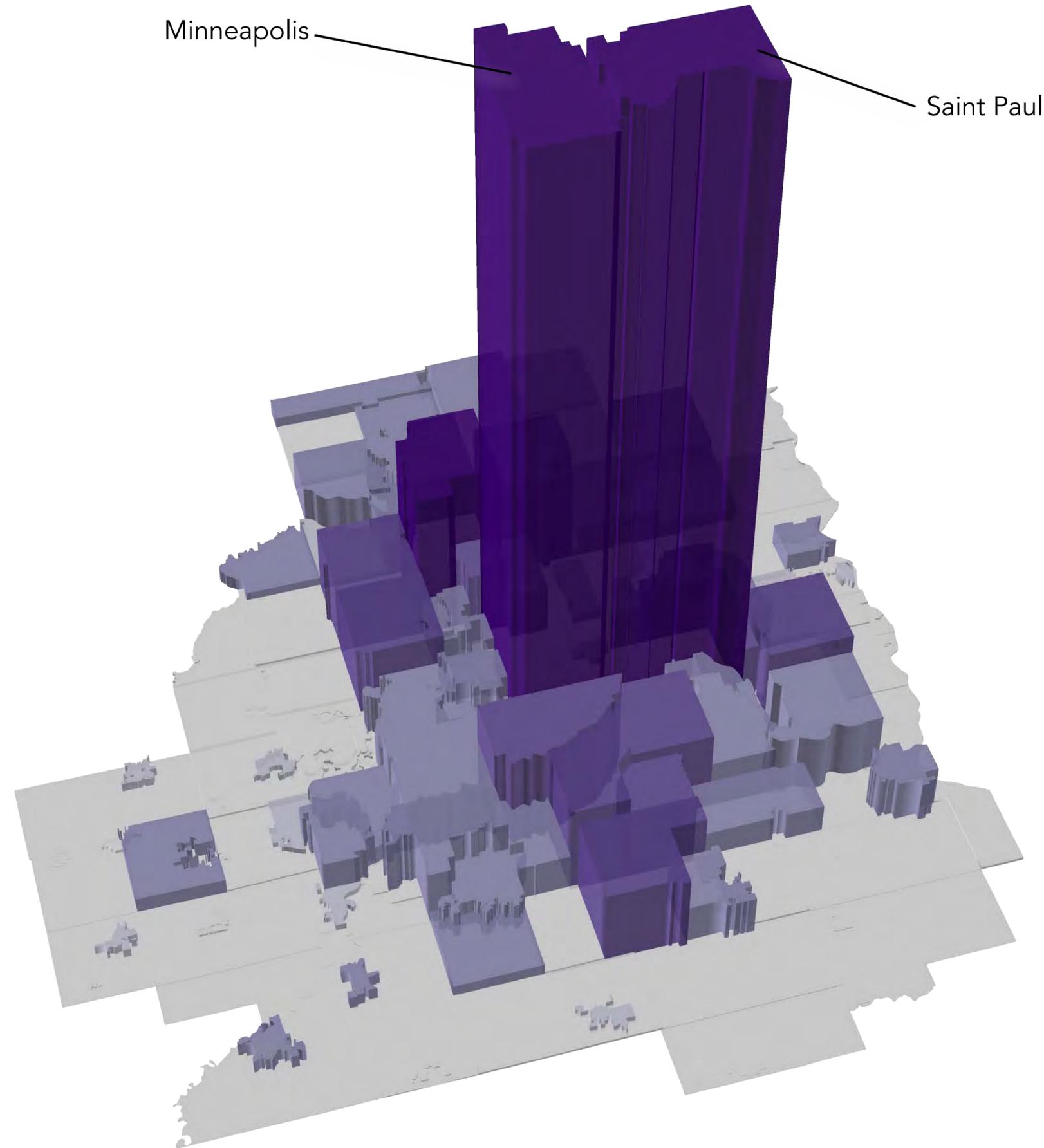
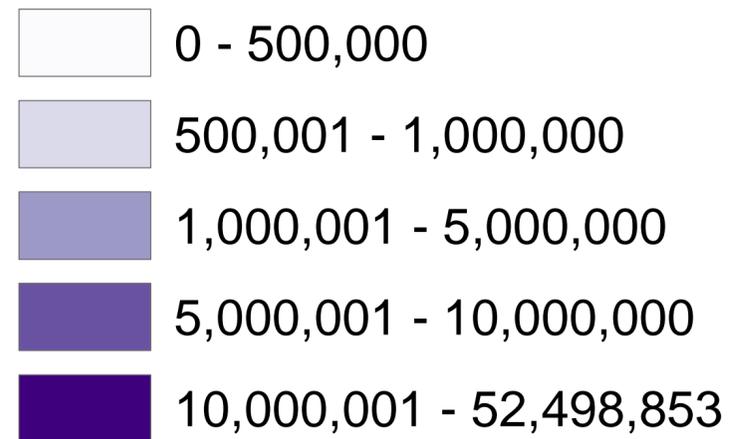


Fiscal Disparity Distribution

7-County Metro Area, MN

Fiscal Disparity
distribution (payback)
by municipality

FD Distribution

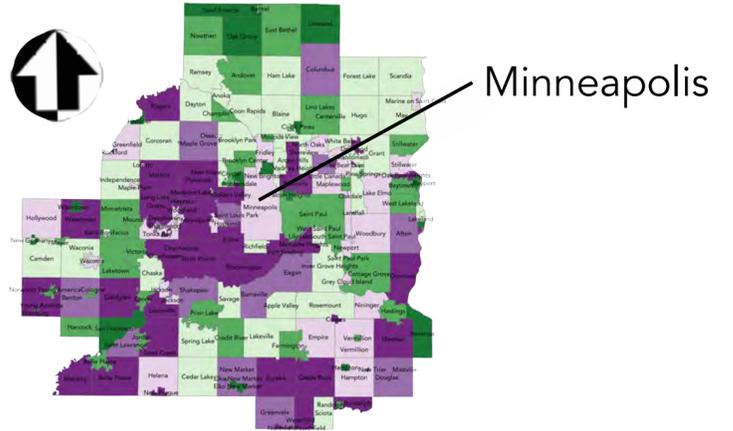


Fiscal Disparities

7-County Metro Area, MN

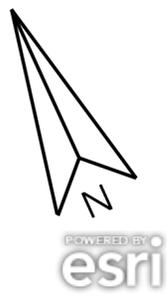
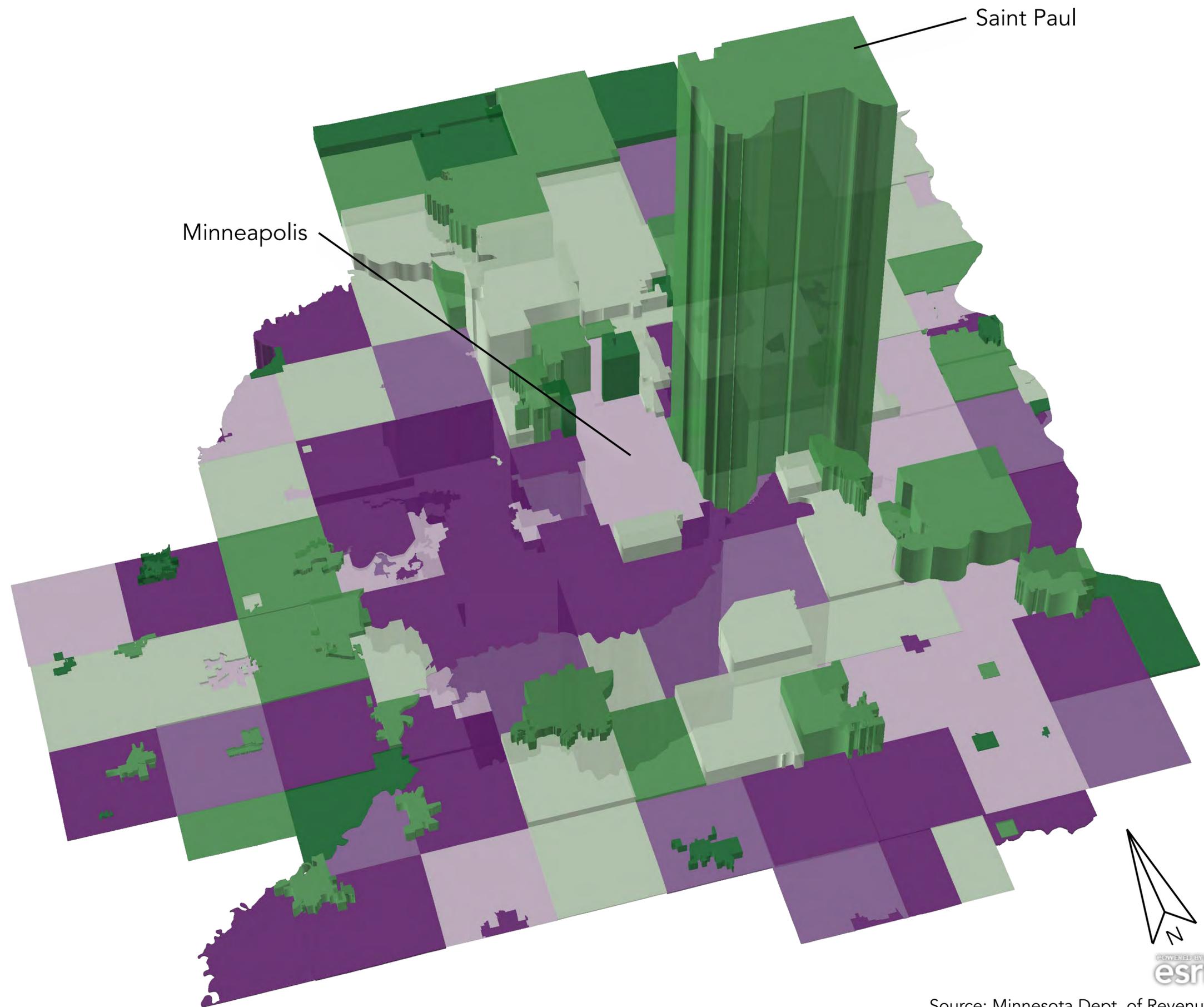
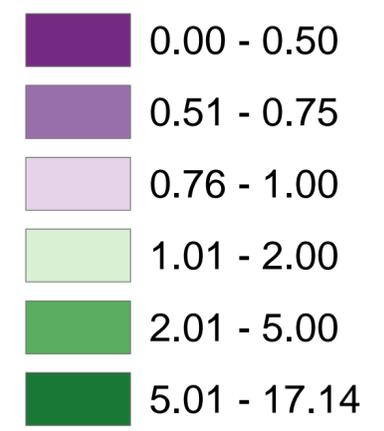
Top Net Recipients

Place	Contribution	Distribution	Net Change
St. Paul	22,956,879	52,498,853	29,541,974
Brooklyn Park	7,561,349	12,878,011	5,316,662
Coon Rapids	6,355,191	10,350,803	3,995,612
Brooklyn Center	2,635,082	6,505,797	3,870,715
Columbia Heights	555,792	4,149,906	3,594,114
Andover	1,055,282	4,264,789	3,209,507
Crystal	1,088,334	3,999,304	2,910,970
Cottage Grove	2,080,062	4,933,374	2,853,312
South St. Paul	1,099,836	3,616,583	2,516,747



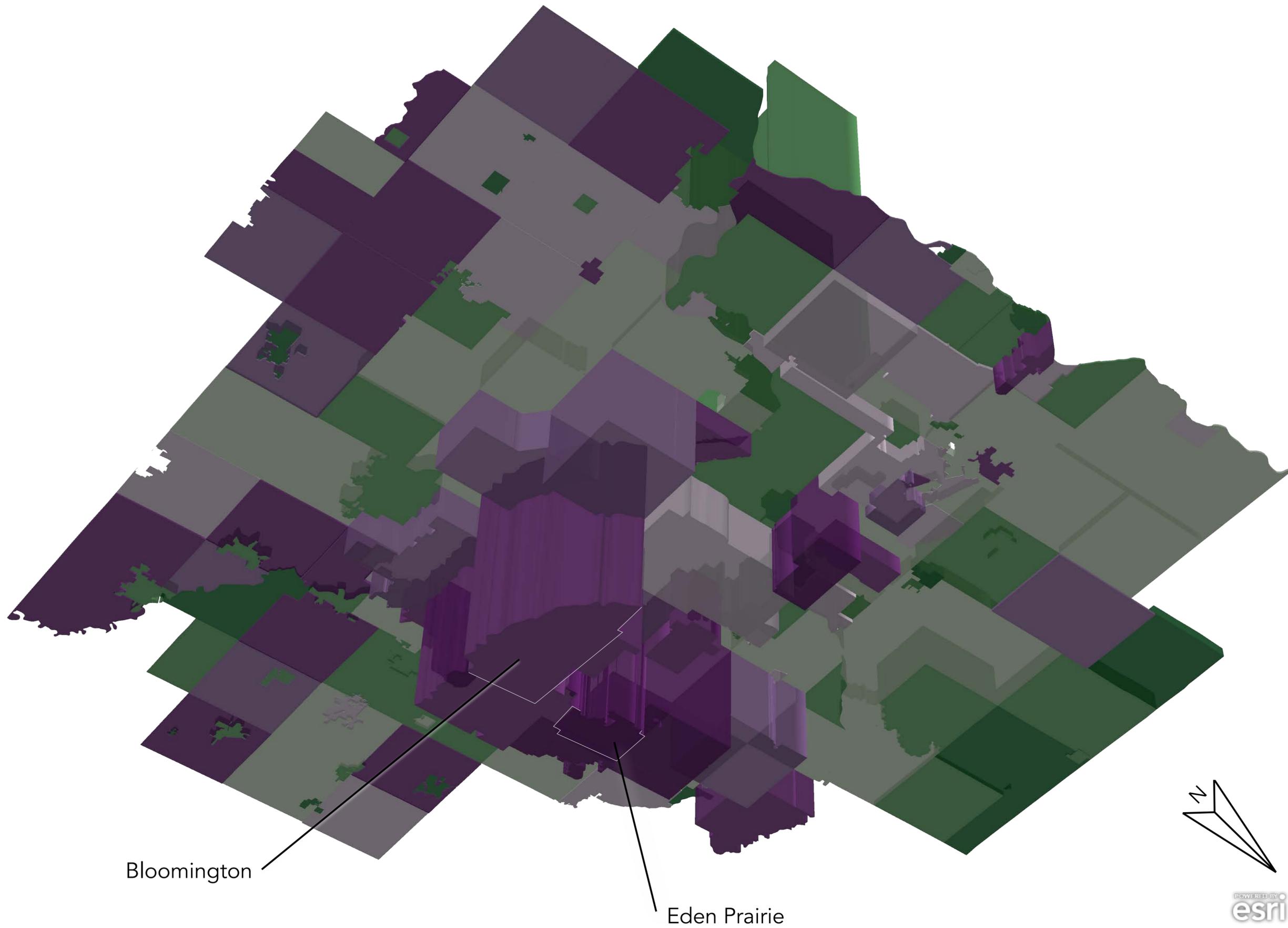
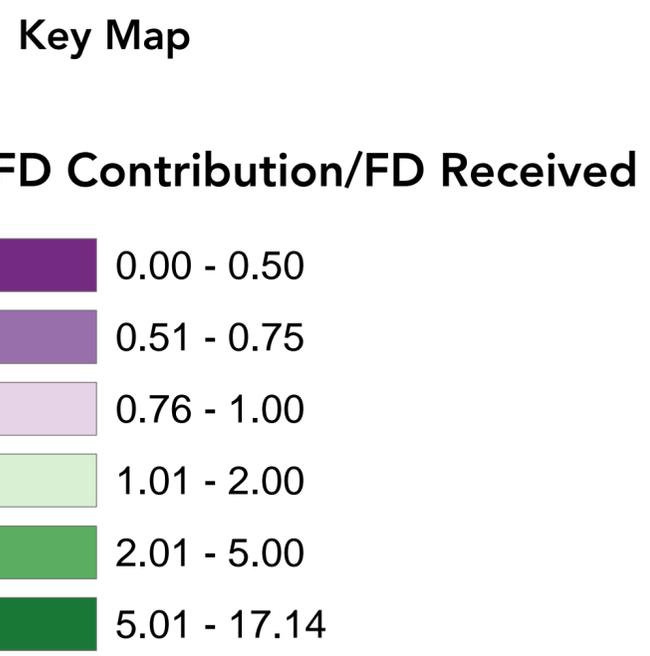
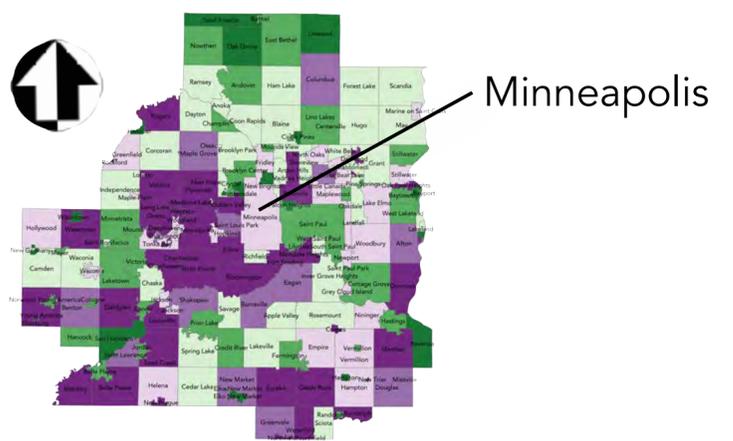
Key Map

FD Contribution/FD Received



Top Net Contributors

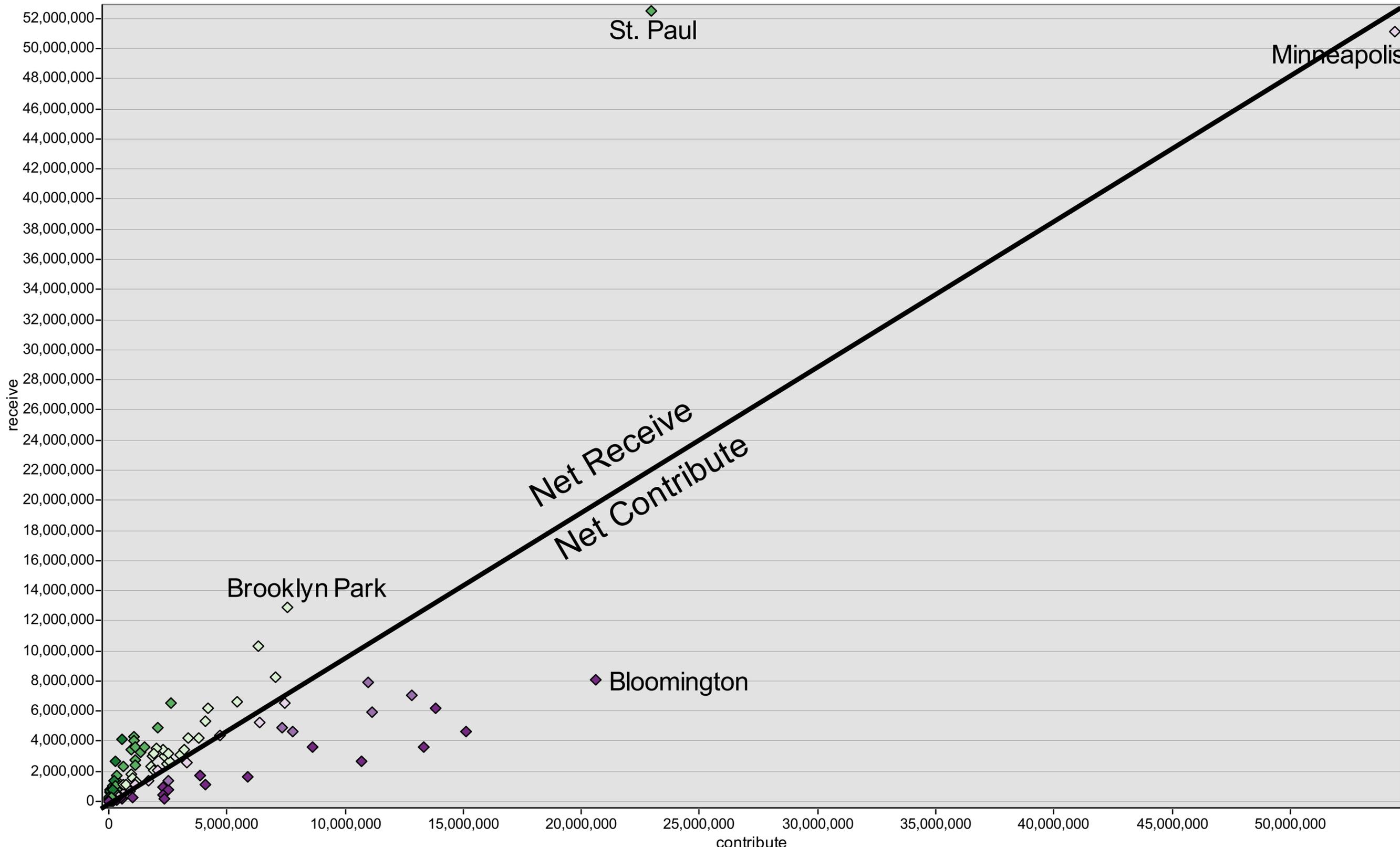
Place	Contribution	Distribution	Net
Bloomington	20,609,437	8,103,749	-12,505,688
Eden Prairie	15,104,618	4,628,586	-10,476,032
Minnetonka	13,311,268	3,566,532	-9,744,736
Edina	10,679,187	2,636,381	-8,042,806
Plymouth	13,817,644	6,152,077	-7,665,567
Eagan	12,847,851	7,037,776	-5,810,075
Maple Grove	11,121,628	5,953,103	-5,168,525
Roseville	8,628,777	3,589,374	-5,039,403
Golden Valley	5,880,892	1,617,771	-4,263,121
Minneapolis	54,435,694	51,125,630	-3,310,064



Fiscal Disparities

7-County Metro Area, MN

Graph of FD Contribution/FD Recieved

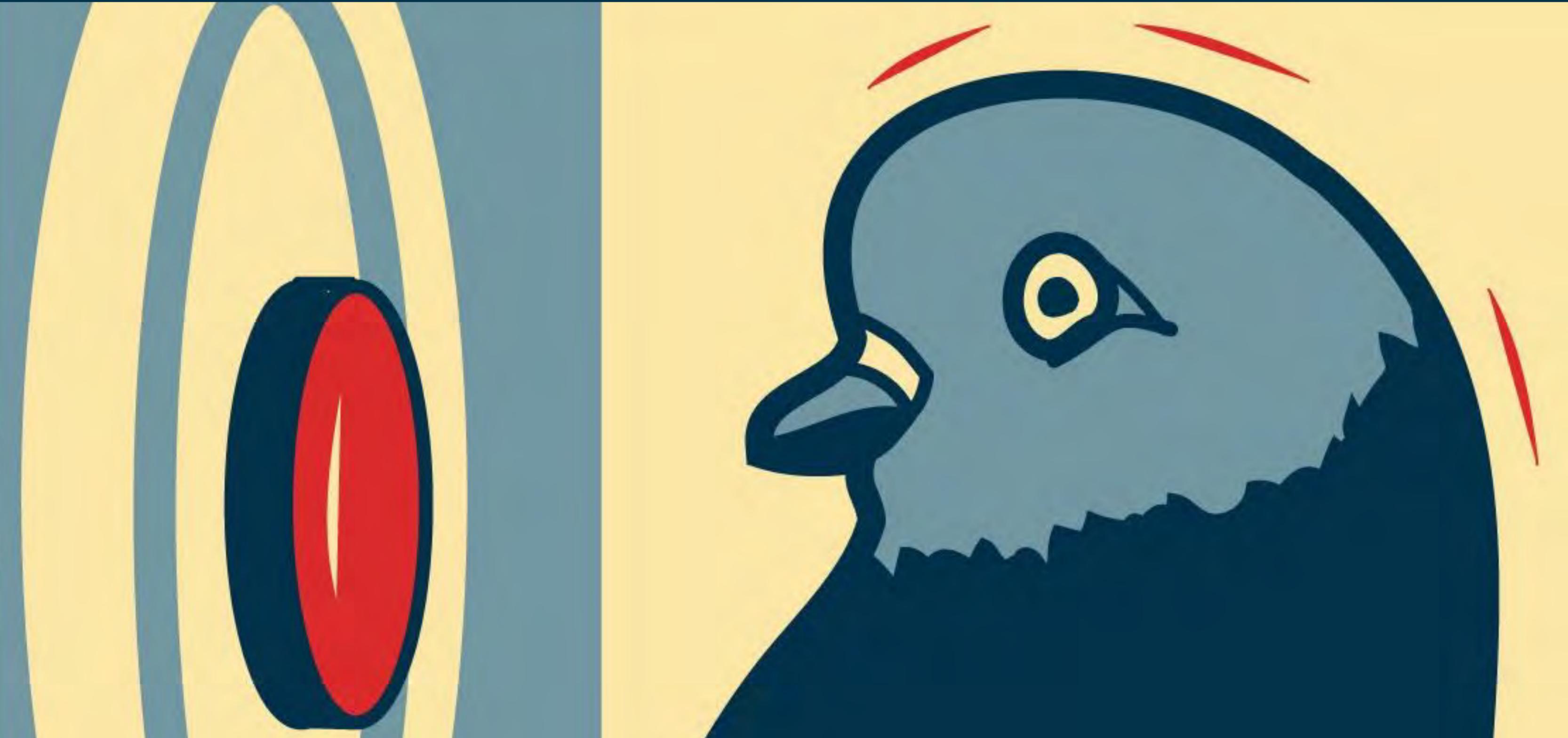




Land Value Analysis

The economics of land valuation.

Behavioral Economics





FAIR+EQUITABLE
AUGUST 2019 | VOLUME 17 | NUMBER 7
A publication of IAAD on appraisal and appraisal management, within the property assessment industry

DON'T CUT ME OFF!
 USING POST-VALUATION DATE EVIDENCE IN APPRAISALS | **8**

INSIDE
IAAD CONFERENCE SESSION HIGHLIGHTS
 Available session topics are vast and wide for 2019. | **17**

HIGHEST AND BEST USE
 TEGoVA extends Highest and Best Use value to encompass Hope Value | **28**

Legend

- Study Area
- Tax Exempt

LAND Assessment

Assessed Value Per Acre

	\$0.00 - \$5,000.00
	\$5,000.01 - \$10,000.00
	\$10,000.01 - \$15,000.00
	\$15,000.01 - \$20,000.00
	\$20,000.01 - \$25,000.00
	\$25,000.01 - \$30,000.00
	\$30,000.01 - \$35,000.00
	\$35,000.01 - \$40,000.00
	\$40,000.01 - \$45,000.00
	\$45,000.01 +





Tax Code

44444444

44444444

44444444
44444444

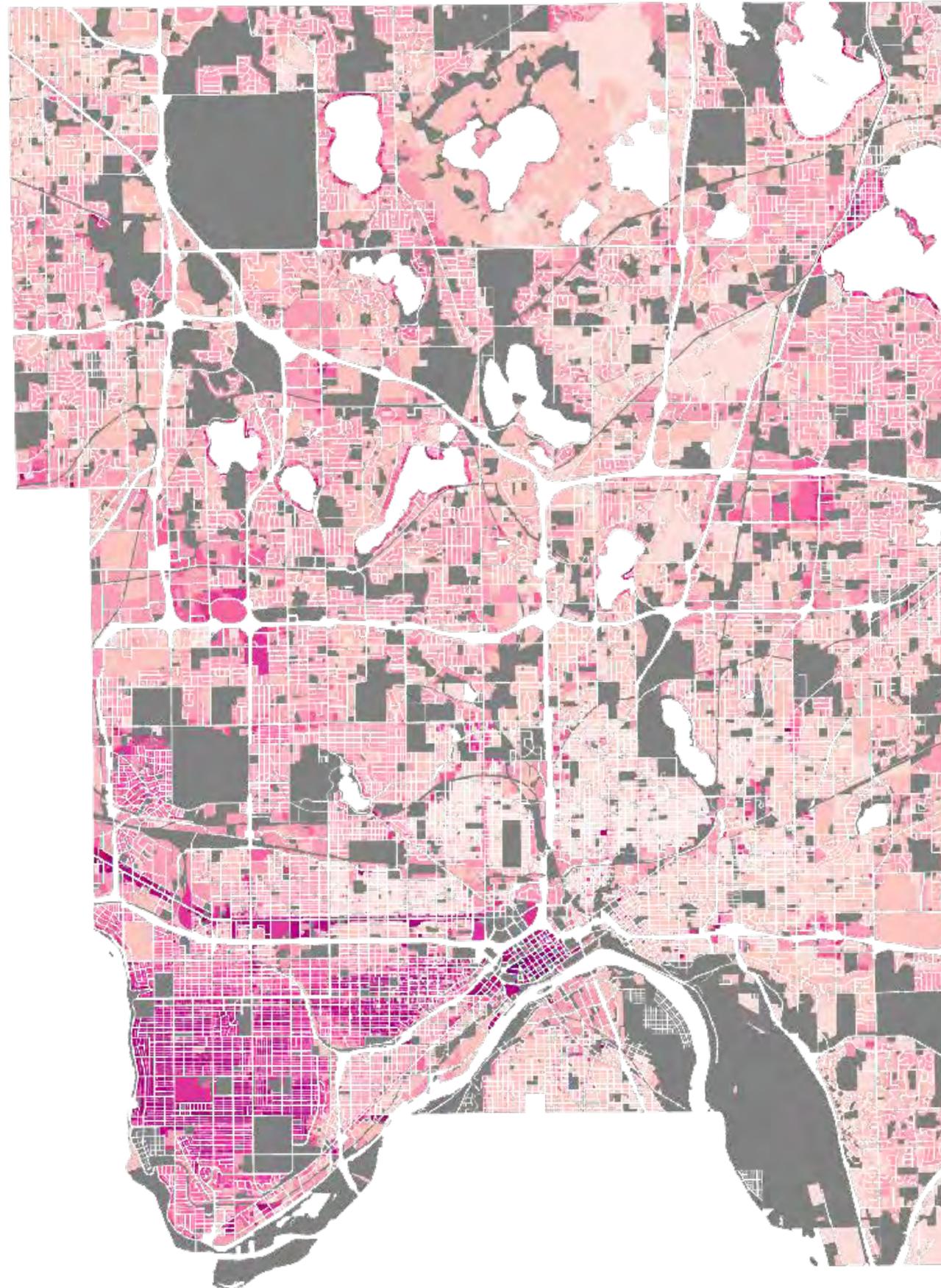
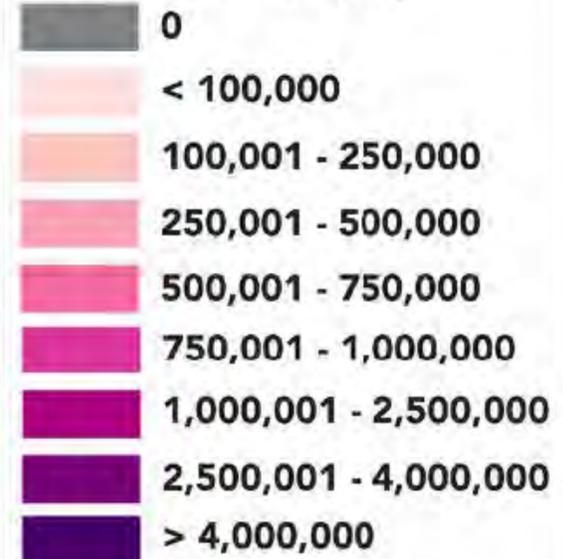


MARKET FORCES

Land Value Per Acre

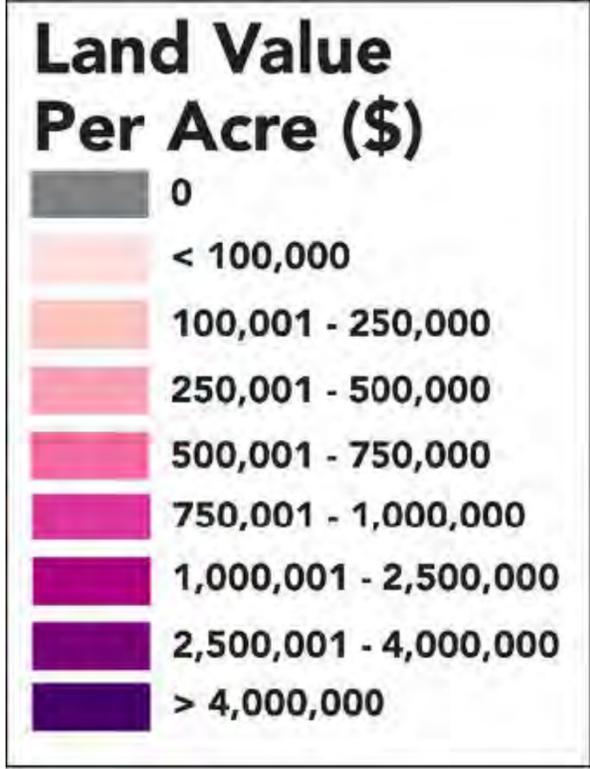
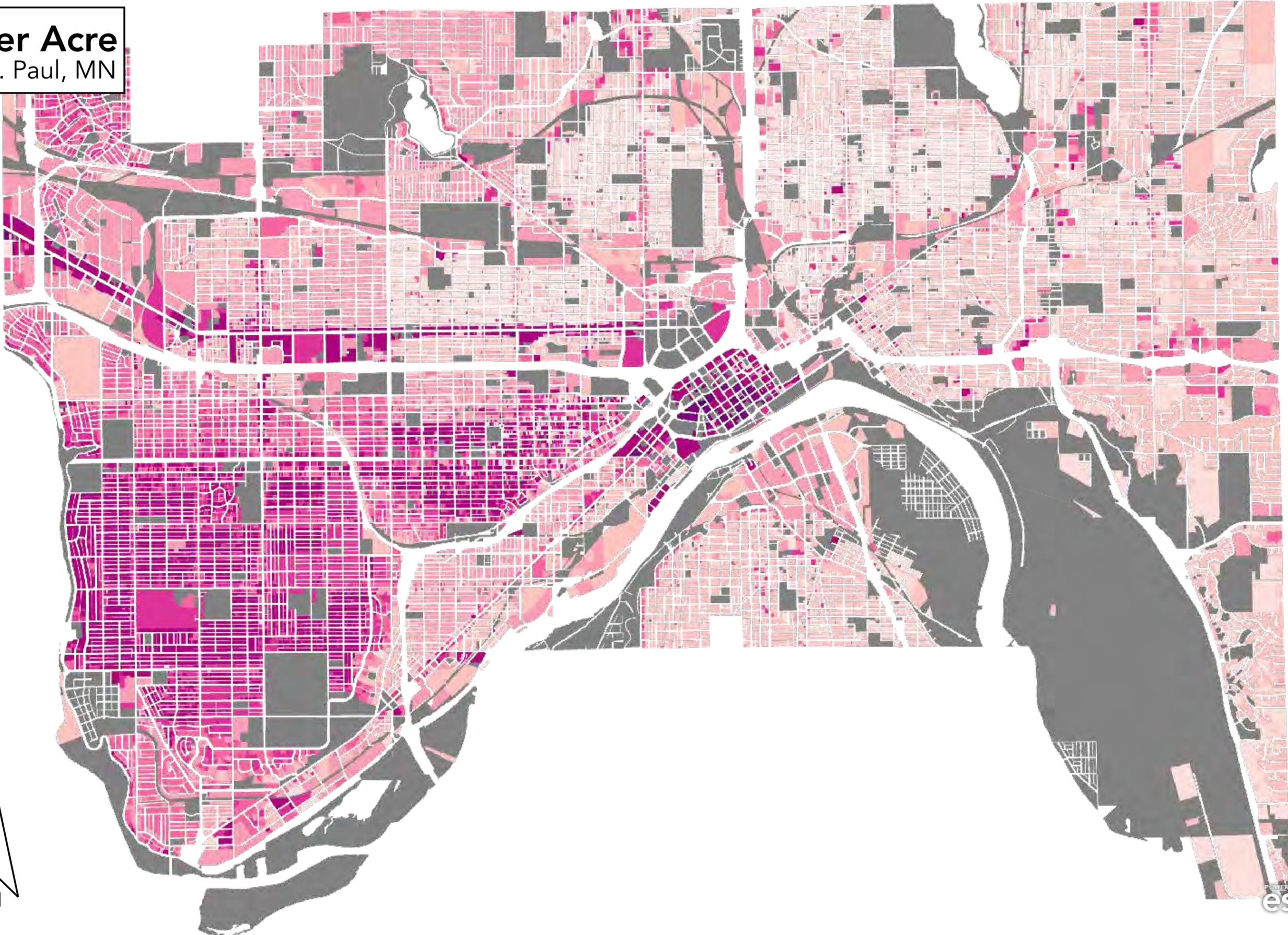
Ramsey Co, MN

Land Value Per Acre (\$)



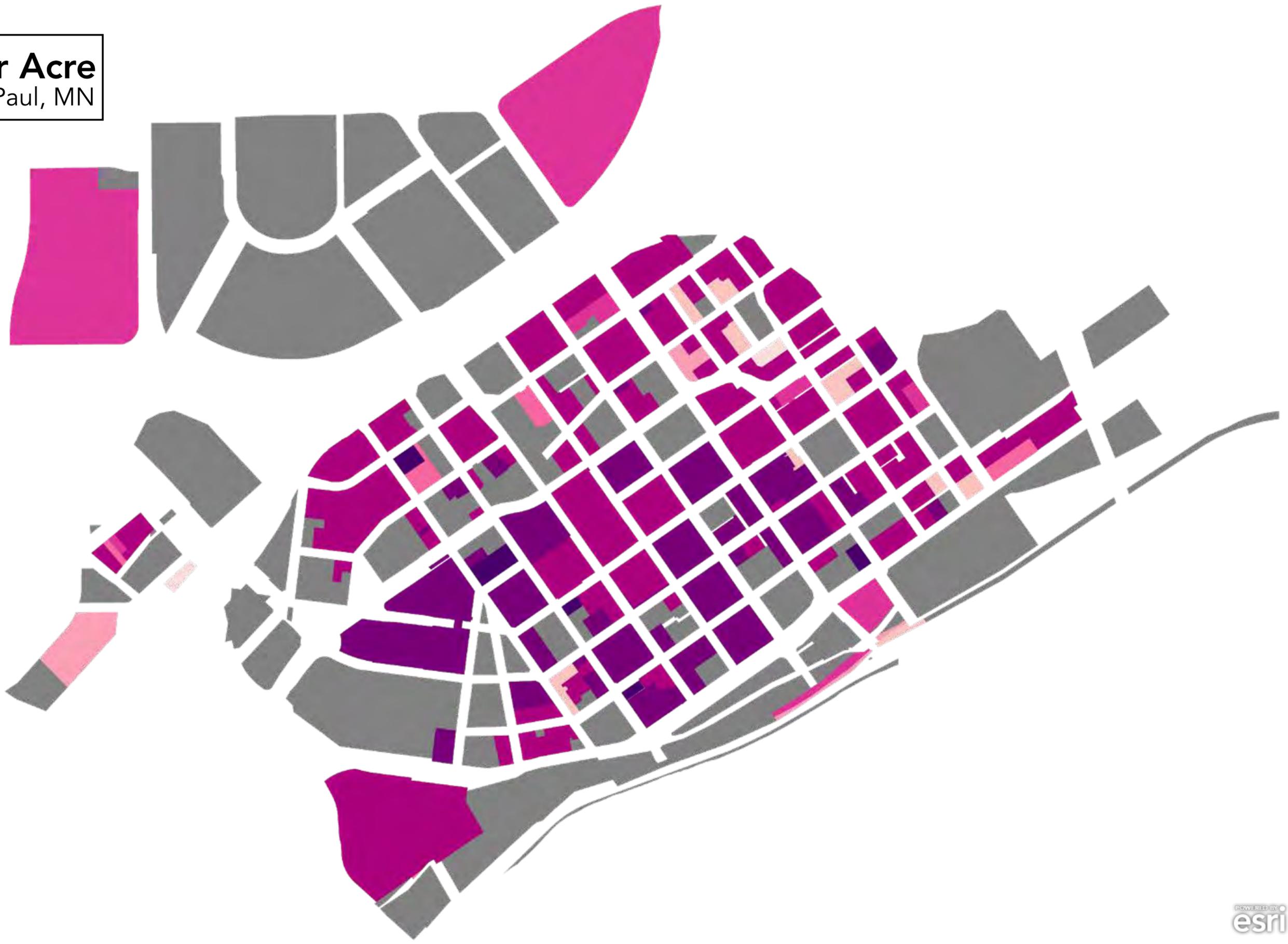
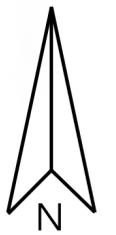
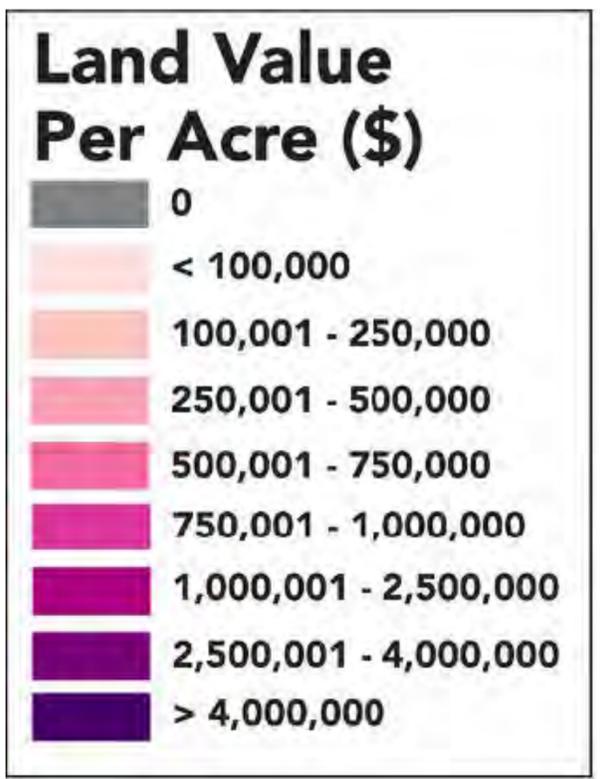
Land Value Per Acre

St. Paul, MN



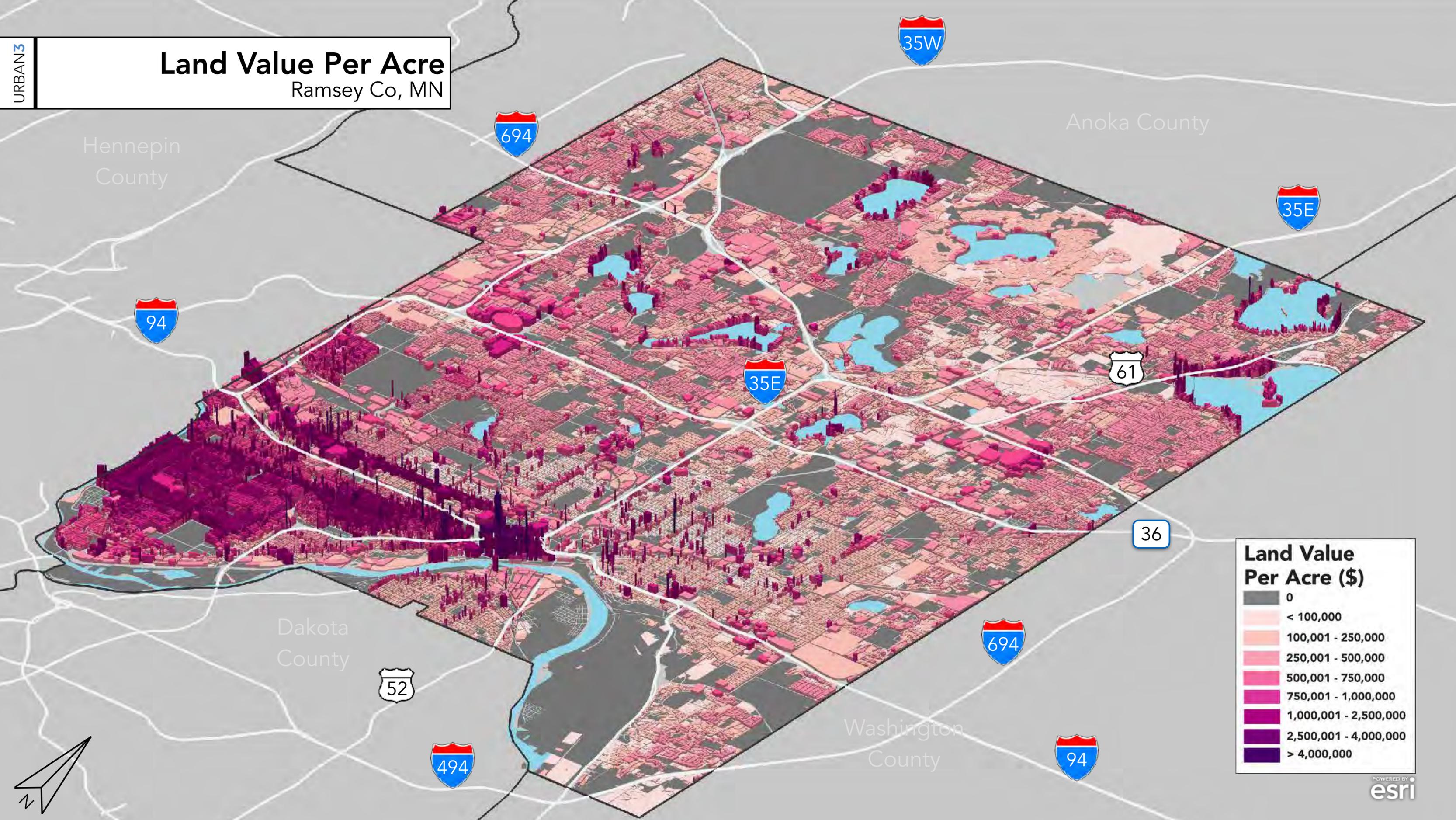
Land Value Per Acre

Downtown St. Paul, MN



Land Value Per Acre

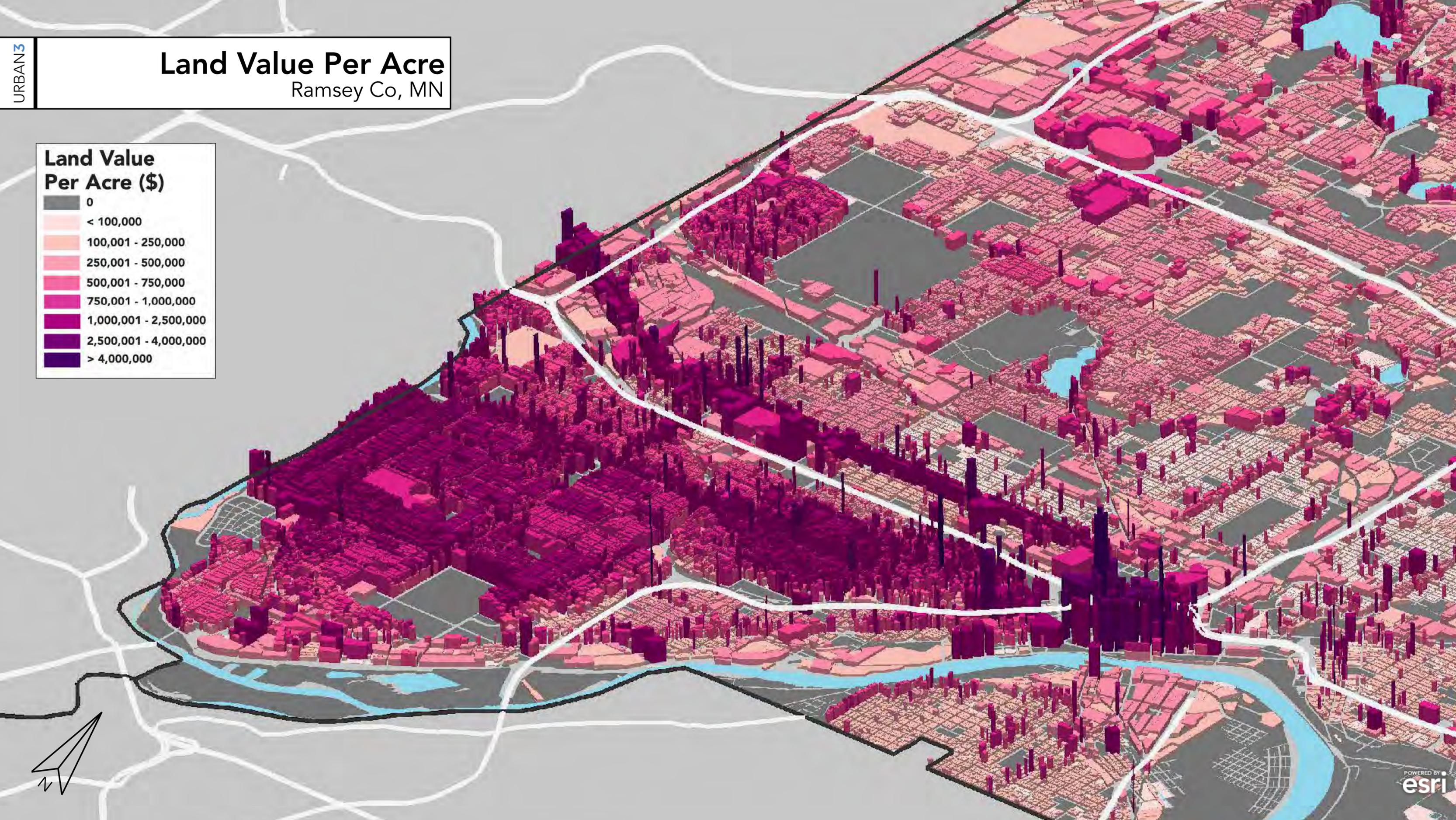
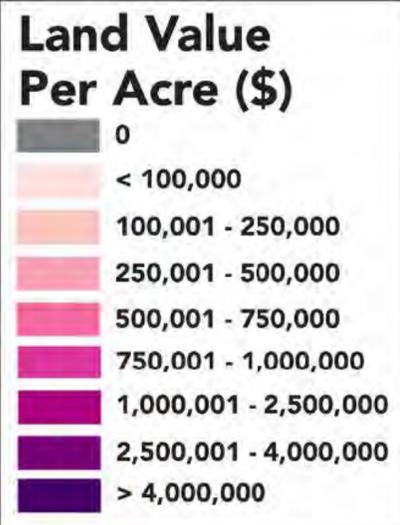
Ramsey Co, MN



Land Value Per Acre (\$)	
0	
< 100,000	
100,001 - 250,000	
250,001 - 500,000	
500,001 - 750,000	
750,001 - 1,000,000	
1,000,001 - 2,500,000	
2,500,001 - 4,000,000	
> 4,000,000	

Land Value Per Acre

Ramsey Co, MN



Land Value Per Acre

Ramsey Co, MN



Land Value Per Acre

Ramsey Co, MN



Land Value Per Acre

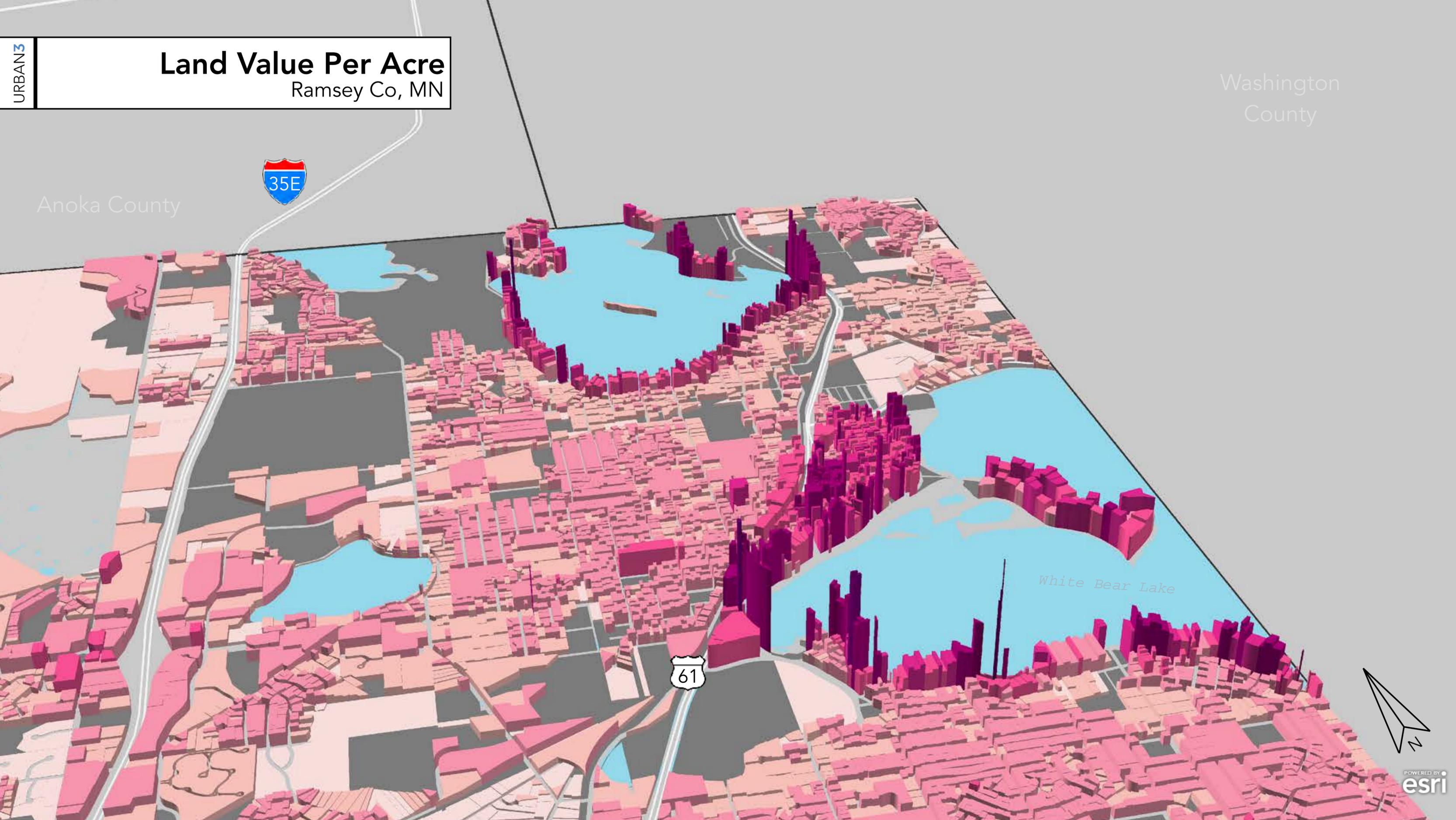
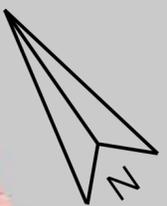
Ramsey Co, MN

Washington
County

Anoka County



White Bear Lake



Land Value Per Acre

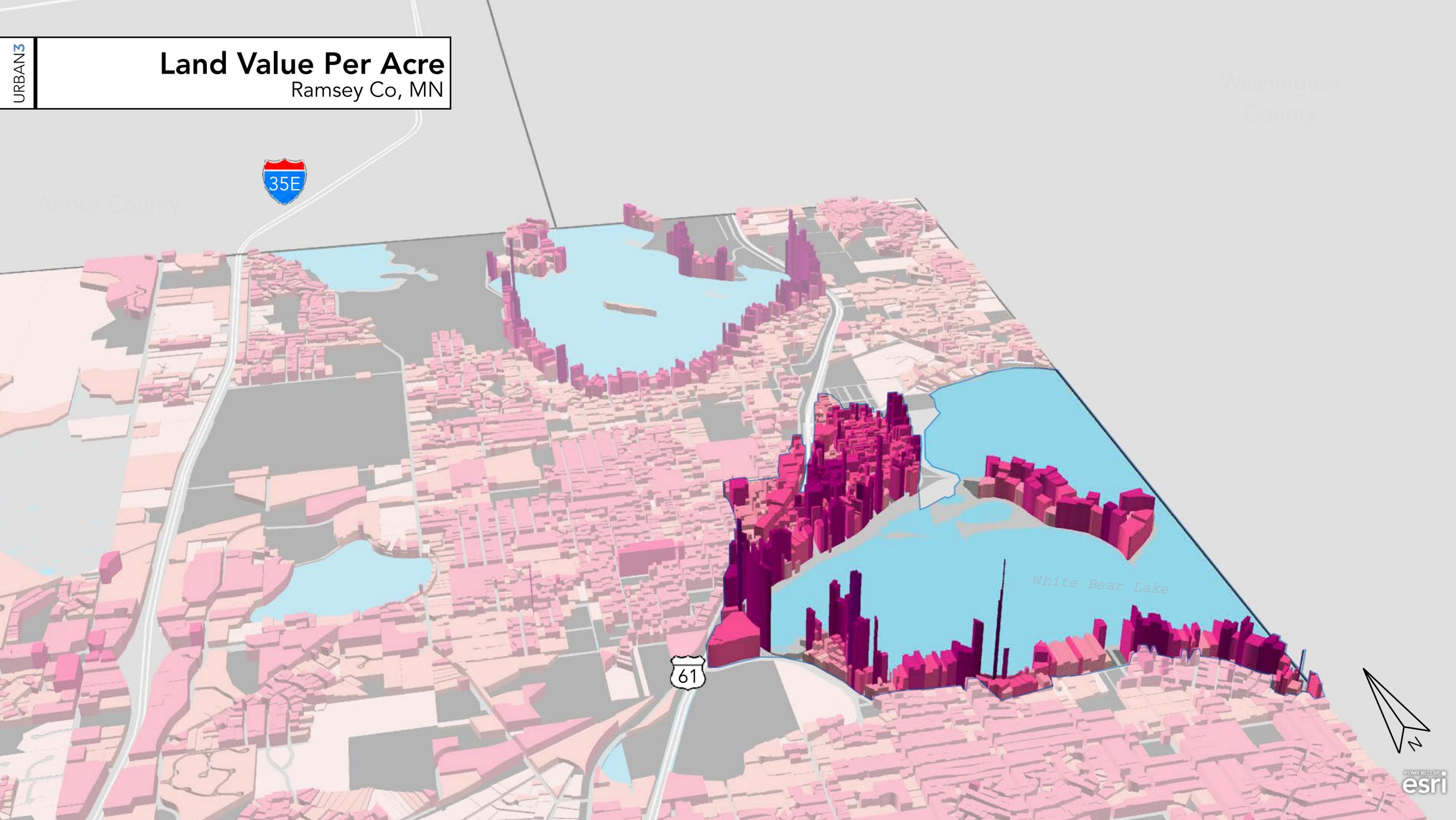
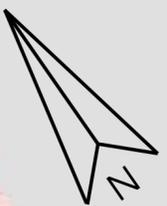
Ramsey Co, MN

Washington
County

Anoka County

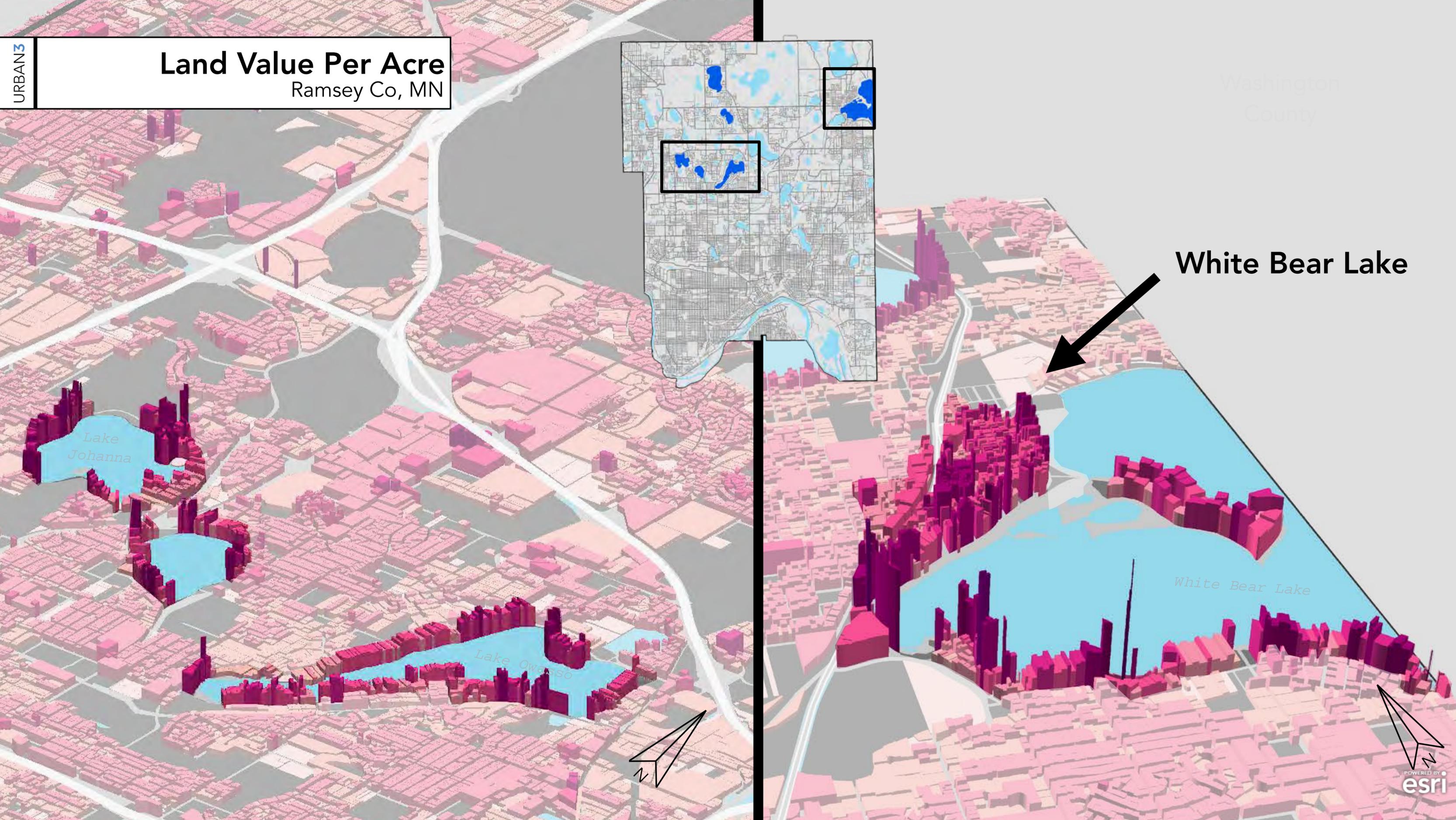


White Bear Lake



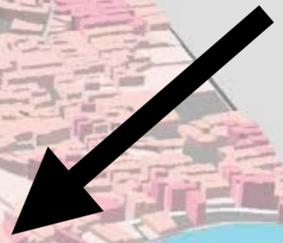
Land Value Per Acre

Ramsey Co, MN



Washington
County

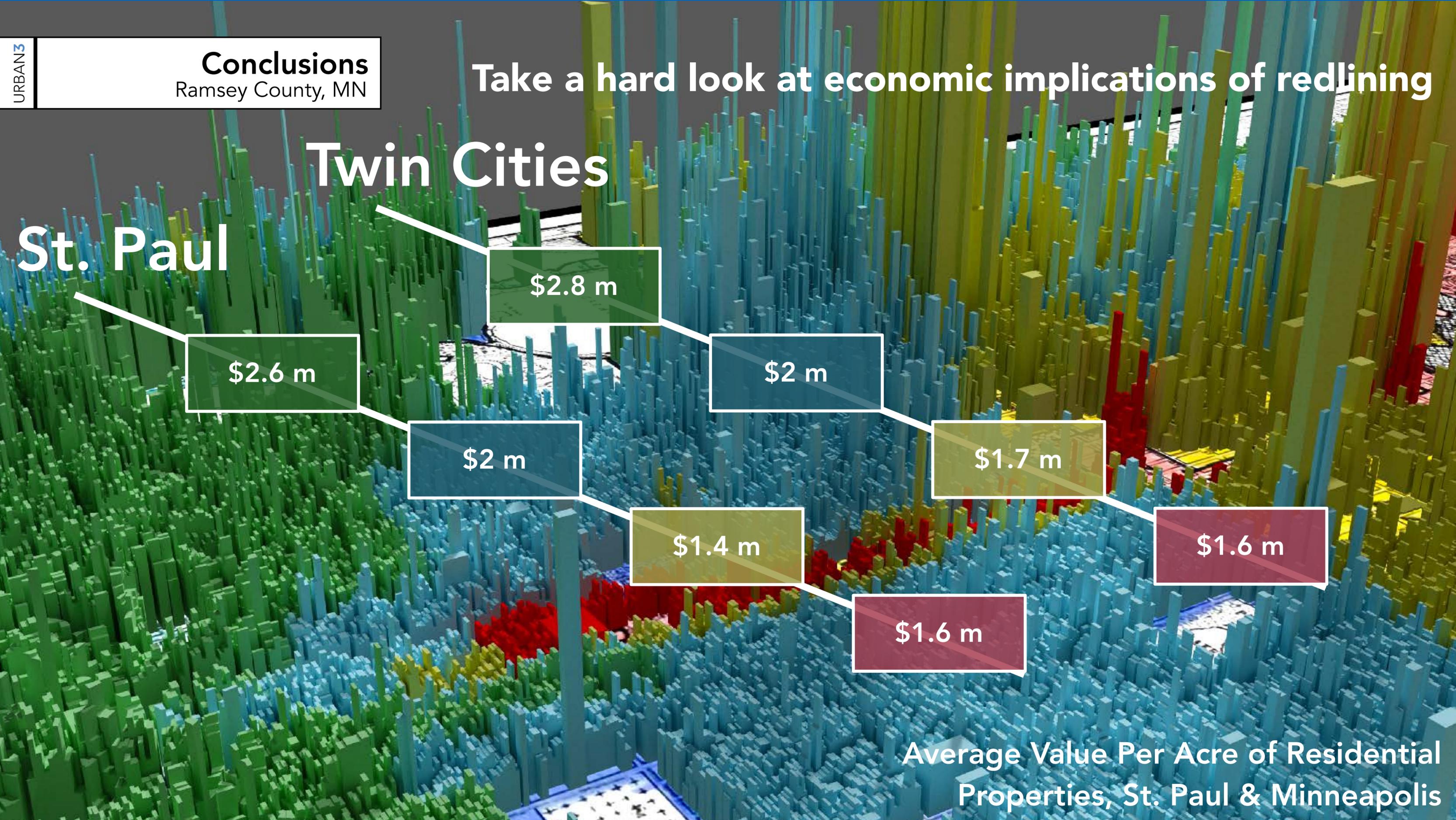
White Bear Lake



Conclusions

Suggestions for the future

Take a hard look at economic implications of redlining



Twin Cities

St. Paul

\$2.6 m

\$2.8 m

\$2 m

\$2 m

\$1.7 m

\$1.4 m

\$1.6 m

\$1.6 m

Average Value Per Acre of Residential Properties, St. Paul & Minneapolis

Residential

Commercial

Mixed Use



County Single Family Avg
\$910,227 per acre



Vadnais Heights Walmart
\$694,968 per acre



999 Hudson Rd
\$934,233 per acre



The Winnipeg
\$7,662,584 per acre



Rosedale Center
\$2,542,691 per acre



Day by Day Cafe
\$5,859,448 per acre



The Pointe of St. Paul
\$42 million per acre



Wells Fargo Place
\$32 million per acre



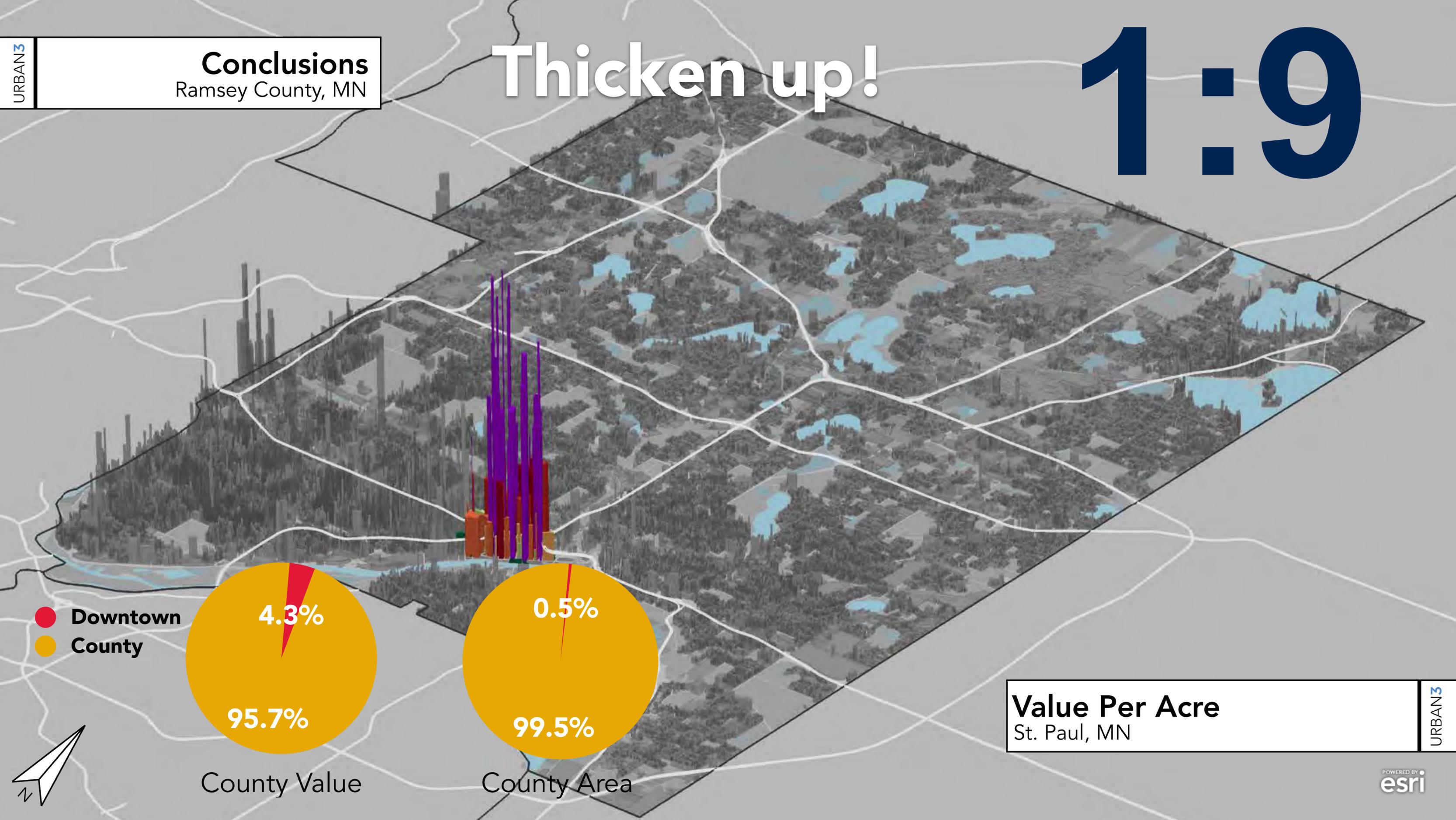
The Commerce Building
\$58.7 million per acre

Conclusions

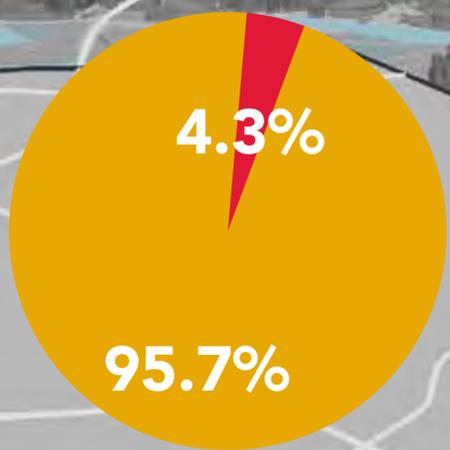
Ramsey County, MN

Thicken up!

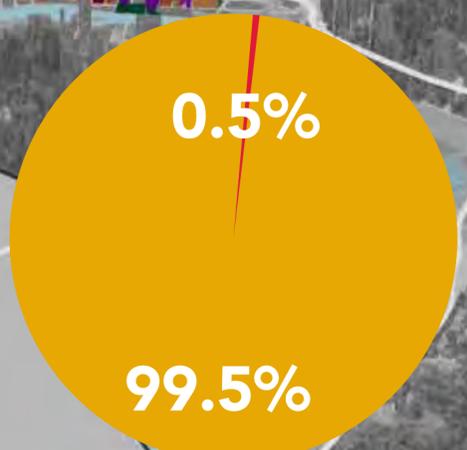
1:9



- Downtown
- County

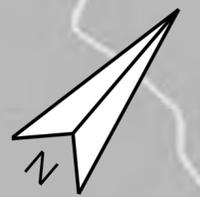


County Value

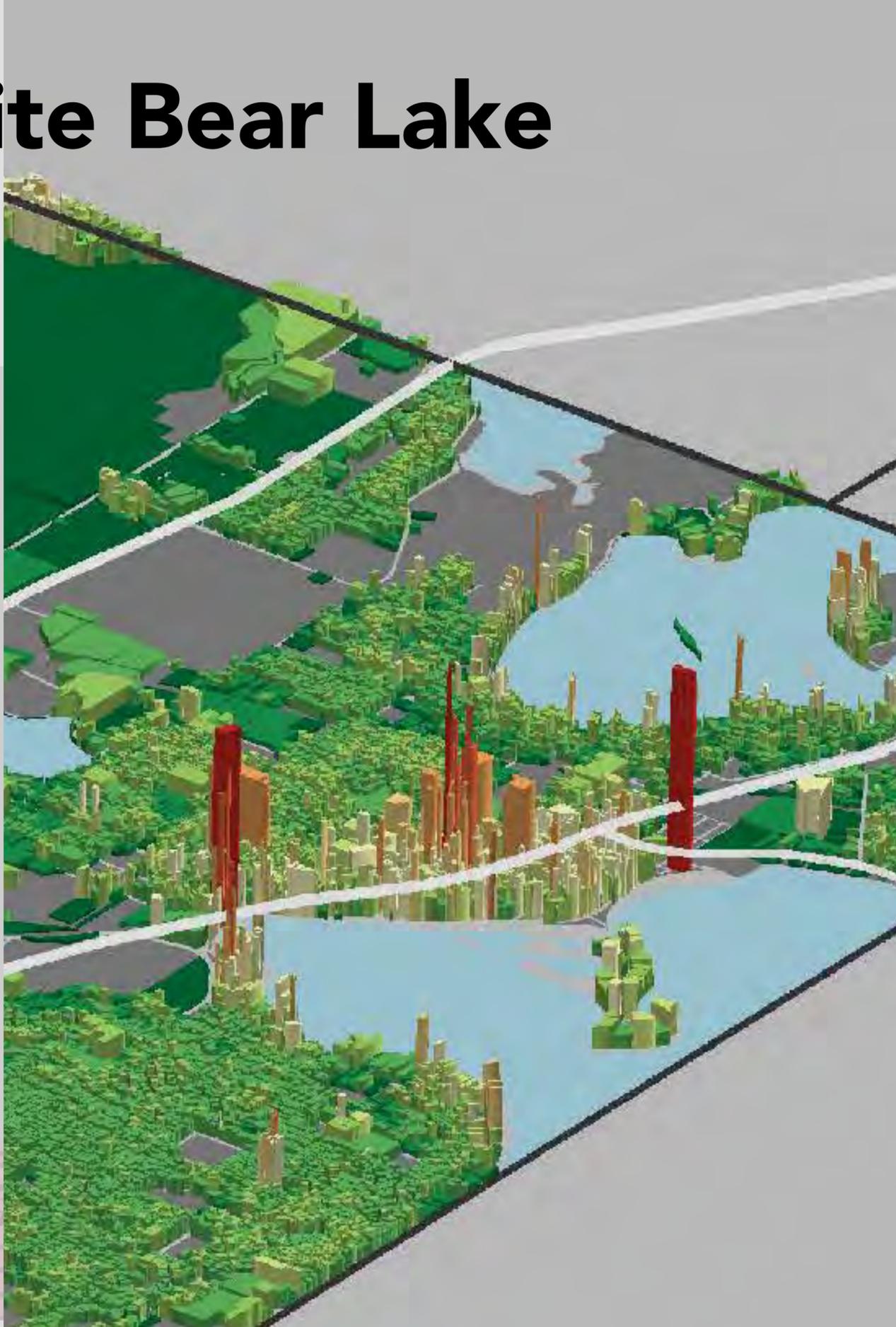


County Area

Value Per Acre
St. Paul, MN



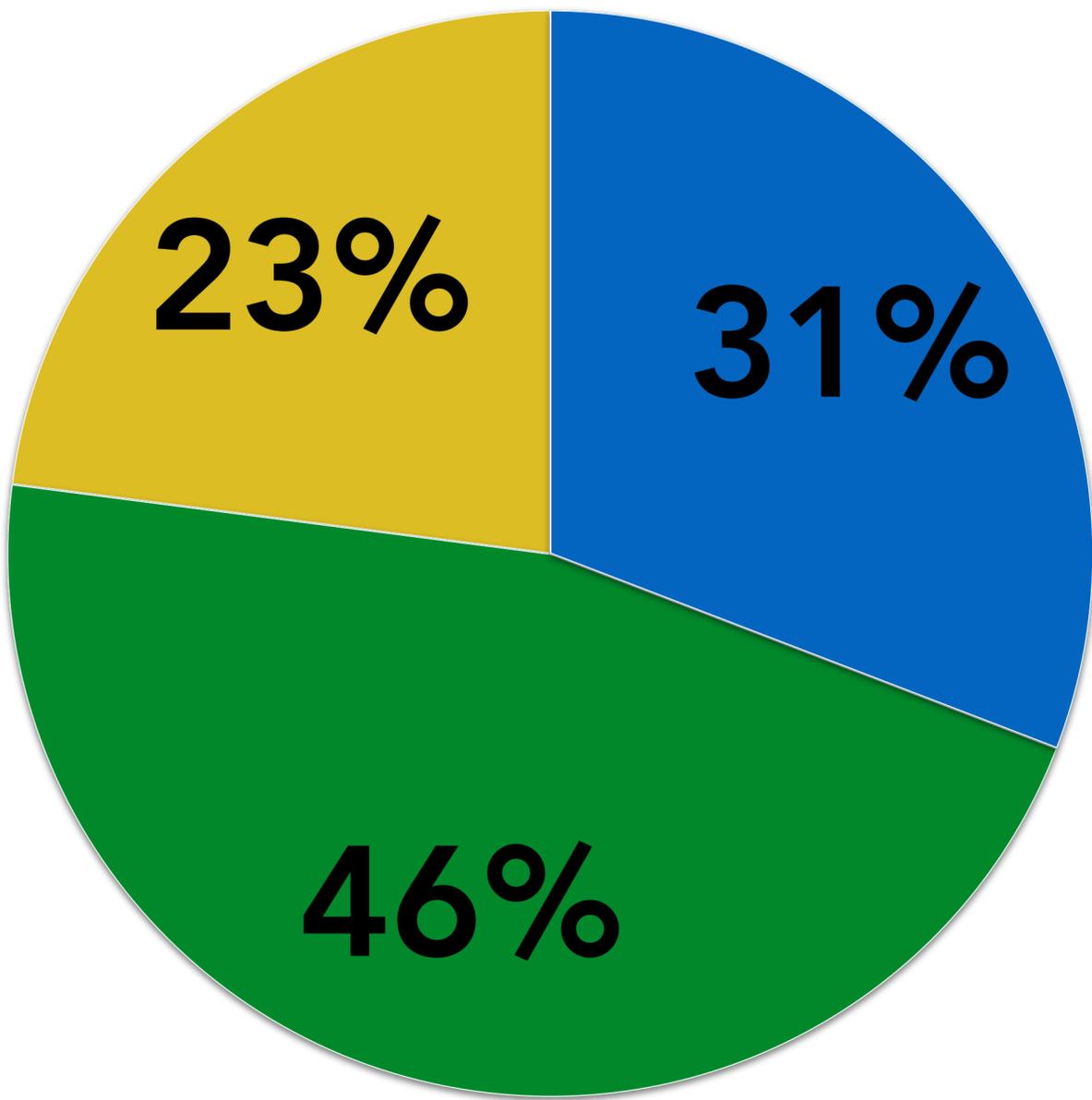
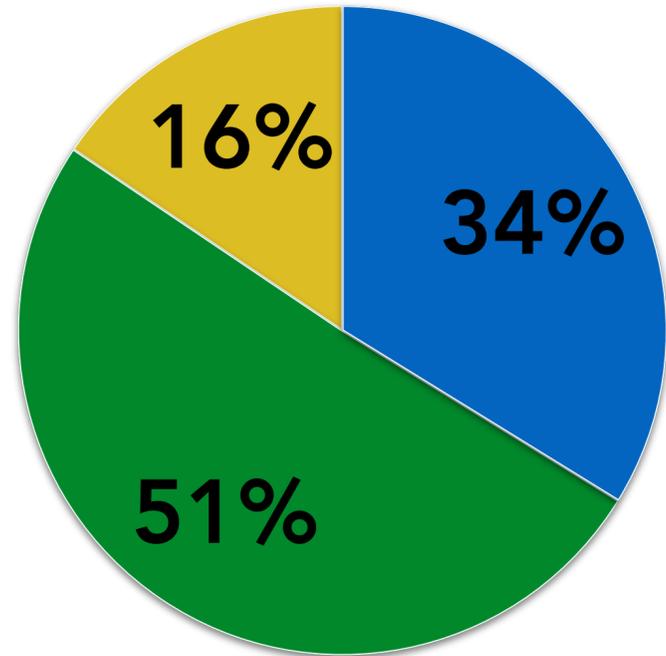
Learn From White Bear Lake



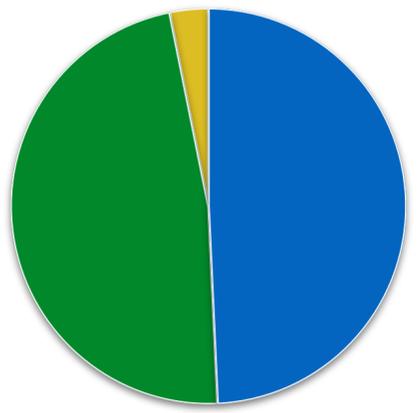
Work Together

St Paul

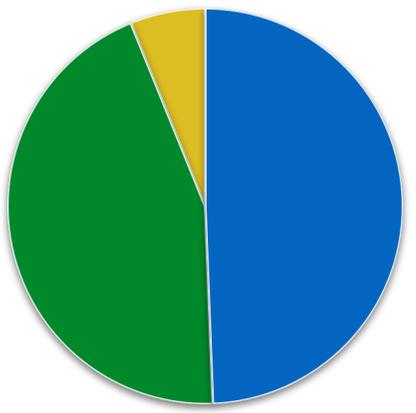
- out
- in
- retain



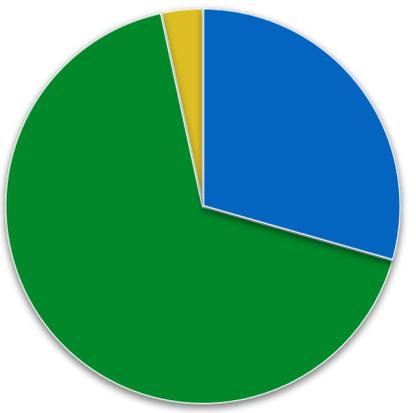
New Brighton



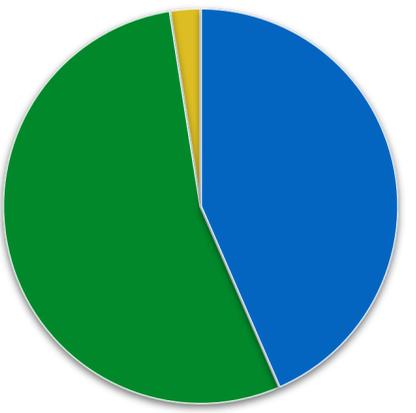
White Bear Lake



Roseville



Vadnais Heights

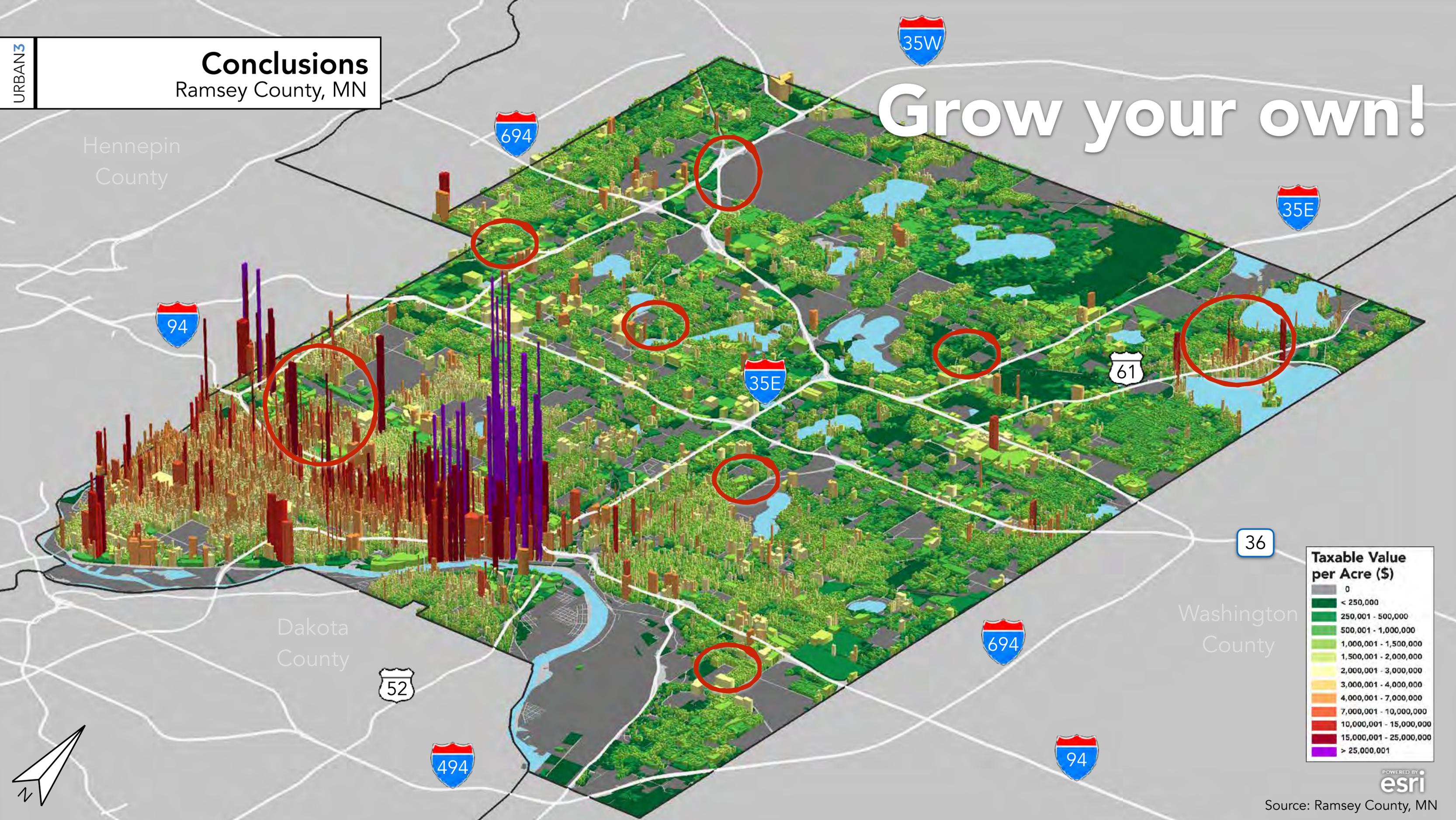


Ramsey County

Conclusions

Ramsey County, MN

Grow your own!



Taxable Value per Acre (\$)

0
< 250,000
250,001 - 500,000
500,001 - 1,000,000
1,000,001 - 1,500,000
1,500,001 - 2,000,000
2,000,001 - 3,000,000
3,000,001 - 4,000,000
4,000,001 - 7,000,000
7,000,001 - 10,000,000
10,000,001 - 15,000,000
15,000,001 - 25,000,000
> 25,000,001