

2023 Quarter Four Report



The Plymouth City Council has four key strategic themes - City Center, Redevelopment, Environmental Stewardship, and City of Choice. The Community and Economic Development (CED) Department focuses our work around these key themes. Quarterly updates are slated under each of these four themes. Click on the theme below to jump to the updates!

[City of Choice](#)

[Redevelopment](#)

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Community & Economic Development Department



City of Choice

Ribbon Cuttings & Tours



CFMOTO moved into its new 120,000+ square foot U.S. Headquarters located at 5005 Nathan Lane, after revitalizing the former United Hardware site. CFMOTO intends to grow in Plymouth, adding new jobs to the community.

PHILIPS

Leaders at PHILIPS hosted staff and elected officials from the city and state for a tour of its facility at 5905 Nathan Lane. PHILIPS, a global company known for its household technology products, is actively reimagining healthcare through an innovative portfolio of devices and services.

Silk Road Medical

Staff joined the Minnesota Department of Employment & Economic Development (DEED) on a tour of Silk Road Medical to learn more about its patented TCAR system - a procedure designed to provide best-in-class stroke protection during carotid revascularization. Silk Road Medical is located at 14755 27th Avenue.

Housing

The Housing Division's objective is to meet the housing needs of Plymouth residents by utilizing CDBG (Community Development Block Grant) funds to provide a range of housing options. These programs include:

- The city's **Owner Occupied Rehabilitation Loans Program** provides financial assistance of up to \$40,000 to eligible homeowners to help with home repairs making their homes safer and more energy efficient. **There were three recipients during Q4.**
- The city's **Emergency Repair Grant Program** provides small and emergency repairs for qualifying seniors. The program grants up to \$7,500 for emergency and small repairs. **There were two recipients during Q4.**
- The city's **First-Time Home Buyer Program** provides zero interest loans up to \$35,000 for qualifying 1st time home buyers purchasing homes in Plymouth. **There were two recipients during Q4.**

Council approves participation in Just Deeds Coalition

Discriminatory covenants can be found in the property records in many American communities, including the City of Plymouth. These restrictive clauses were inserted into property deeds to prevent specific groups from buying or occupying land. Just Deeds is a broad coalition of organizations - communities, law firms, realtors and title companies - dedicated to acknowledging and addressing these issues in Minnesota housing. The City Council's approval formalizes the city's membership in the Just Deeds Coalition and allows Plymouth property owners to access free services for discharging discriminatory covenants.

Employment Report

Industry	2022 Q4	2023 Q4	% Change
Professional & Business Services	11,518	11,169	-3.0%
Trade	11,297	11,120	-1.5%
Manufacturing	10,855	10,102	-7.0%
Education & Health Services	7,563	8,039	6.0%
Construction	3,125	3,319	6.0%
Financial Activities	3,777	3,024	-2.0%
Leisure & Hospitality	3,112	2,892	-7.0%
Public Administration	1,516	1,503	0.0%
Total Jobs	55,168	53,520	-3.0%

Information provided from Minnesota Employment and Economic Development (DEED) Quarterly Census of Employment and Wages (QCEW). Percentages rounded to the nearest half percent.

Plymouth's employment report showed a decrease in total jobs from Q4 2022 to Q4 2023, with a noticeable decline in the three largest industries in Plymouth: manufacturing, trade, and professional services. There was an increase in education and health services, as well as construction, which may be attributed to the new residential subdivisions and the opening of new health organizations in Plymouth in 2023.

The Bureau of Labor Statistics (BLS) shows a 12-month change (from 2022 Q4 to 2023 Q4) of -0.8% for manufacturing jobs and a -2.2% change in professional services in Minnesota. The BLS also shows an increase of 1.7% for construction jobs during the same time period. Plymouth appears to be on pace with the rest of the state and following these statewide employment trends, which includes a reduction in manufacturing and trades. Staff will continue to research this, since it appears that some of our peer communities are not experiencing the same loss of manufacturing as Plymouth. The reduction in manufacturing jobs is likely a reduction in full-time employment, while the increase in construction jobs is likely an increase in temporary employment. Plymouth strives to maintain high-quality, permanent jobs.

Redevelopment

Permits	2022 Q4	2023 Q4	% Change
Value of All Permits	\$42,904,407	\$55,333,287	29%
Total Permits	2,551	3,632	42%

Residential Permits	2022 Q4	2023 Q4	% Change
Value of Residential Home Permits	\$12,925,454	\$15,658,791	21%
Total New Residential Home Permits	21	32	52%

The new construction of residential homes, largely in new subdivisions such as the Hollydale subdivision, contributed to an increase in permits and construction value. There was also a large increase (over 900%) in re-roofing permits from 2022 Q4 to 2023 Q4, which can be attributed to the August hailstorm that hit the Twin Cities.

Commercial/Industrial Permits	2022 Q4	2023 Q4
Value of Commercial Alteration/Remodel Permits	\$7,381,436	\$6,194,955
Total Permits	27	26

The department issued 26 permits commercial alteration/remodel permits totaling over \$6 million in construction value. The Q4 in 2022 included a \$3 million tenant improvement from Food Safety Net Services at 3900 Annapolis Lane, where the largest construction value permit for commercial remodels in Q4 of 2023 was \$1.8 million for an addition at the Honeywell site at 2800 Northwest Boulevard. Consistent numbers from 2022 and 2023 show businesses are still investing in Plymouth.

Environmental Stewardship

The changing climate has had an impact in the city’s work. More intense storms such as the August 11, 2024 hail storm that resulted in 900% more re-roofing permits. The changing climate also resulted in a longer construction season in Q4 2024, which was significantly different than the winter season of 2023 where the Twin Cities had almost 100 inches of snowfall. Construction was able to continue throughout Q4 of 2024, which was indicated through continued permit applications and issuance, as well as onsite inspections in Q4 which are not typical of Minnesota winters.

	2022 Q4	2023 Q4
Solar Permits	15	20
EV Permits	>40	>50

As the climate continues to change, the City of Plymouth needs to be nimble and adaptable, as some years may have longer construction seasons, some may have intense storms, and others may be significantly snowier or more frigid. Unpredictable climate patterns will likely produce unpredictable permit and construction patterns.

City Center

Bonding Request

In Q4, the City Council approved their 2024 Legislative Priorities, which included a \$32 million request in state bond funds for enhancements to City Center to support regional tourism, BRT, and bike/pedestrian improvements.

TIF Legislation

City Council’s legislative priorities also included the city seeking special legislation to allow for a TIF District for the redevelopment of City Center. The TIF District would generate funding for public infrastructure enhancements.