

PROFILE OF NICOLLET COUNTY

BRIEF HISTORY OF COUNTY

Nicollet County, named in honor of Joseph N. Nicollet, a French explorer, lies in south central Minnesota and closely resembles an isosceles triangle with 104.6 miles of Minnesota River front. Within the 280,866.22 total acres in the County, almost 245,000 acres is farmland with 24,000 acres of forest land and 12,000 acres of wetland. The County is composed of 5 cities and 13 townships.

The first county election was held on October 11, 1853 to fill the following offices: three County Commissioners, Sheriff, Register of Deeds, County Treasurer, two Constables, three Assessors, Judge of Probate, District Attorney, and Court Surveyor.

The County Commissioners originally established nine townships in Nicollet County. Several years later, four more townships were created. The state capitol was nearly moved to St. Peter from St. Paul. However, Joseph Rollette absconded with the bill that would make St. Peter the state capitol, and returned to St. Paul 123 as the gavel sounded the end of the legislative session.

In 1856, a petition was submitted to move the County Courthouse from Traverse des Sioux to St. Peter. The petition was thrown out because some names were duplicates, some were non-residents, and some were deceased persons, along with other various reasons. In 1858, the petition was resubmitted and passed by a vote of 457 to 301, and the Courthouse was built in St. Peter.

By 1859, there were 15 school districts in Nicollet County, and the first railroad came St. Peter in 1868.

Source: County's website

QUICK FACTS OF COUNTY

Website: <http://www.co.nicollet.mn.us/>

Facts	Nicollet County	Minnesota
Land area, 2010 (square miles)	448.49*	79,626.74*
Average Persons per square mile, 2010	73*	66.6*
Number of Cities	5**	854***
Number of Townships	13**	1,784***

Sources:

*U.S. Census Bureau: State and County Quick Facts, 2012)

**Number of Cities and Townships in Nicollet County (Minnesota Department of Administration)

***Number of Townships in Minnesota (Minnesota Association of Townships)

PROFILE ISSUES COVERED

❖ QUICK FACTS OF COUNTY

❖ POPULATION OF COUNTY

- Population Trend and Projections (2000-2040)
- Population Projection by Age Cohorts (2010- 2020)
- Population of Cities In Nicollet county (2006- 2011)
- Population of Townships In Nicollet county (2006- 2011)
- Key Highlights

❖ SELECTED DEMOGRAPHIC CHARACTERISTICS

- Projection of County's Household Types (2010-2020)
- Ethnic Composition of County's Population (2000 – 2011)
- Education Attainment (2012)
- Key Highlights

❖ COUNTY'S ECONOMIC OUTLOOK

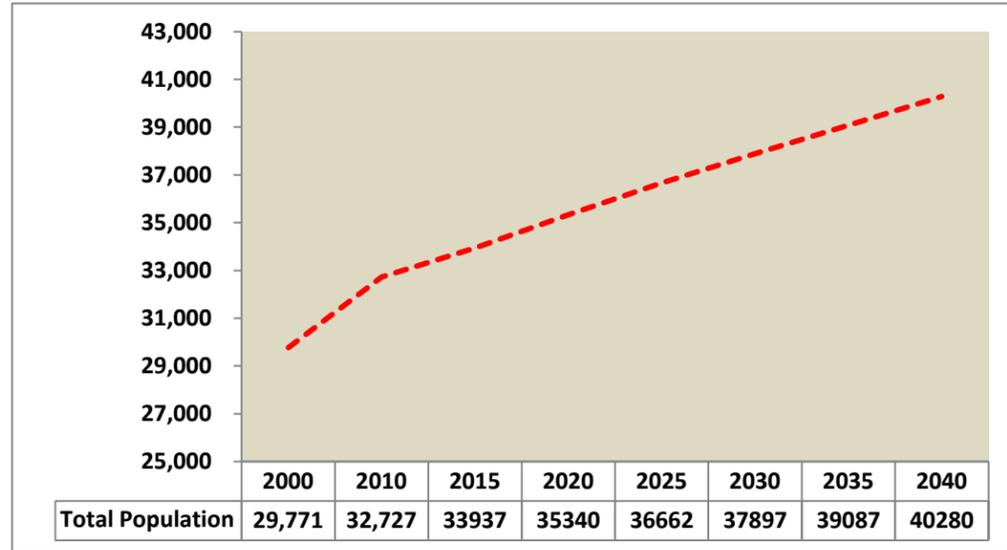
- County's Labor Force Outlook (2005-2035)
- County's Labor Force Outlook by Age Cohorts (2005-2035)
- Comparing Unemployment Rates for Nicollet county, Region Nine and Sate (2000 – 2012)
- Trend in County's Per Capita Income (2000-2011)
- Key Highlights

❖ COUNTY'S HOUSING PROFILE

- Housing Units: Total, Owner and Renter Units (2000-2011)
- Trend in County's Homeownership Rate (1990-2011)
- Other Housing Characteristics (2000-2011)
- Housing Expenditure for Nicollet county (2012)
- Key Highlights

POPULATION OF COUNTY

POPULATION TREND AND PROJECTIONS (2000-2040)



Data Source: MN State Demographic Center, 2012

KEY HIGHLIGHTS

- ❖ The county's population is projected to increase by a rate of between 3.1 – 4.1 per cent every five years from 2010 to 2040.
- ❖ Population less than 19 years are expected to account for 28 per cent of the County's projected population increase in 2020. This represents 24 per cent increase in the less than 19 years population group (comparing the 2010 and 2020 populations).
- ❖ All cohort groups above 65+ cohort are expected to increase, meaning around 17 per cent of the County's population in 2020 will be 65+ years old. This number is 64 per cent more of what was recorded in 2010 implying possible increase in demand for Senior Housing and health care needs in the County.

POPULATION OF CITIES IN NICOLLET COUNTY (2006- 2011)

City	2006	2007	2008	2009	2010	2011
Courtland	589	591	598	609	611	606
Lafayette	521	479	479	485	504	500
Nicollet	991	1,000	1,008	1,012	1,093	1,091
North Mankato	12,817	12,935	13,003	13,045	0	0
St. Peter	10,887	10,966	10,884	10,917	11,196	11,459

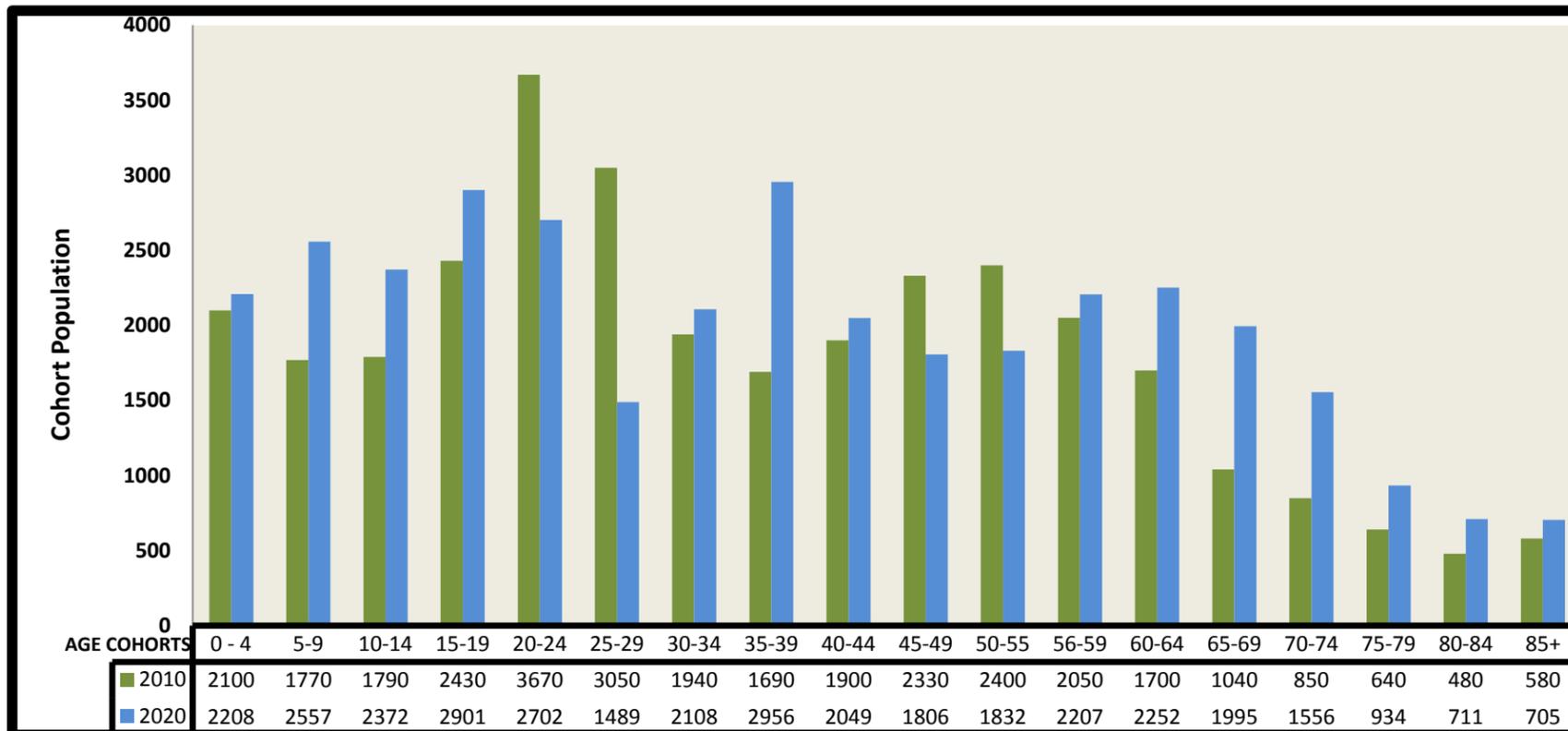
Data Source: MN State Demographic Center, 2012

POPULATION OF TOWNSHIPS IN NICOLLET COUNTY (2006- 2011)

Township	2006	2007	2008	2009	2010	2011
Belgrade	1,038	1,018	1,016	1,020	1,052	1,047
Bernadotte	350	348	343	340	278	272
Brighton	157	156	155	157	149	150
Courtland	705	706	702	704	630	616
Granby	248	251	249	251	246	242
Lafayette	700	697	695	696	694	688
Lake Prairie	614	604	602	599	672	670
New Sweden	323	324	325	331	297	290
Nicollet	503	496	495	497	527	521
Oshawa	530	527	526	531	502	502
Ridgely	103	98	100	105	115	113
Traverse	359	351	352	352	334	331
West Newton	499	493	490	498	423	415

Data Source: MN State Demographic Center, 2012

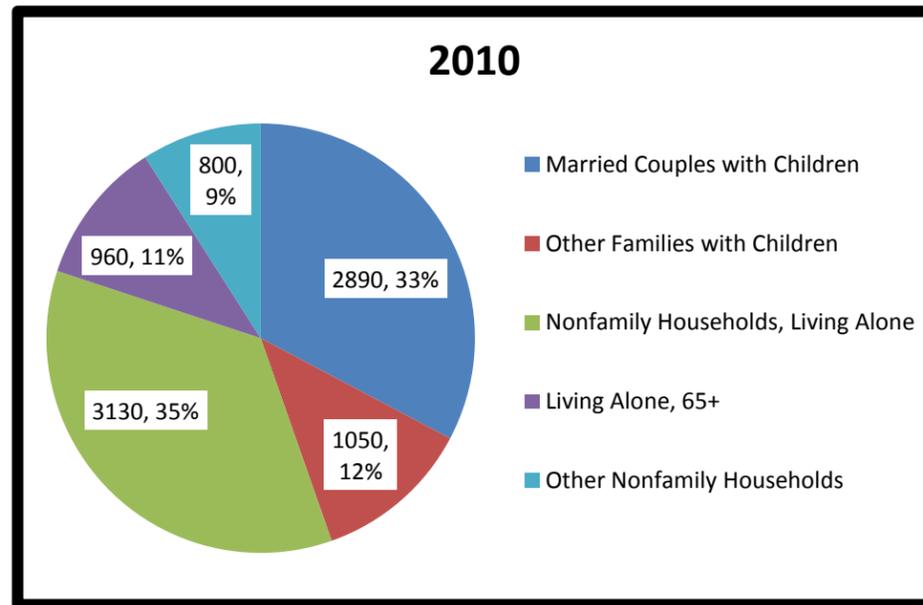
POPULATION PROJECTION BY AGE COHORTS (2010- 2020)



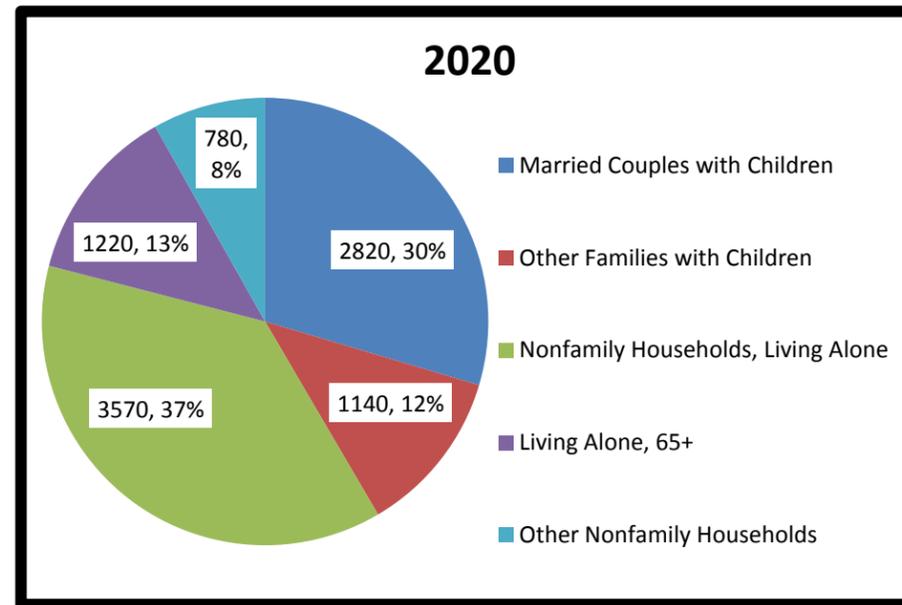
Data Source: MN State Demographic Center, 2012

SELECTED DEMOGRAPHIC CHARACTERISTICS

PROJECTION OF COUNTY'S HOUSEHOLD TYPES (2010- 2020)



Data Source: MN State Demographic Center, 2012



Data Source: MN State Demographic Center, 2012

ETHNIC COMPOSITION OF COUNTY'S POPULATION (2000 – 2011)

Ethnic Group	2000	2005-2009	2010	2011
White alone	28,405	29,489	29,688	29,772
Hispanic or Latino	535	835	1,110	1,165
Asian alone	335	438	355	383
Black or African American alone	232	452	601	668
American Indian and Alaska Native alone	59	84	108	128
Native Hawaiian and Other Pacific Islander alone	5	10	9	1
Some Other Race alone	8	72	65	51
Two or more races	192	314	335	303

Data Source: US Census Bureau, 2012

KEY HIGHLIGHTS

- ❖ With projected decline of 2.4 per cent in the number of “Married Couples with Children” and 14 per cent increase in “Non-family households living alone” in 2020, there might be potential increase in demand for single family housing in Nicollet County.
- ❖ The population of “Hispanic or Latino”, “Black or African American alone”, and “American Indian and Alaska Native alone” ethnic groups have significantly increased since 2000. In all, the percentage composition of minority ethnic groups (all except “white alone”) in the county’s population has increased from 4.6 per cent (in 2000) to 8.3 per cent (in 2011).
- ❖ More than half (66 per cent) of the county’s 25+ population can be categorized as highly skilled labor force based on their education attainment (i.e. having attained more than high school degree).

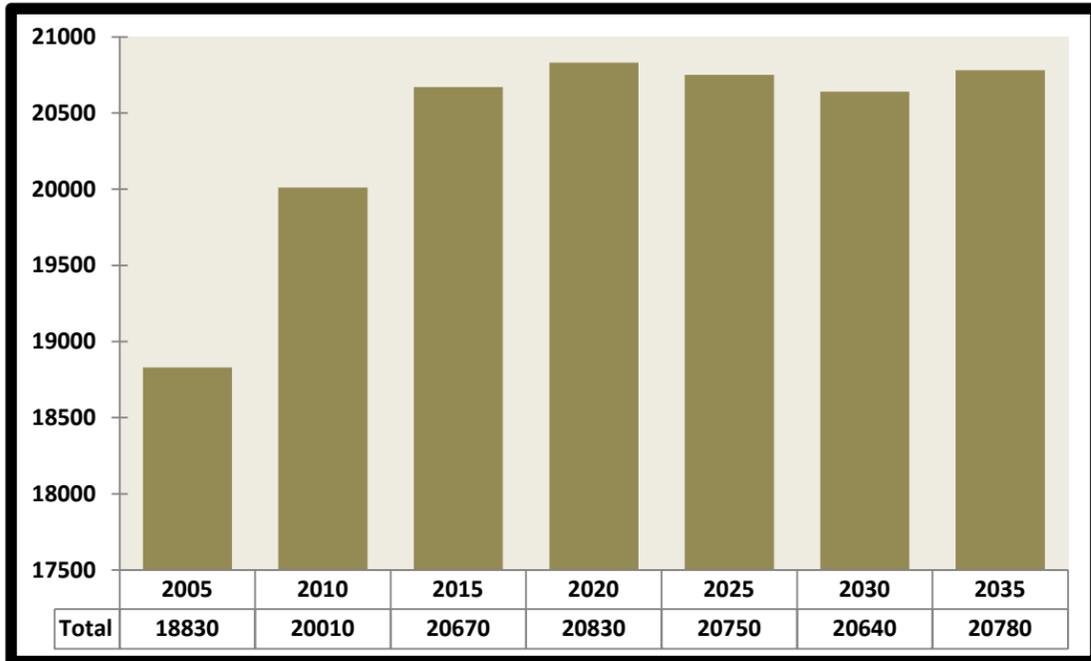
EDUCATION ATTAINMENT (2012)

	TOTAL	%
Population Age 25+	20,623	
< Grade 9	619	3
Grade 9-12	1,007	4.88
High School	5,495	26.65
Some College	4,557	22.1
Assoc Degree	2,031	9.85
Bach Degree	4,683	22.71
Grad Degree	2,231	10.82

Data Source: MN Department of Employment and Economic Development (MN DEED).

COUNTY'S ECONOMIC OUTLOOK

COUNTY'S LABOR FORCE OUTLOOK (2005-2035)

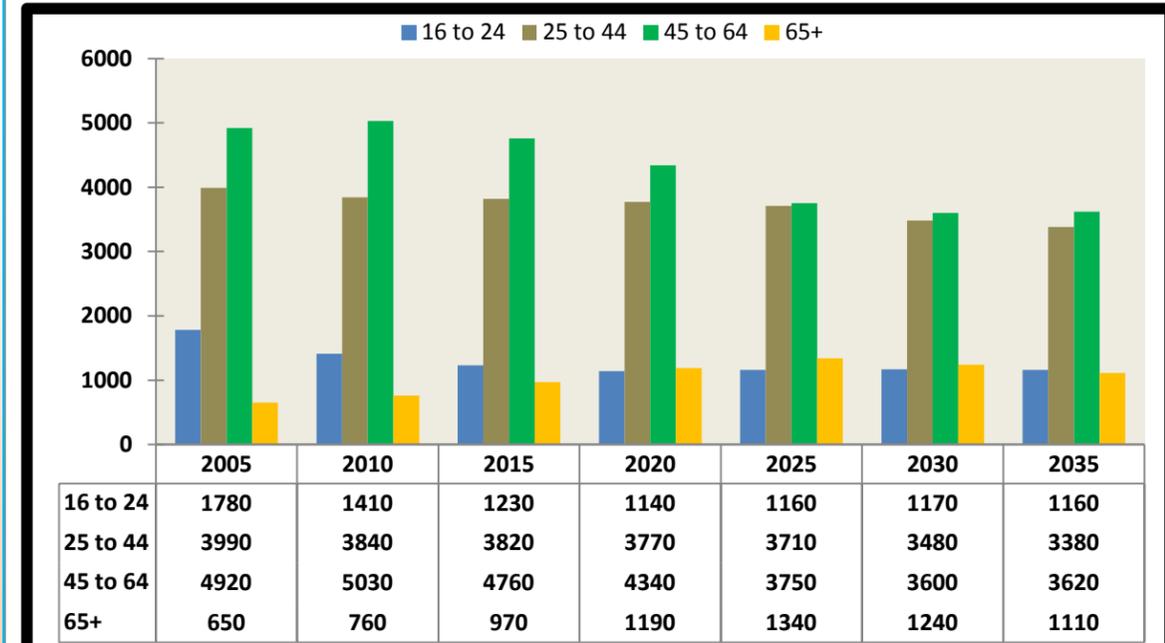


Data Source: MN DEED, 2012

KEY HIGHLIGHTS

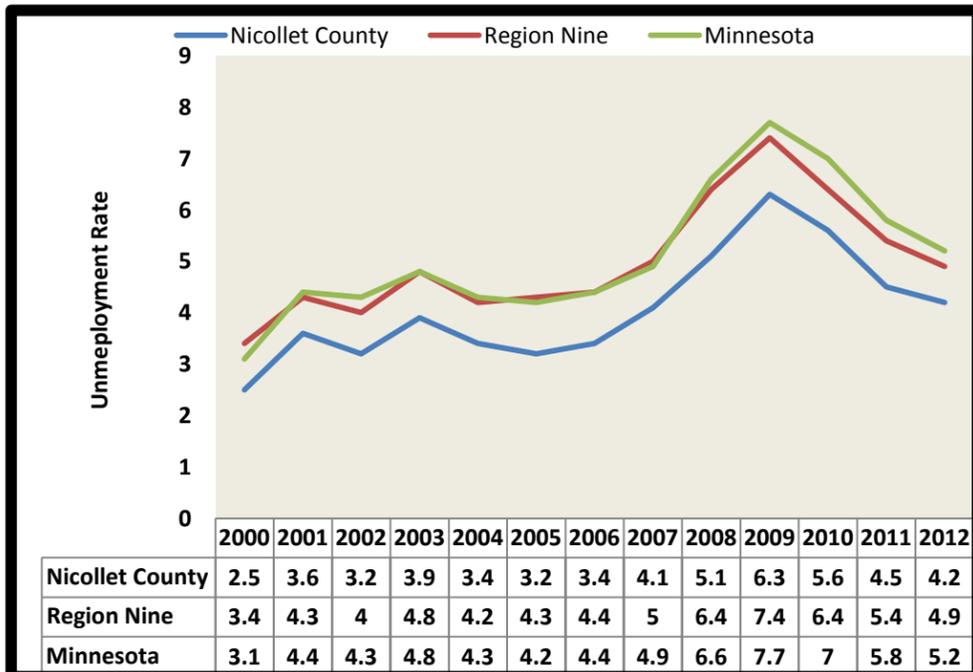
- ❖ Total labor force population is expected to increase till 2025 when it starts decreasing, then begins to increase again in 2035.
- ❖ Both the unemployment rate and per capita income of the County have been lower than the State's since 2000.
- ❖ An individual earns about 13 per cent less annually of what is averagely earned by a person statewide (using the 2011 per capita income statistics).

COUNTY'S LABOR FORCE OUTLOOK BY AGE COHORTS (2005-2035)



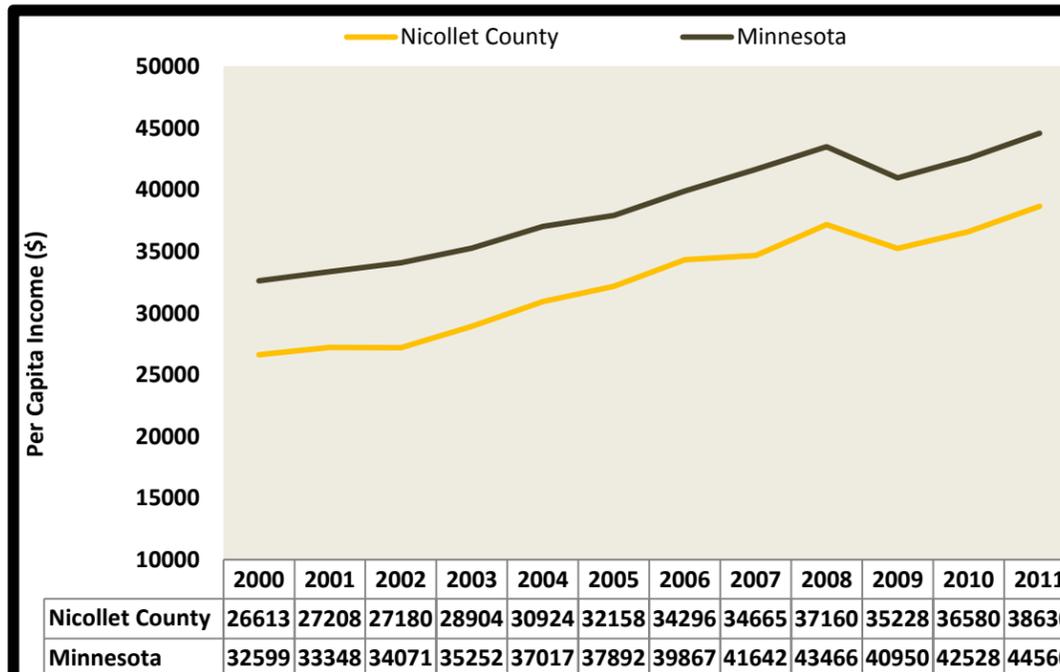
Data Source: MN DEED, 2012

COMPARING UNEMPLOYMENT RATES FOR BROWN COUNTY, REGION NINE AND STATE (2000 – 2012)



Data Source: MN DEED, 2012

TREND IN COUNTY'S PER CAPITA INCOME (2000-2011)

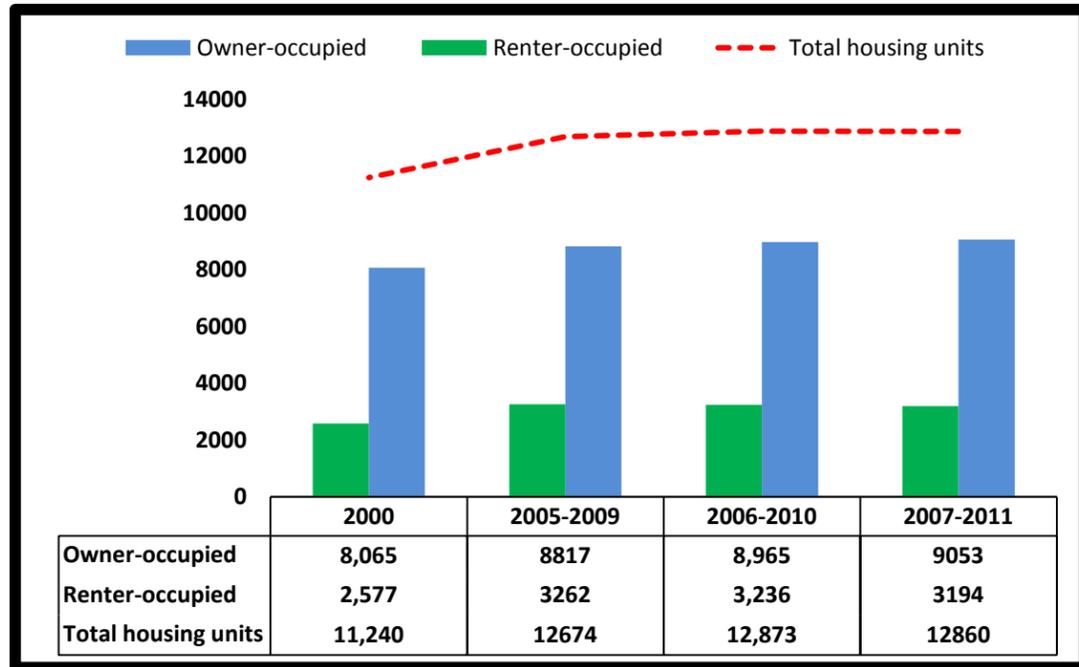


Data Source: US Bureau of Economic Analysis, 2012

COST OF LIVING

COUNTY'S HOUSING PROFILE

HOUSING UNITS: TOTAL, OWNER AND RENTER UNITS (2000-2011)

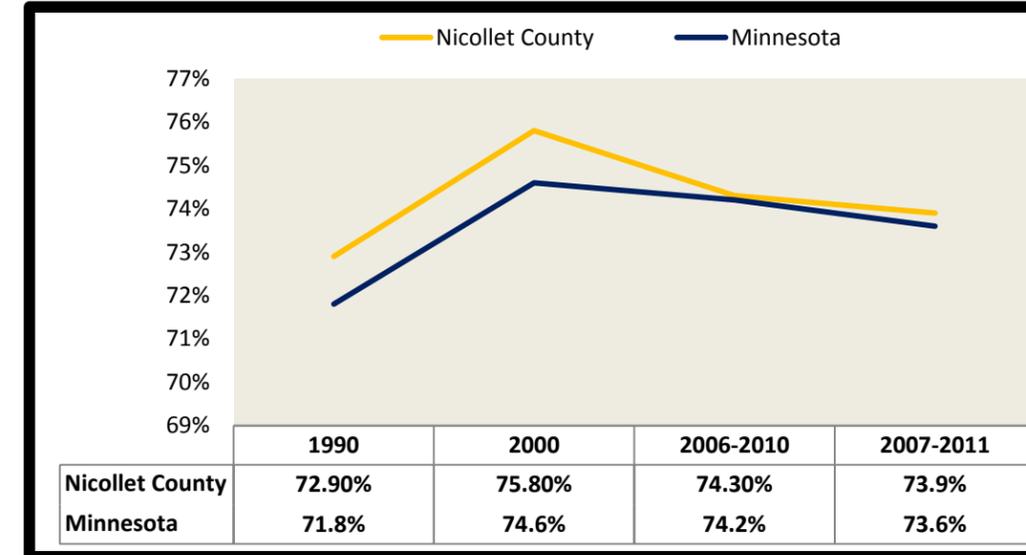


Data Source: MN State Demographic Center, 2012

KEY HIGHLIGHTS

- ❖ Housing units increased by 14.1 per cent in 2011 (compared with the number of housing units in 2000). However, although both owner-occupied and renter-occupied housing units have decreased since 2000, the decrease in renter-occupied housing units is minimal.
- ❖ The vacancy rates for both owner and renter occupied units have also decreased in 2011.
- ❖ Although higher than the State's, the gap between the County's and State's homeownership rates started closing since 2006.
- ❖ Annually, rent cost per household represents 31% of the total housing cost paid by a homeowner.

TREND IN COUNTY'S HOMEOWNERSHIP RATE



Data Source: Compiled from Decennial Census and U.S. Census Bureau, American Community Survey

OTHER HOUSING CHARACTERISTICS (2000-2011)

Characteristics	2000	2005-2009	2006-2010	2007-2011
Occupied housing units	10,642	12,079	12,201	12,247
Vacant housing units	598	595	672	613
Population in owner-occupied housing units	21,939	23,288	23,345	23,338
Population in renter-occupied housing units	5,280	6,498	6,662	6,843
Homeowner vacancy rate (percent)	1.2	-	1.8	0.6
Rental vacancy rate (percent)	8.7	-	7.3	3.7
Average household size of owner-occupied units	2.72	2.64	2.6	2.58
Average household size of renter-occupied units	2.05	1.99	2.06	2.14

Data Source: US Census Bureau, 2012

HOUSING EXPENDITURE FOR BROWN COUNTY (2012)

	\$ PER HOUSEHOLD	TOTAL \$000'S
Mortgage Interest	\$4,232	\$51,925
Property Taxes	\$1,820	\$22,336
Miscellaneous Owned Dwelling Costs	\$1,417	\$17,389
Rental Costs	\$2,317	\$28,436
Other Lodging	\$598	\$7,340

Data Source: MN DEED, 2012(mnprospector.com)