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### The Pittsburg Micropolitan Area Economic Report, Quarter 1, 2019

Pittsburg State University. Gladys A. Kelce College of Business

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# THE PITTSBURGH MICROPOLITAN AREA ECONOMIC REPORT

## Quality Of Life High In The Pittsburgh Area According To A New Study

**A** NEW COMPREHENSIVE STUDY on health of communities nationwide by the U.S. News and World Report gives the Pittsburgh Micropolitan Area (Crawford County) a significantly higher average score than communities in the same peer group, which are classified as 'urban, up-and-coming' by the study.

The study found that the Pittsburgh Micropolitan Area has 36.1 percent greater access to local hospital beds per capita than the average of the 813 communities nationwide in the same peer group, as well as 9.4 percent lower prevalence of diabetes.

The Pittsburgh Micropolitan Area also

has 3.1 percent higher expenditure per pupil and six percentage points higher high school graduation rate, along with almost 52.9 percent fewer people per capita receiving public assistance, 15.4 percent less violent crime per capita, 32.1 percent less per capita homicide rate, 3.3 percent per capita better access to the internet, and 29.0 percent fewer households per capita with no car.

The study also found 85.3 percent better access to food outlets, 5.6 percentage points local higher labor force participation rate, 105.8 percent better access to childcare facilities, and 17.3 percent greater jobs diversity. The Pittsburgh

Micropolitan Area did not rank as well in terms of housing, and other categories.

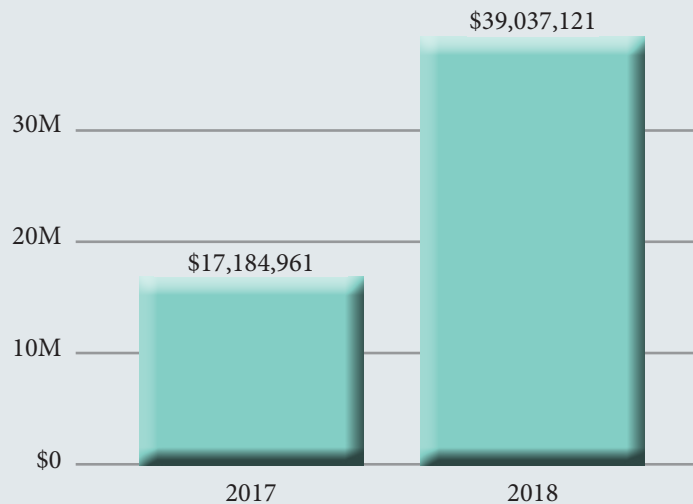
The City of Pittsburgh (the seat of the Pittsburgh Micropolitan Area) is doing well. The City reports that the value of total building permits (residential and commercial) increased to more than \$39 million in 2018 (up 127.2 percent from 2017). The Kansas Department of Revenue reports that approximately 40 percent of all local retail sales in Pittsburgh are to people that live outside of the city.

Pittsburgh is the anchor of economic growth in the region, with 63.1 percent of all jobs in Pittsburgh filled by commuters according to the Bureau of the Census.

### INSIDE

- Total Jobs And Wages
- Unemployment
- Job Growth by Industry
- Incomes And Payroll by Industry
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- Residential & Commercial Permits
- Office Space Market
- Commercial & Multi-Family Land Values
- Retail Space Market
- Bankruptcies and more . . .

### Total Value Of Building Permits Commercial & Residential City of Pittsburgh



Source: City of Pittsburgh



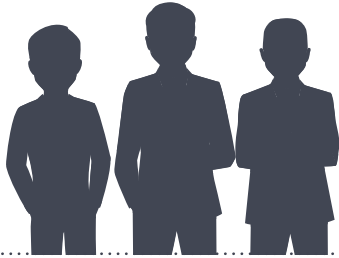
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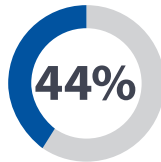
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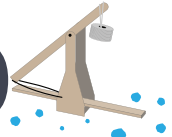
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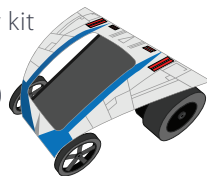


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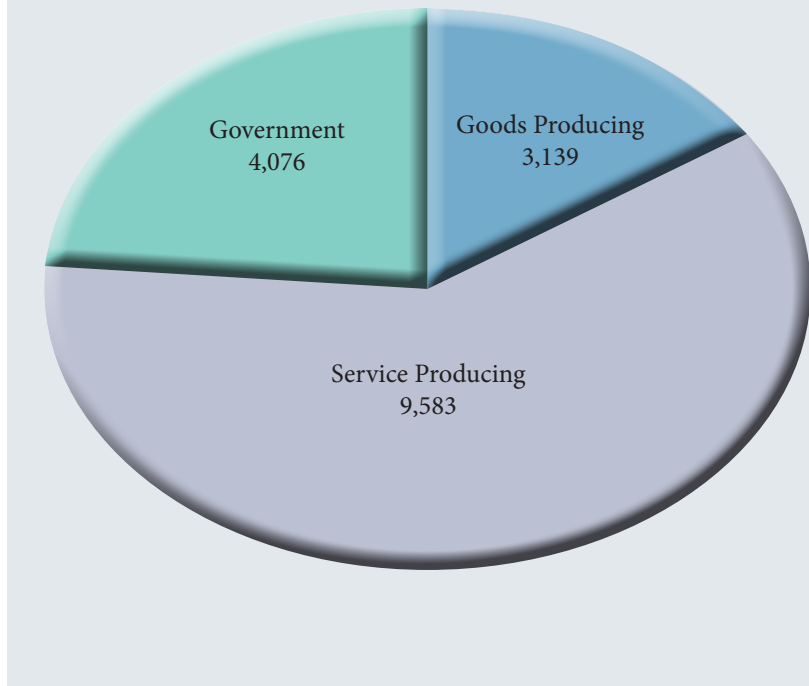
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## TOTAL JOBS AND WAGES

Average monthly wages are up significantly in the Pittsburgh Micropolitan Area. The latest information from the Bureau of Labor Statistics shows that the average monthly wages paid by the 982 business establishments in the Pittsburgh Micropolitan Area (which pay unemployment insurance) increased to \$2,908 during the first three quarters of 2018, up 4.6 percent from the first three quarters of 2017. The average monthly number of local jobs during the third quarter was 16,798 (down 1.1 percent from the third quarter of 2017) and the average monthly wage was \$2,859 (up 3.1 percent).

The 752 business establishments in the service industries posted 9,583 jobs during the quarter (down 2.1 percent) and an average monthly wage of \$2,752 (up 4.7 percent), the 158 establishments in the goods producing industries posted 3,139 jobs (down 0.3 percent) and an average monthly wage of \$3,298 (up 2.6 percent), and government posted 4,076 jobs (up 0.6 percent) and an average monthly wage of \$2,772 (down 0.1 percent). The average monthly number of jobs statewide increased to 1,375,271 (up 1.0 percent), with \$3,758 in average monthly wage (up 3.5 percent) and the number of jobs increased to 146.1 million nationwide (up 1.6 percent), with an average monthly wage of \$4,570 (up 3.3 percent).

## Composition Of Jobs Pittsburg Micropolitan Area - Q3 2018



Source: Bureau of Labor Statistics

## UNEMPLOYMENT

The Bureau of Labor Statistics reports that the national unemployment rate declined to 3.9 percent in 2018, down from 4.4 percent in 2017. The low unemployment rate is beginning to be a problem for national businesses. There were over 800,000 more job openings nationwide at the beginning of this year than there were people unemployed. Something happened to the labor force during the December 2007- June 2009 recession. Average labor force participation, which was 66.1 percent nationwide in 2007, declined rapidly in the wake of the recession and has not yet recovered.

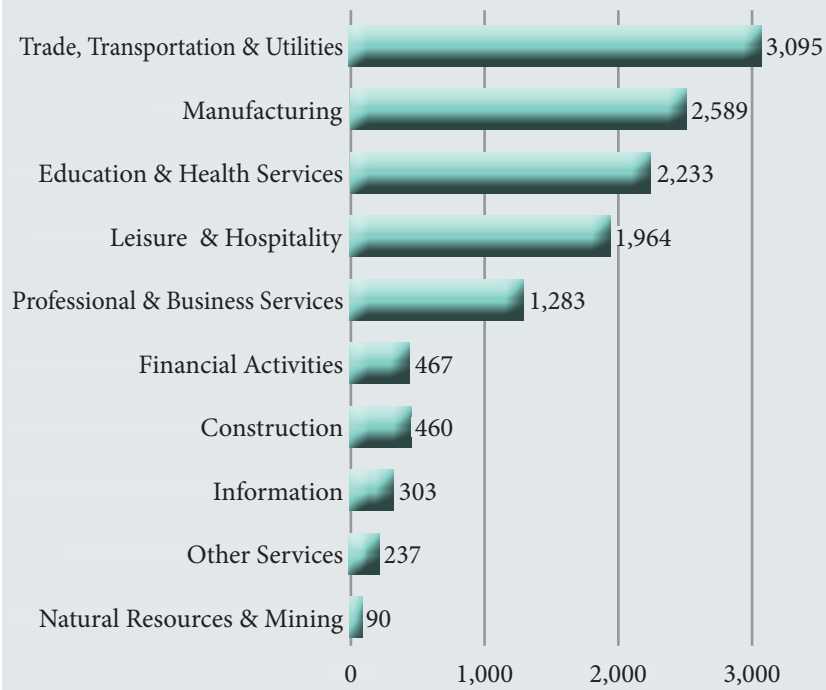
In 2018, for example, the labor force participation rate was only 62.9 percent. Millions more people would be available for work if the labor force participation rate was 66.2 percent. The reason for the decline in the labor force participation rate is still debated by economists, but some of it may be because the baby boom generation is retiring. In January 2019, the unemployment rate stood at 4.4 percent nationwide (down from 4.5 percent in January 2018), 3.8 percent statewide (up from 3.5 percent), and 4.6 percent in the Pittsburgh Micropolitan area (up from 4.2 percent).

## Unemployment Rate Jan. 2019



Source: Bureau of Labor Statistics

## Number Of Jobs By Industry Pittsburg Micropolitan Area - Q3 2018



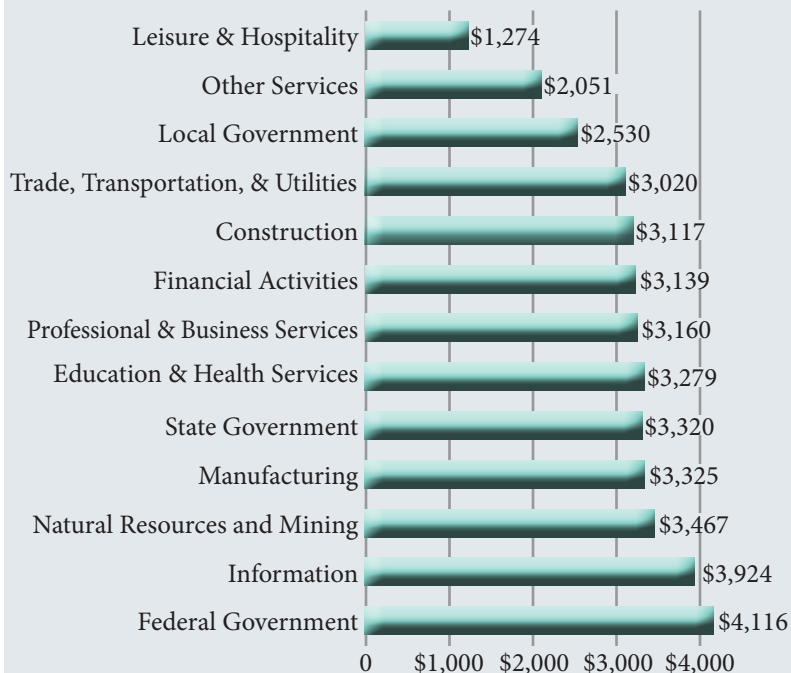
Source: Bureau of Labor Statistics

## JOB GROWTH BY INDUSTRY

Seven industries added jobs in the Pittsburg Micropolitan Area during the third quarter of 2018 (latest available). Of these, the Information Services industry contributed the most to job growth during the quarter, posting 303 jobs (up 74 jobs), followed by Local Government, posting 2,910 jobs (up 33 jobs); Construction, posting 460 jobs (up 21 jobs); Financial Activities, posting 467 jobs (up 16 jobs); Other Services (automobile repair, dry cleaning, etc.), posting 237 jobs (up 12 jobs); Trade, Transportation, and Utilities, posting 3,095 jobs (up 11 jobs); and Federal Government, posting 82 jobs (up 3 jobs). Natural Resources and Mining, posting 90 jobs (down 2 jobs) followed by Kansas State Government, posting 1,084 jobs (down 12 jobs); Manufacturing, posting 2,589 jobs (down 27 jobs); Education and Health Services, posting 2,233 jobs (down 69 jobs); Professional and Business Services, posting 1,283 jobs (down 86 jobs); and Leisure and Hospitality, posting 1,964 jobs (down 167 jobs).

The Manufacturing Industry was the fastest growing industry statewide during the period, with 166,029 jobs (up 4,267 jobs), followed by Local Government, with 162,880 jobs (up 2,705 jobs). Nationwide, the fastest growing industry was Professional and Business Services followed by Education and Health Services.

## Average Monthly Wages By Industry Pittsburg Micropolitan Area - Q3 2018



Source: Bureau of Labor Statistics

## INCOME AND PAYROLL BY INDUSTRY

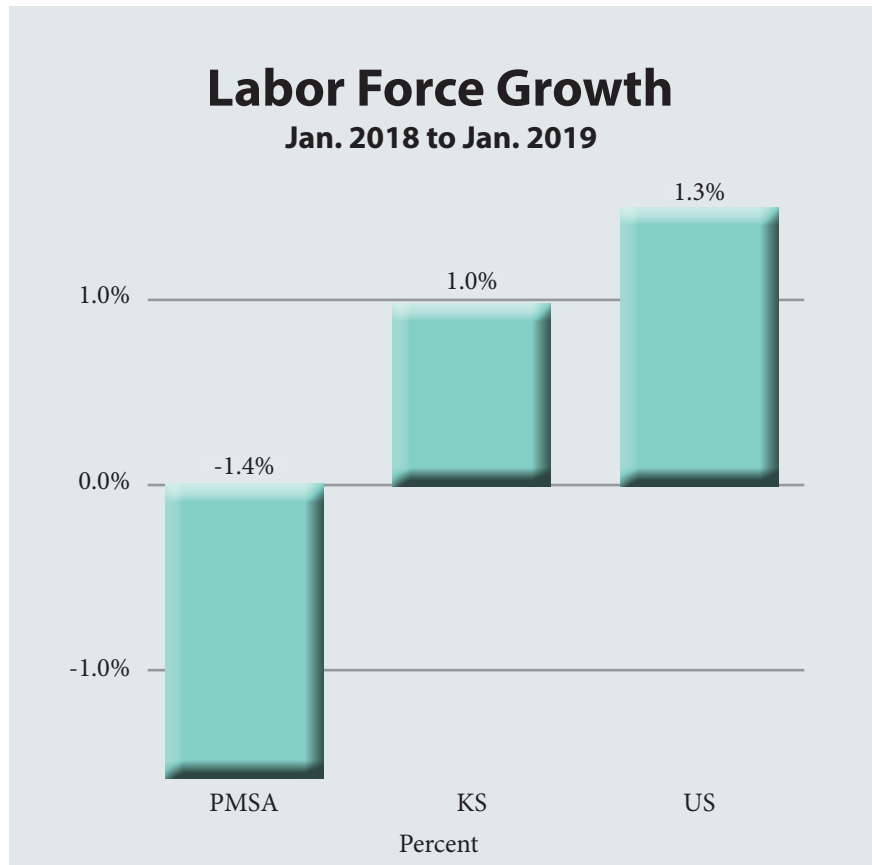
The Federal Government posted an average monthly wage of \$4,116 during the third quarter of 2018 and \$1,012,436 in quarterly payroll, followed by Information Services, with an average monthly wage of \$3,924 and a payroll of \$3,570,415; Natural Resources and Mining with an average monthly wage of \$3,467 and a payroll of \$932,660; Manufacturing with an average monthly wage of \$3,325 and a payroll of \$25,818,797; State Government with an average monthly wage of \$3,320 and a payroll of \$10,800,631; Education and Health Services with an average monthly wage of \$3,279 and a payroll of \$21,966,813; Professional and Business Services with an average monthly wage of \$3,160 and a payroll of \$12,165,254; Financial activities with an average monthly wage of \$3,139 and a payroll of \$4,400,497; Construction with an average monthly wage of \$3,117 and a payroll of \$4,304,086; Trade, Transportation, and Utilities with an average monthly wage of \$3,020 and a payroll of \$28,036,160; Local Government with an average monthly wage of \$2,530 and a payroll of \$22,090,228; Other Services with an average monthly wage of \$2,051 and a payroll of \$1,458,098 and Leisure and Hospitality with an average monthly wage of \$1,274 and a payroll of \$7,509,102.

## LABOR FORCE

The national labor force increased to 162.1 million in January 2019, (up 1.3 percent from January 2018). The labor force participation rate in January 2019 was 45.7 percent for people without a high school diploma, 57.9 percent for people with a high school diploma (no college), 65.4 percent for people with some college or an associate's degree, and 73.8 percent for people with a baccalaureate degree or higher.

A recent study by the Bureau of Labor Statistics found that while approximately five percent of people with high school diploma hold multiple jobs, around eight percent of people with advanced degrees hold multiple jobs. The study also found that people who have multiple jobs have more children than people who have only one job. The labor force stood at 1,478,977 statewide in January (up 1.0 percent) and 18,688 in the Pittsburg Micropolitan Area (down 1.4 percent).

Some Pittsburg companies attribute their success to the local labor force. Pitt Plastics, which has over 300 area employees, states, "Thanks to the success we have had with the local labor force, Pitt Plastics can continue with the mission of delivering excellence...!"

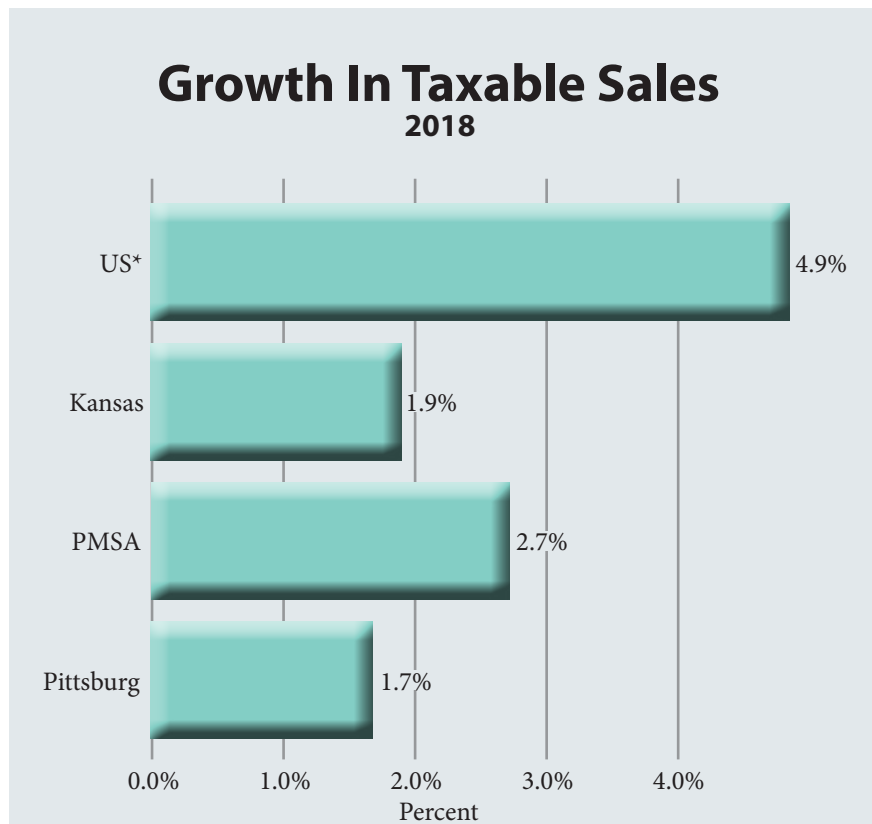


Source: Bureau of Labor Statistics

## TAXABLE SALES

Local households are doing well. Demographics Now reports that during the 2015-2018 period, the number of households with incomes of \$50,000 - \$100,000 increased 1.3 percent in Pittsburg and 1.2 percent in the Pittsburg Micropolitan Area, which is well above the 0.8 percent increase statewide and 0.3 percent increase nationwide.

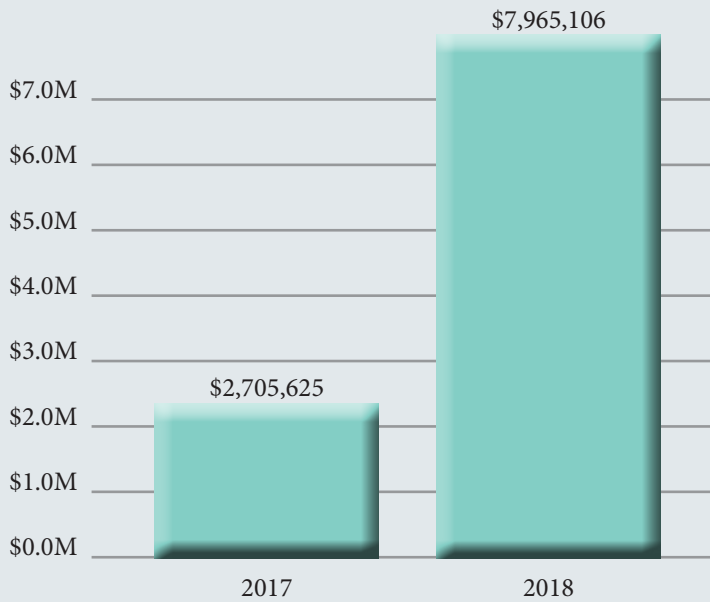
Pittsburg is a regional center for retail and consumer services in Southeast Kansas. Eight new food service establishments opened locations in Pittsburg in 2018, and Gordmans opened a location in the enclosed Meadowbrook Mall, which is a nice addition to JCPenney, Hibbett Sports, and other national and local retailers in the mall. The Kansas Department of Revenue reports that taxable sales (retail sales and some taxable services which mostly have to do with tourism) in the City of Pittsburg increased to \$327.2 million in 2018 (up 1.7 percent from 2017), \$476.6 million in the Pittsburg Micropolitan Area (up 2.7 percent) and \$42.7 billion statewide (up 1.9 percent). Nationwide, total retail sales (taxable sales are not available) increased to \$6.0 trillion, up 4.9 percent. Unfortunately brick and mortar stores continue to have problems nationwide.



\* Retail Sales (Taxable sales not available for US)  
Source: Kansas Department of Revenue

## Value Of Residential Building Permits

### New Permits & Add., Alt., & Con. City Of Pittsburgh



Source: City of Pittsburgh

## RESIDENTIAL PERMITS

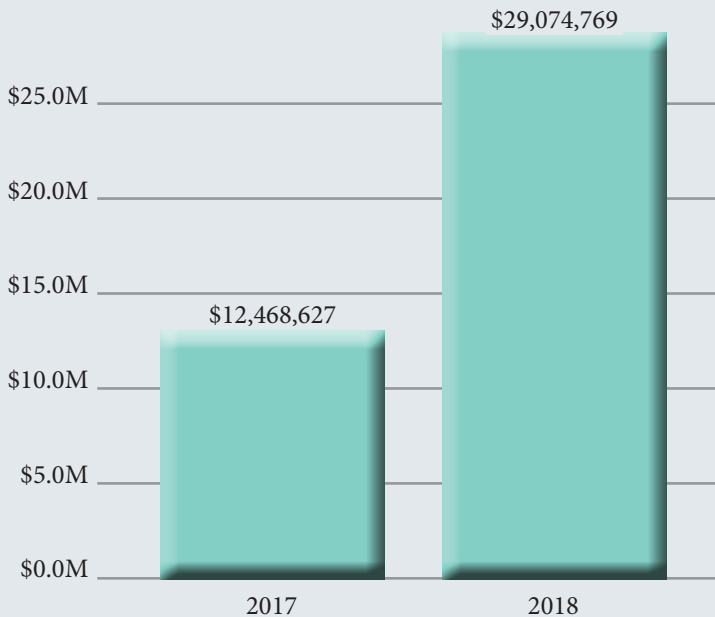
New residential housing construction is up significantly in Pittsburgh in 2018. The City of Pittsburgh issued 151 residential permits in 2018, with a stated value of \$7.96 million, up a significant 194.0 percent from 2017. Forty-five permits were issued for new, single-family construction, with a stated value of \$6.5 million (up 296.4 percent), and 106 permits were issued for additions, alterations, and conversions, with a stated value of \$1.4 million (up 47.0 percent).

The Pittsburgh Area Realtors Association reports that 460 homes were sold during 2018 (down 0.9 percent for 2017), for an average price of \$96,814 (down 1.6 percent) and a median price of \$77,500 (up 1.3 percent). While fewer existing homes were sold (449 homes, down 2.0 percent), 11 new homes were sold (up 83.3 percent). The future of home sales looks good locally and nationwide.

The Federal Reserve Bank announced a possible end to rate increases for this year, and mortgage rates have already begun to decline. However, the low rate of home purchases among millennials is a drag on the real estate market.

## Value Of Commercial Permits Issued

### New Permits & Add., Alt., & Con. City Of Pittsburgh



Source: City of Pittsburgh

## COMMERCIAL PERMITS

Almost \$453 million has been invested in the city in the last five years (most of it private), which is a lot for a city the size of Pittsburgh.

The local manufacturing industry completed some major expansions in 2018. The most prominent expansions were a \$10 million (60,000 square foot) Kendall Packaging facility expansion, and APEX Stages neared completion of a \$1.4 million facility expansion at the Pittsburgh airport industrial park. It is no surprise that local manufacturing is doing well.

The local workforce is much younger than the nationwide average, and it is 42.5 percent blue collar (above the 39.4 percent nationwide average). Furthermore, the value of local commercial permits increased significantly in 2018.

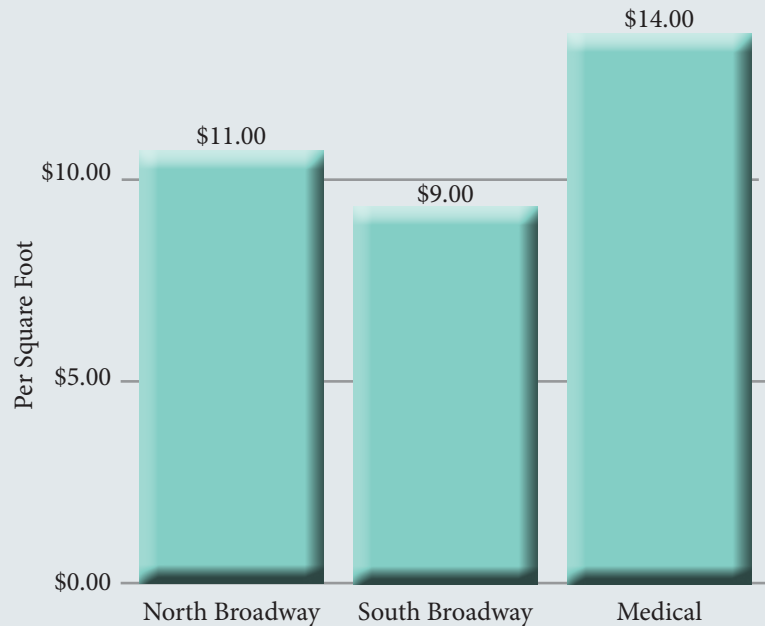
A total of 78 commercial permits were issued by the City of Pittsburgh in 2018, with a stated value of \$29.1 million, up 133.2 percent from 2017. Of these, five new permits were issued for a new commercial construction, with a stated value of \$3.4 million (down 54.2 percent), and 73 commercial permits were issued for additions, alterations, and expansions, with a stated value of \$25.7 million (up 406.7 percent).

## OFFICE SPACE MARKET

Jones Heritage Realtors (a local authority on the commercial real estate market) reports that average office gross rental rates are \$11.00 per square foot on North Broadway, \$9.00 per square foot on South Broadway, and \$14.00 per square foot for medical space. Polèse & Shearmur (2005) found that easy access to business services is one of the most important factors conducive to regional growth. Pittsburg, as a regional center for business services, provides this access.

There are 473 private office-based business establishments in the Pittsburg area, according to Demographics Now, employing 4,887 people. This includes 33 depository institutions and non-depository credit institution establishments, employing 237 people; 49 business services establishments, employing 468 people; 23 communications and utilities establishments, employing 653 people; 38 engineering, accounting, research, and management establishments, employing 269 people; 131 health service establishments, employing 2,047 people; 26 insurance broker and insurance carrier establishments, employing 30 people; 25 legal services establishments, employing 158 people; 55 personal services establishments, employing 148 people; 40 real estate establishments, employing 169 people; and 53 other establishments, employing 708 people.

## Average Gross Office Space Market Rental Rates City of Pittsburg - 2018



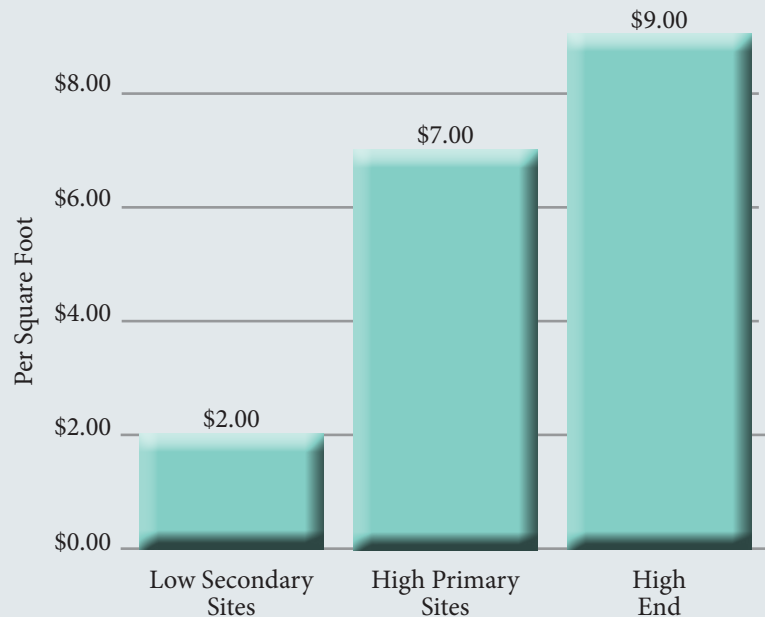
Source: Jones Heritage Realtors

## COMMERCIAL AND MULTI-FAMILY LAND VALUES

Jones Heritage Realtors reports that multi-family residential land prices start at an average of \$1.00 per square foot in secondary locations and increase to an average of \$1.75 per square foot, but can go as high as \$2.00 in the best locations, such as close to the university. Average commercial land prices start at \$2.00 per square foot for secondary sites, increasing to an average of \$7.00 per square foot for primary sites, and an average of \$9.00 per square foot for high-end sites.

Overall, there is business optimism about the future of the local economy, and almost \$31.3 million has been invested in the City of Pittsburg in the last five years in education infrastructure (USD 250 and Pittsburg State University), \$50.0 million in entertainment infrastructure, \$17.8 million in hospitality infrastructure, \$74.1 million in housing infrastructure, \$54.8 million in industry infrastructure, \$37.0 million in other infrastructure (including over \$10 million in fiber optic cable and internet infrastructure), \$66.4 million in medical infrastructure, \$3.4 million in recreation infrastructure, \$35.2 million in retail infrastructure, and \$1.7 million in service infrastructure.

## Average Commercial Land Values City of Pittsburg - 2018

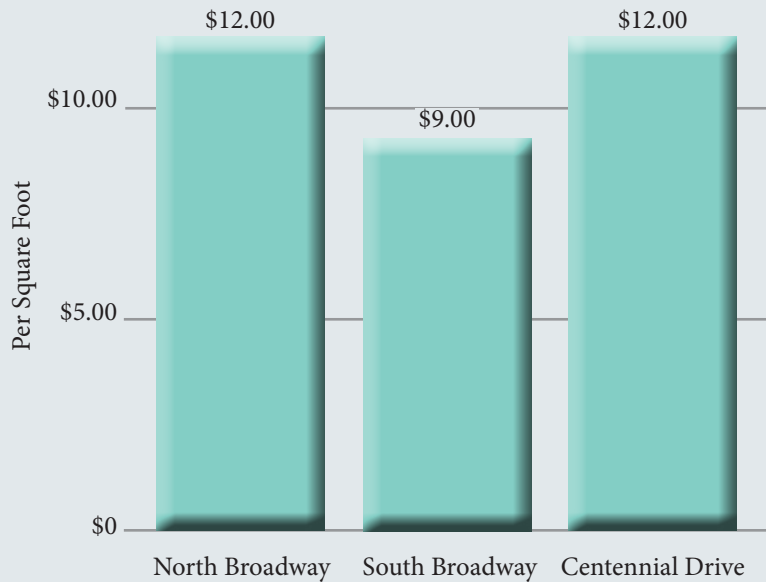


Source: Jones Heritage Realtors



## Average Net Retail Space Market Rental Rates

City of Pittsburg - 2018



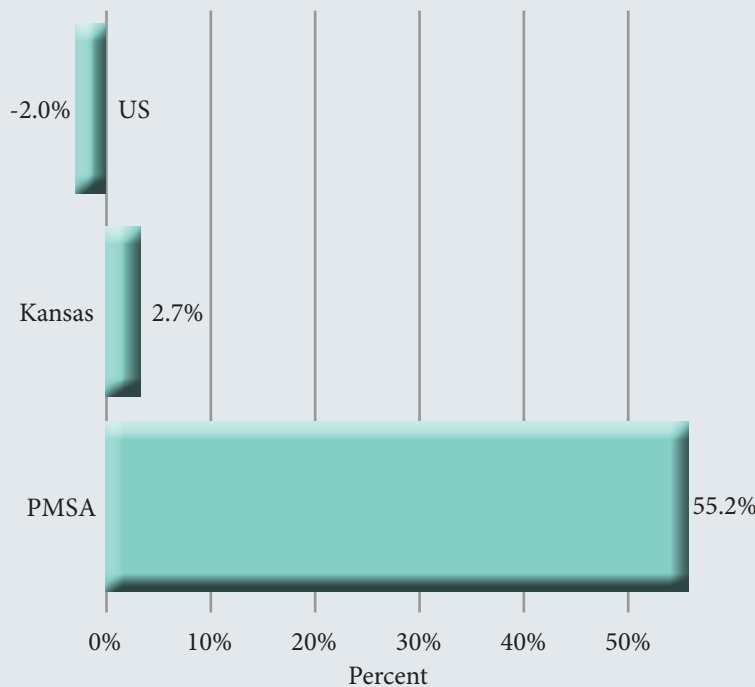
Source: Jones Heritage Realtors

## RETAIL SPACE MARKET

Nearly 40,000 people are estimated to visit Pittsburg annually for shopping and other services. The Pittsburg area has 308 retail and wholesale establishments, employing 4,145 people, according to the latest information from Demographics Now, including 79 eating and drinking establishments, employing 1,221 people; 30 automotive dealers and gasoline service establishments, employing 785 people; 25 food retail establishments, employing 193 people; 16 apparel and accessory retail establishments, employing 125 people; 13 building materials, hardware, and garden supply retail establishments, employing 214 people; 12 home furniture, furnishings, and equipment retail establishments, employing 107 people; 10 general merchandise retail establishments, employing 587 people; 64 other retail establishments (specialty stores and used goods), employing 269 people; and 59 wholesale establishments, employing 644 people.

Overall, the Pittsburg area retail space market is doing relatively well, according to Jones Heritage Realtors, which reports that the average net retail rent (the tenant pays the property taxes, insurance premiums, and some maintenance) is \$12.00 per square foot on North Broadway (the main thoroughfare), \$9.00 per square foot on South Broadway, and \$12.00 per square foot on Centennial Drive.

## Growth In Bankruptcies 2018



Source: US Courts

## BANKRUPTCIES

Overall bankruptcies declined nationwide, except for a sharp increase in family farm bankruptcies. A total of 773,418 bankruptcies were filed nationwide during 2018, down 2.0 percent from 2017. That includes 751,186 personal bankruptcies (down 1.9 percent) in the following categories: 461,897 Chapter 7 personal bankruptcies (straight bankruptcy, debt wiped out), down 2.2 percent; 1,017 Chapter 11 personal bankruptcies (reorganization of personal debt and temporary protection from creditors), down 6.9 percent; and 288,272 Chapter 13 personal bankruptcies (some debt wiped out and some repayments), down 1.5 percent. It also includes 22,232 business bankruptcies (down 4.0 percent), including 13,678 Chapter 7 business bankruptcies (total liquidation with no repayments), down 3.4 percent; 6,078 Chapter 11 business bankruptcies (reorganization of business debt and temporary protection from creditors), down 4.3 percent; 602 Chapter 12 business bankruptcies (reorganization of debt for family farms), up 20.2 percent; and 1,874 Chapter 13 business bankruptcies (total liquidation with some repayments), down 8.9 percent.

Statewide bankruptcies increased 2.7 percent in 2018, with most of the increase being in Chapter 7 business bankruptcies. Total bankruptcies increased 55.2 percent in the Pittsburg Metropolitan area in 2018.

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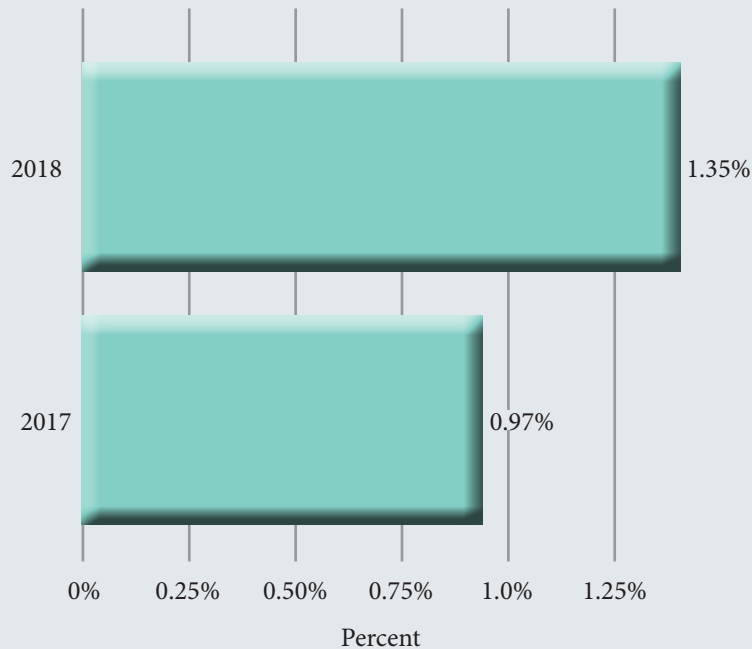
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## Average Return On Assets Nationwide



Source: Federal Deposit Insurance Corporation

## BANKING INDUSTRY

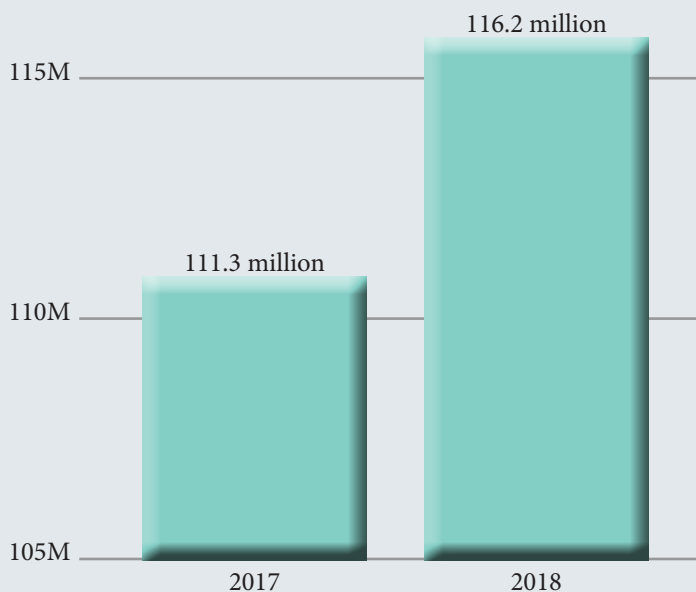
The local banking industry saw a mild decline in 2018, according to the FDIC, with Pittsburgh Micropolitan Area banks with local headquarters posting \$723.8 million in total assets in 2018 (down 0.3 percent), \$506.4 million in net loans and leases (up 4.2 percent), \$6.1 million in net income (down 6.2 percent) and \$8.4 million in noncurrent loans and leases (up 12.6 percent).

The statewide banking industry did very well in 2018, posting \$72.7 billion in total assets (up 3.4 percent), \$48.5 billion in net loans and leases (up 5.9 percent), \$826.8 million in net income (up a significant 17.8 percent) and \$370.8 million in noncurrent loans and leases (up 4.7 percent).

The national banking industry did really well during the year, posting \$17.9 trillion in total assets (up 3.0 percent), \$10.0 trillion in net loans and leases (up 4.5 percent), \$236.8 billion in net income (up 44.1 percent), and \$100.3 billion in noncurrent loans and leases (down 13.9 percent).

The average return on assets in the national banking industry for the year increased to 1.35 percent (up from 0.97 percent during 2017), return on equity increased to 11.98 percent (up from 8.61 percent), and there were no bank failures during 2018.

## Credit Union Membership Nationwide



Source: National Credit Union Administration

## CREDIT UNIONS

The National Credit Union Administration reports that the Pittsburgh Micropolitan Area credit union industry (credit unions with local headquarters) had a relatively good year, posting \$95.6 million in total assets in 2018 (up 3.9 percent from 2017), \$72.5 million in net loans and leases (up 5.0 percent), \$829,797 in net income (down 12.4 percent) and \$262,307 in noncurrent loans and leases (down 22.2 percent).

The statewide credit union industry posted \$10.2 billion in total assets in 2018 (up 2.8 percent), \$7.6 billion in net loans and leases (up 7.4 percent), \$64.3 million in net income (up 10.8 percent) and \$60.8 million in noncurrent loans and leases (down 2.3 percent). The national credit union industry posted \$1.5 trillion in total assets (up 5.4 percent), \$1.1 trillion in net loans and leases (up 9.0 percent), \$13.2 billion in net income (up 25.0 percent), and \$7.5 billion in noncurrent loans and leases (down 4.4 percent).

Furthermore, total (insured) deposits increased to \$1.1 trillion in 2018 (up 4.9 percent), the net interest margin increased to 3.1 percent of average assets (up from 0.57 percent), and membership increased to 116.2 million (up 4.9 million from 2017).

# Pittsburg Micropolitan Area Demographic Summary 2018

|                                  | 70 Miles Radius<br>Pittsburg, Kansas | 100 Miles Radius<br>Pittsburg, Kansas | 130 Miles Radius<br>Pittsburg, Kansas |
|----------------------------------|--------------------------------------|---------------------------------------|---------------------------------------|
| Total Population                 | 655,553                              | 2,225,007                             | 5,618,036                             |
| Population Density (per Sq. Mi.) | 42.6                                 | 70.8                                  | 105.7                                 |
| Total Households                 | 258,646                              | 864,226                               | 2,213,102                             |

## Population by Gender

|                   |         |           |           |
|-------------------|---------|-----------|-----------|
| Male Population   | 324,228 | 1,100,357 | 2,764,501 |
| Female Population | 331,325 | 1,124,650 | 2,853,535 |

## Population Percent by Race and Ethnicity

|                                |       |       |       |
|--------------------------------|-------|-------|-------|
| White                          | 87.0% | 84.9% | 78.7% |
| Black                          | 1.6%  | 2.2%  | 7.4%  |
| American Indian, Eskimo, Aleut | 3.8%  | 3.4%  | 3.4%  |
| Asian                          | 0.9%  | 1.8%  | 2.3%  |
| Hawaiian/Pacific Islander      | 0.3%  | 0.4%  | 0.3%  |
| Other                          | 2.5%  | 3.5%  | 3.9%  |
| Multi-Race                     | 3.7%  | 3.8%  | 4.1%  |
| Hispanic Ethnicity             | 5.6%  | 7.3%  | 8.7%  |
| Not of Hispanic Ethnicity      | 94.4% | 92.7% | 91.3% |

## Households by Income

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| Average Household Income | \$57,330 | \$68,056 | \$73,202 |
| Median Household Income  | \$43,614 | \$49,917 | \$52,837 |
| Per Capita Income        | \$22,883 | \$26,683 | \$29,083 |

## Employment

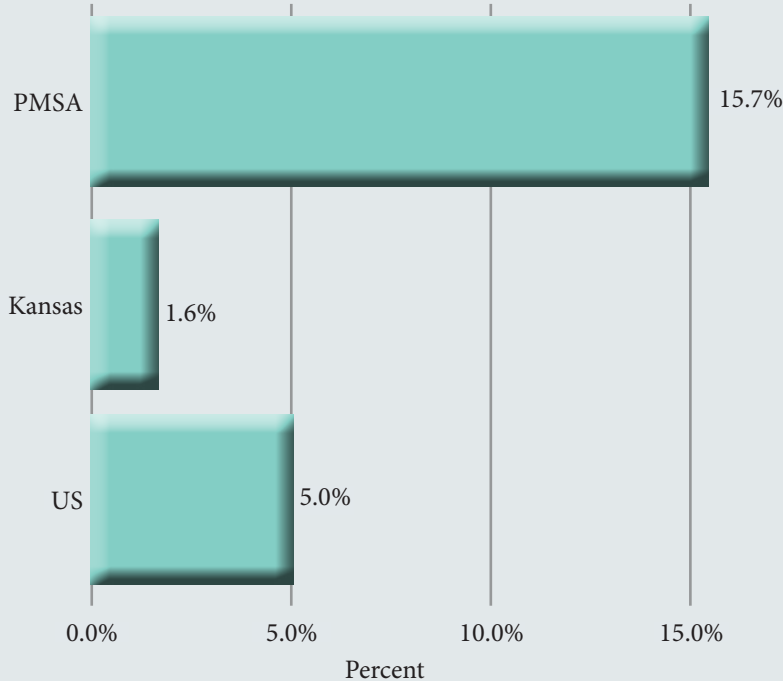
|                      |         |           |           |
|----------------------|---------|-----------|-----------|
| Total Population 16+ | 311,025 | 1,108,888 | 2,750,167 |
| % White Collar       | 51.1%   | 57.2%     | 59.8%     |
| % Blue Collar        | 48.9%   | 42.8%     | 40.2%     |

## Population Percent by Educational Attainment

|                           |         |           |           |
|---------------------------|---------|-----------|-----------|
| Total Population Age 25+  | 442,131 | 1,472,144 | 3,737,140 |
| % Grade K - 8             | 3.9%    | 3.4%      | 3.1%      |
| % Grade 9 - 12            | 9.4%    | 7.9%      | 7.3%      |
| % High School Graduate    | 35.4%   | 32.6%     | 29.7%     |
| % Associates Degree       | 8.2%    | 7.3%      | 7.4%      |
| % Bachelor's Degree       | 11.9%   | 16.1%     | 18.5%     |
| % Graduate Degree         | 6.1%    | 8.2%      | 9.9%      |
| % Some College, No Degree | 24.1%   | 23.6%     | 23.3%     |
| % No Schooling Completed  | 1.0%    | 0.8%      | 0.9%      |

Source: Demographics Now

## Growth In Lodging Revenues 2018



Source: Smith Travel Research

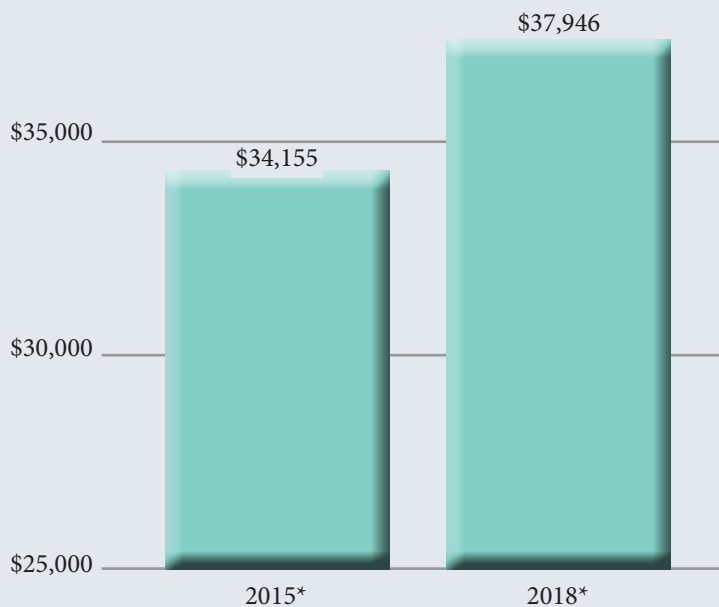
## LODGING INDUSTRY

The number of people visiting Pittsburg has increased significantly in recent years, according to Smith Travel Research (STR). The number of hotel rooms rented in the Pittsburg Micropolitan Area increased 12.9 percent in 2018 (well above the 1.8 percent increase statewide and the 2.0 percent increase nationwide), and total revenues in the local lodging industry increased 15.7 percent (compared to the 1.6 percent increase statewide and the 5.0 percent increase nationwide).

The occupancy rate nationwide was highest for luxury properties (60.7 percent), followed by upper upscale properties (59.2 percent), upscale properties (59.2 percent), upper midscale properties (54.4 percent), economy properties (49.2 percent), and midscale properties (48.2 percent). Latest information from the US Travel and Tourism Office shows that 31.1 million people visited the US during the first three quarters of 2018, 27.5 percent from Canada, 24.1 percent from Mexico, and 48.5 percent from other countries.

More than 5.4 percent of all visitors came from the United Kingdom, 4.4 percent from Japan, 3.9 percent from China and 2.5 percent from Germany.

## Per Capita Income Pittsburg Micropolitan Area



\*In Current Dollars

Source: Woods & Poole

## QUALITY OF LIFE AND COST OF LIVING

Pittsburg is the most cosmopolitan city in the region and is home to Pittsburg State University (with around 7,000 students), ranked as the third best family-friendly business school nationwide by the Princeton Review. Urban amenities of the Pittsburg Micropolitan Area include 308 retail, eating, and drinking establishments; two performing arts centers (the Bicknell Family Center for the Arts and the Memorial Auditorium); a 11,910-seat NCAA Division II football stadium; three golf courses; a philharmonic orchestra; an opera; and more.

Some of the area's many natural amenities include a trail system connecting city parks, schools, and business hubs, and aesthetic backdrops such as fourteen parks, walking and biking trails, and access to eight major lakes and rivers within a one-hour drive.

The per capita income has also grown at a healthy rate in recent years, according to Woods & Poole, increasing to \$37,946 in 2018, up 11.1 percent in the last three years, and it is projected to increase 16.4 percent in the next four years. The average cost of living was only 85.6 percent of the national average in 2018, and the cost of housing is 70.0 percent of the national average.

# BUSINESS HIGHLIGHTS

## CITY AND COUNTY OFFICIALS BEGIN WORK ON DEVELOPMENT PLAN

City of Pittsburg officials met with Crawford County commissioners and officials in Girard on Friday, 8th March to discuss planning for future development in Pittsburg and the surrounding area outside the city limits. The development plan, which is in its early stages, is “no small plan” said Pittsburg Deputy City Manager Jay Byers. “It’s something that I have wanted to do for a number of years, while I’ve been here, and we’re just now doing it,” he said.

While elaborating on what “outside the city limits” meant in the context of the development plan Byers explained that areas outside of Pittsburg’s city limits but within a few miles that might be of interest to residential or industrial developers could be included in the plan. “One of the drivers that’s actually pushed us into this is, we have a pretty strong sense that there’s going to be a kind of a burst of growth here in Pittsburg, both commercial and residential,” said Byers.  
*Jonathan Riley, Pittsburg Morning Sun*

## CITY LOOKS TO DITCH WESTAR AS LEGISLATURE CONSIDERS MANDATING RATE STUDY

On Tuesday, 19th March, the Kansas House of Representatives has a hearing scheduled for a bill which recently passed the State Senate and which would mandate an independent study of electric utility rates, as the City of Pittsburg reviews two potential contracts related to a plan to take over electric utility service from private provider Westar.

Bill, if passed would require a bipartisan legislative council to select an outside organization to complete an electric utility rate study by 2020, which won’t really affect what City of Pittsburg is doing right now. According to Deputy City Manager Jay Byers, the study proposed by the bill will not impact Pittsburg’s plan  
*Jonathon Riley, Pittsburg Morning Sun*

## CITY COMMISSION APPROVES CONSULTANT CONTRACTS FOR PUBLIC POWER UTILITY

The Pittsburg City Commission on Tuesday, March 20th, approved two contracts with “Duncan & Allen” and “GE Warren Associates” related to a plan to create a public power utility for the city. The city

commission wants to continue to explore the economic viability, benefits and risks of public power and outline the steps that will be necessary if a public power utility is to be established. The two contracts with Duncan & Allen and GE Warren Associates were both approved by a four to one vote, with commissioners O’Bryan, Dawn McNay, Sarah Chenoweth and Daniel McNally voting in favor, and Munsell opposed.

According to the city’s Wednesday release, “even if the result of the analysis shows that public power is not a feasible option, the information uncovered will still be valuable. The City will then have the facts needed to make the best decision for the community, as well as potential alternative solutions and the negotiating advantage needed with the City’s electricity partner.”  
*Jonathan Riley, Pittsburg Morning Sun*

## UNEMPLOYMENT EDGES UP IN PITTSBURG AREA

Newly released numbers from the Kansas Department of Labor (KDOL) and Bureau of Labor Statistics (BLS) indicate a slight increase in the statewide seasonally adjusted unemployment rate in January 2019 from December 2018, up to 3.4 percent from 3.3 percent. In the Pittsburg area, the increase in the unemployment rate during the same period appears even greater, although some of that is due to seasonal changes. “We always see that spike in January,” said Blake Benson, president of the Pittsburg Area Chamber of Commerce, adding that slightly higher unemployment statistics could be expected for February and might level out in March.

The unemployment rate for Crawford County was 3.5 in December 2018 and in January it jumped to 4.6 percent. In December 2017, the unemployment rate in Crawford County was 3.5 percent according to the KDOL. “Job growth has been strong and unemployment has been relatively low for the last few years,” he said. In the fourth quarter of 2018, Benson said, the Pittsburg area saw its lowest unemployment rate since the 1990s.

*Jonathan Riley, Pittsburg Morning Sun*

## EVERGY DONATES \$100,000 TO BLOCK22 DEVELOPMENT

Westar Energy’s recently formed parent company, Evergy, donated a large sum of money totaling \$100,000 to Block22, Pittsburg State’s newest residential complex. The company formed when Westar Energy and

Kansas City Power and Light merged last summer, and they have a history of donating to community and academic causes around the state of Kansas. “It’s something we feel is important as a merged company,” said Gina Penzig, media relations manager for Westar Energy. “We’re always trying to stay in touch with what’s happening in our communities, and if there are opportunities for public-private partnerships that make sense for us, we’re interested in those.”

“We are committed to Pittsburg. We want to keep providing great service to residents of Pittsburg. We really appreciate that the city leaders want to make sure they are doing the right thing for the residents of the city, and we’re happy to talk with them about all the benefits we feel that we bring,” said Penzig. With this donation, Block22 aims to continue developing both the residential areas and the businesses in the complex, according to Brett Dalton, director of strategic communications.  
*Brock Willard, The Collegio*

## Pittsburg Micropolitan Area Economic Report

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# PITTSBURG MICROPOLITAN AREA EMPLOYMENT TRENDS

|   | Average<br>Monthly<br>Employees<br>Q3 18 | Average<br>Monthly<br>Wages<br>Q3 18 | Average<br>Monthly<br>Employees<br>Q3 17 | Average<br>Monthly<br>Wages<br>Q3 17 | Average<br>Job<br>Growth | Average<br>Wage<br>Growth |
|---|--|--------------------------------------|--|--------------------------------------|--------------------------|---------------------------|
| Postal service                                | 66                                       | \$3,694                              | 64                                       | \$3,573                              | 4.19%                    | 3.39%                     |
| Oilseed and grain combination farming         | 28                                       | \$3,318                              | 31                                       | \$2,985                              | -9.57%                   | 11.16%                    |
| Residential poured foundation contractors     | 16                                       | \$3,507                              | 17                                       | \$3,608                              | -3.92%                   | -2.79%                    |
| Grain and field bean merchant wholesalers     | 55                                       | \$4,245                              | 56                                       | \$4,422                              | -2.96%                   | -3.99%                    |
| Farm supplies merchant wholesalers            | 34                                       | \$6,133                              | 31                                       | \$5,063                              | 8.60%                    | 21.14%                    |
| Automotive parts and accessories stores       | 53                                       | \$1,591                              | 52                                       | \$1,712                              | 1.91%                    | -7.09%                    |
| Tire dealers                                  | 36                                       | \$2,969                              | 37                                       | \$3,096                              | -3.60%                   | -4.10%                    |
| Nursery, garden, and farm supply stores       | 36                                       | \$1,445                              | 37                                       | \$1,473                              | -2.68%                   | -1.90%                    |
| Supermarkets and other grocery stores         | 308                                      | \$1,817                              | 306                                      | \$1,775                              | 0.87%                    | 2.34%                     |
| Pharmacies and drug stores                    | 58                                       | \$3,221                              | 56                                       | \$3,220                              | 3.59%                    | 0.03%                     |
| Insurance agencies and brokerages             | 41                                       | \$3,297                              | 43                                       | \$3,125                              | -3.13%                   | 5.52%                     |
| Managing offices                              | 314                                      | \$3,809                              | 346                                      | \$4,293                              | -9.06%                   | -11.28%                   |
| Office administrative services                | 216                                      | \$4,240                              | 186                                      | \$5,569                              | 15.95%                   | -23.86%                   |
| Janitorial services                           | 108                                      | \$2,427                              | 110                                      | \$2,310                              | -1.82%                   | 5.04%                     |
| Landscaping services                          | 34                                       | \$1,558                              | 35                                       | \$1,599                              | -1.92%                   | -2.58%                    |
| Solid waste collection                        | 37                                       | \$2,032                              | 33                                       | \$2,119                              | 10.00%                   | -4.10%                    |
| Offices of dentists                           | 99                                       | \$4,811                              | 109                                      | \$4,158                              | -9.76%                   | 15.70%                    |
| Offices of chiropractors                      | 10                                       | \$1,963                              | 10                                       | \$1,452                              | 6.90%                    | 35.18%                    |
| Offices of optometrists                       | 36                                       | \$2,771                              | 36                                       | \$2,283                              | -0.92%                   | 21.35%                    |
| Home health care services                     | 115                                      | \$2,625                              | 114                                      | \$2,553                              | 0.88%                    | 2.84%                     |
| Nursing care facilities, skilled nursing      | 347                                      | \$1,969                              | 369                                      | \$1,506                              | -6.05%                   | 30.72%                    |
| Services for the elderly and disabled         | 224                                      | \$1,709                              | 214                                      | \$1,596                              | 4.67%                    | 7.08%                     |
| Child day care services                       | 113                                      | \$1,541                              | 114                                      | \$1,406                              | -1.17%                   | 9.61%                     |
| Private households                            | 14                                       | \$2,474                              | 10                                       | \$3,014                              | 35.48%                   | -17.93%                   |
| Transportation and warehousing                | 66                                       | \$3,694                              | 64                                       | \$3,573                              | 4.19%                    | 3.39%                     |
| Masonry contractors                           | 50                                       | \$2,966                              | 45                                       | \$2,828                              | 12.69%                   | 4.88%                     |
| Printing                                      | 447                                      | \$3,031                              | 454                                      | \$3,027                              | -1.54%                   | 0.14%                     |
| Electronics and appliance stores              | 86                                       | \$2,251                              | 76                                       | \$2,567                              | 13.10%                   | -12.31%                   |
| Nursery, garden, and farm supply stores       | 36                                       | \$1,445                              | 37                                       | \$1,473                              | -2.68%                   | -1.90%                    |
| Supermarkets and other grocery stores         | 308                                      | \$1,817                              | 306                                      | \$1,775                              | 0.87%                    | 2.34%                     |
| Credit intermediation and related activities  | 264                                      | \$3,145                              | 265                                      | \$3,038                              | -0.50%                   | 3.54%                     |
| Securities, commodity contracts, investments  | 21                                       | \$6,106                              | 17                                       | \$6,524                              | 23.08%                   | -6.40%                    |
| Insurance carriers and related activities     | 48                                       | \$3,563                              | 52                                       | \$3,237                              | -6.45%                   | 10.07%                    |
| Rental and leasing services                   | 24                                       | \$3,228                              | 28                                       | \$3,164                              | -14.12%                  | 2.04%                     |
| Management of companies and enterprises       | 314                                      | \$3,809                              | 346                                      | \$4,293                              | -9.06%                   | -11.28%                   |
| Accommodation                                 | 322                                      | \$2,395                              | 343                                      | \$2,325                              | -6.12%                   | 3.03%                     |
| Repair and maintenance                        | 93                                       | \$2,366                              | 90                                       | \$2,479                              | 4.09%                    | -4.54%                    |
| Personal and laundry services                 | 82                                       | \$1,882                              | 82                                       | \$1,833                              | 0.00%                    | 2.68%                     |
| Membership associations and organizations     | 48                                       | \$1,601                              | 43                                       | \$1,744                              | 11.63%                   | -8.18%                    |
| Administrative and waste services             | 654                                      | \$2,866                              | 734                                      | \$2,882                              | -10.94%                  | -0.57%                    |
| Arts, entertainment, and recreation           | 154                                      | \$1,168                              | 162                                      | \$1,031                              | -5.34%                   | 13.27%                    |
| Furniture and home furnishings stores         | 71                                       | \$2,752                              | 74                                       | \$2,791                              | -4.50%                   | -1.40%                    |
| Gasoline stations                             | 165                                      | \$1,526                              | 170                                      | \$1,477                              | -2.55%                   | 3.29%                     |
| Clothing and clothing accessories stores      | 57                                       | \$1,331                              | 67                                       | \$1,020                              | -14.00%                  | 30.49%                    |
| Sports, hobby, music instrument, book stores  | 44                                       | \$1,591                              | 45                                       | \$1,545                              | -2.96%                   | 3.01%                     |
| General merchandise stores                    | 439                                      | \$1,815                              | 472                                      | \$1,659                              | -7.13%                   | 9.38%                     |
| Automotive repair and maintenance             | 85                                       | \$2,418                              | 85                                       | \$2,539                              | -0.78%                   | -4.77%                    |
| Personal care services                        | 37                                       | \$1,636                              | 33                                       | \$1,900                              | 11.11%                   | -13.89%                   |
| Death care services                           | 42                                       | \$2,184                              | 41                                       | \$1,967                              | 3.28%                    | 11.03%                    |
| Civic and social organizations                | 15                                       | \$682                                | 14                                       | \$716                                | 4.65%                    | -4.70%                    |
| Professional and similar organizations        | 11                                       | \$3,708                              | 10                                       | \$4,114                              | 10.00%                   | -9.87%                    |
| Administration of economic programs           | 12                                       | \$5,710                              | 12                                       | \$5,537                              | 0.00%                    | 3.13%                     |
| Executive, legislative and general government | 16                                       | \$3,275                              | 16                                       | \$3,214                              | 2.13%                    | 1.89%                     |
| Justice, public order, and safety activities  | 39                                       | \$3,666                              | 41                                       | \$3,865                              | -5.65%                   | -5.15%                    |
| Crop production                               | 49                                       | \$3,367                              | 45                                       | \$3,229                              | 10.45%                   | 4.26%                     |
| Construction of buildings                     | 82                                       | \$2,787                              | 88                                       | \$2,885                              | -7.20%                   | -3.38%                    |
| Heavy and civil engineering construction      | 167                                      | \$3,603                              | 126                                      | \$3,439                              | 32.80%                   | 4.78%                     |
| Specialty trade contractors                   | 211                                      | \$2,859                              | 226                                      | \$2,959                              | -6.35%                   | -3.39%                    |
| Wood product manufacturing                    | 153                                      | \$3,440                              | 155                                      | \$3,017                              | -1.50%                   | 14.01%                    |
| Fabricated metal product manufacturing        | 416                                      | \$3,694                              | 416                                      | \$3,578                              | -0.08%                   | 3.25%                     |
| Machinery manufacturing                       | 85                                       | \$2,750                              | 92                                       | \$2,858                              | -7.61%                   | -3.76%                    |
| Electrical equipment and appliance mfg.       | 289                                      | \$3,789                              | 286                                      | \$3,765                              | 1.17%                    | 0.62%                     |
| Electronics and appliance stores              | 86                                       | \$2,251                              | 76                                       | \$2,567                              | 13.10%                   | -12.31%                   |
| Building material and garden supply stores    | 181                                      | \$1,884                              | 196                                      | \$1,822                              | -7.98%                   | 3.40%                     |
| Food and beverage stores                      | 379                                      | \$1,810                              | 377                                      | \$1,789                              | 0.62%                    | 1.15%                     |
| Offices of other health practitioners         | 105                                      | \$2,207                              | 111                                      | \$2,024                              | -5.12%                   | 9.06%                     |

Source: Bureau of Labor Statistics

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**1st - Sports Bar**

Café Del Rio Restaurant  
**2nd - Appetizer**  
**3rd - Mexican Restaurant**

Pittsburg 8 Theater  
**1st - Movie Theater**

J.C. Penney  
**1st Department Store**  
 Westco

**2nd- Furniture Store**  
**2nd - Mattress Store**

Comeau Jewelry Co.  
**1st - Jewelry Store**



## MEADOWBROOK MALL

|  |          |                           |          |
|--|----------|---------------------------|----------|
| JCPenney .....                               | 231-2300 | GNC.....                  | 231-1008 |
| Gordmans <small>NEW MARCH 2018</small> ..... | 235-0147 | Regis Hairstylist .....   | 231-0100 |
| AMC 8 Theaters .....                         | 232-2256 | Claire's Accessories..... | 231-1522 |
| Theater Arcade.....                          | 232-2256 | Fashion Nails .....       | 231-9141 |
| Maurices.....                                | 231-1940 | KS Drivers License.....   | 231-0711 |
| The Buckle.....                              | 231-0210 | GNB Bank ATM.....         | 231-4200 |
| The Mall Deli.....                           | 231-7590 | Tech World .....          | 687-3100 |
| Cafe Del Rio.....                            | 232-5895 |                           |          |
| Hibbett Sports.....                          | 232-6760 |                           |          |
| Bath & Body Works.....                       | 232-6589 |                           |          |
| Brewed Ambrosia.....                         | 381-0730 |                           |          |

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|                           |          |                             |          |
|---------------------------|----------|-----------------------------|----------|
| Gusano's Pizzeria.....    | 308-5461 | Advance America .....       | 231-4477 |
| Comeau Jewelry Co. ....   | 231-2530 | Mag-Lab .....               | 232-1900 |
| Sally Beauty Supply.....  | 235-0417 | Via Christi Home Med.....   | 235-0327 |
| OneMain Financial.....    | 235-0425 | Via Christi Beh.Health..... | 231-1068 |
| U.S. Recruiting Ofc ..... | 231-3600 | Hospices Compassus.....     | 232-9898 |
|                           |          | SEK Urgent Care .....       | 231-8003 |



## MEADOWBROOK ANNEX

|                              |          |
|------------------------------|----------|
| Edward Jones.....            | 231-8604 |
| Herron Regional Dental ..... | 231-6400 |
| Cryo & Chiropractic.....     | 308-6576 |

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