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The Pittsburg Micropolitan Area Economic Report, Quarter 3, 2019

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THE PITTSBURG MICROPOLITAN AREA ECONOMIC REPORT

Local Economic Performance Looks Good In 2019

THE CITY OF PITTSBURG is the seat of the Pittsburg micropolitan area and a regional center for business and consumer services. Pittsburg is also the engine of economic growth in the region. Approximately 64.9 percent of jobs in Pittsburg are filled by people who commute to Pittsburg (mostly from Southeast Kansas, Southwest Missouri and Northeast Oklahoma), according to the Bureau of the Census. An increase in jobs in Pittsburg benefits households regionwide.

The local economy is doing well in 2019, with payroll and wages growing significantly. The monthly average number of jobs (excluding agriculture

and proprietors) in the Pittsburg micropolitan area increased to 17,037 during the first quarter of 2019 (up 0.8 percent from the first quarter of 2018), total payroll increased to \$151.6 million (up a substantial 4.4 percent), and average wages increased to \$2,966 (up a healthy 3.7 percent). The other 16 counties in Southeast Kansas did not do as well during the quarter, posting a monthly average number of jobs of 80,066 (up 0.3 percent), while total payroll increased to \$764 million (up 1.5 percent), and average monthly wages were \$3,181 (up 1.2 percent). Overall, Coffey County had the highest monthly wages during the period.

A June 2019 Bureau of Labor Statistics report states that for private industry workers, benefits account for 30.2 percent of the overall employee compensation package in the Kansas Census region, with insurance accounting for the largest portion (8.6 percent of total compensation), followed by legally required benefits, 7.9 percent (workers compensation, disability insurance, etc.); paid leave, 6.9 percent (sick leave and vacation); retirement and saving, 3.6 percent; and supplemental pay, 3.2 percent.

Nationwide, benefits account for 34.6 percent of total employee compensation in manufacturing and 30.8 percent in construction.

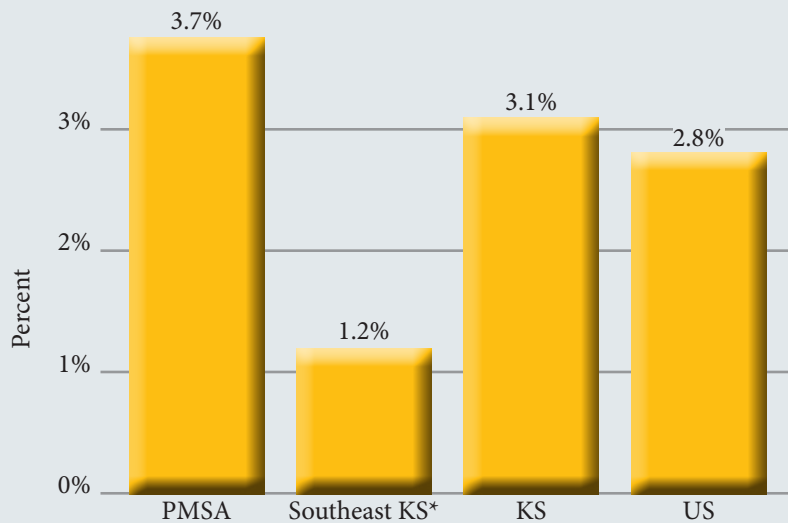
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Percent Growth Average Monthly Wages Q1 '18 - Q1 '19



*Excluding Crawford County

Source: Bureau of Labor Statistics

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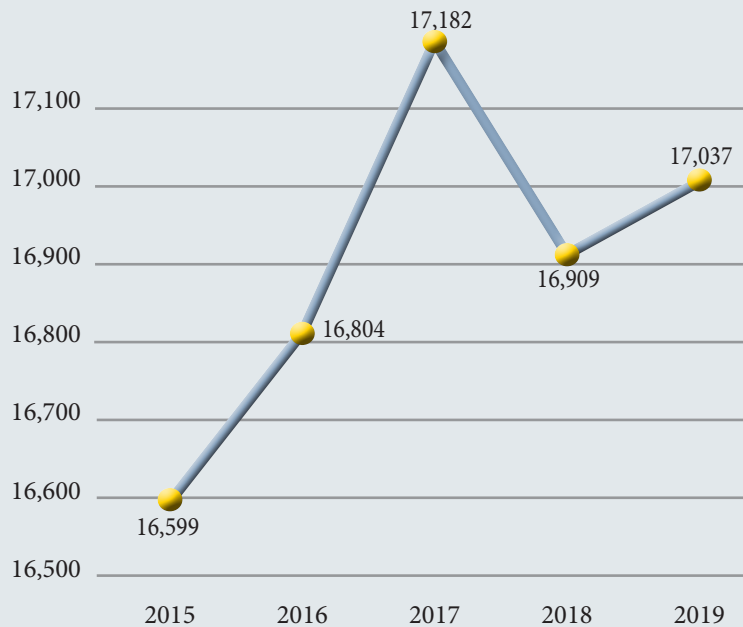
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TOTAL JOBS AND WAGES

All of the new jobs created in the Pittsburgh micropolitan area during the first quarter were created by private industries, which account for 74.8 percent of all local jobs. The 984 businesses in the Pittsburgh micropolitan area that are subject to unemployment insurance posted average monthly jobs of 17,037 (according to the Bureau of Labor Statistics) during the first quarter of 2019 (latest available), up 129 jobs (up 0.8 percent) from the first quarter last year. Total quarterly payroll increased to \$151.6 million (up 4.4 percent), and the local average monthly wage increased to \$2,966 (up a significant 3.7 percent.)

The goods-producing industries posted 3,093 jobs during the quarter, up 33 jobs (up 1.1 percent), total quarterly payroll of \$32.1 million (up 3.4 percent), and an average wage of \$3,461 (up 2.3 percent). The service-producing industries posted 9,660 jobs, up 162 jobs (up 1.7 percent), total quarterly payroll of \$82.6 million (up 6.2 percent), and an average wage of \$2,853 (up 4.4 percent), and Government (all levels) posted 4,284 jobs, down 66 jobs (down 1.5 percent), total quarterly payroll of \$36.8 million (up 1.5 percent), and an average monthly wage of \$2,866 (up 3.1 percent).

Number Of Jobs Pittsburg Micropolitan Area, Q1, 2015 - 2019



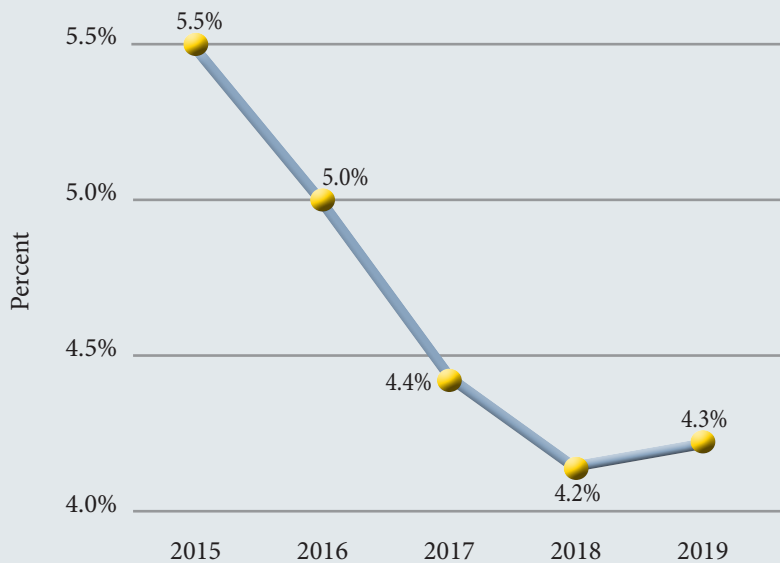
Source: Bureau of Labor Statistics

UNEMPLOYMENT

The Bureau of Labor Statistics reports that the unemployment rate during the first seven months of the 2019 was 4.3 percent in the Pittsburgh micropolitan area (up from 4.2 percent during the first seven months in 2018), 3.5 percent statewide (no change), and 3.8 percent nationwide (down from 4.1 percent).

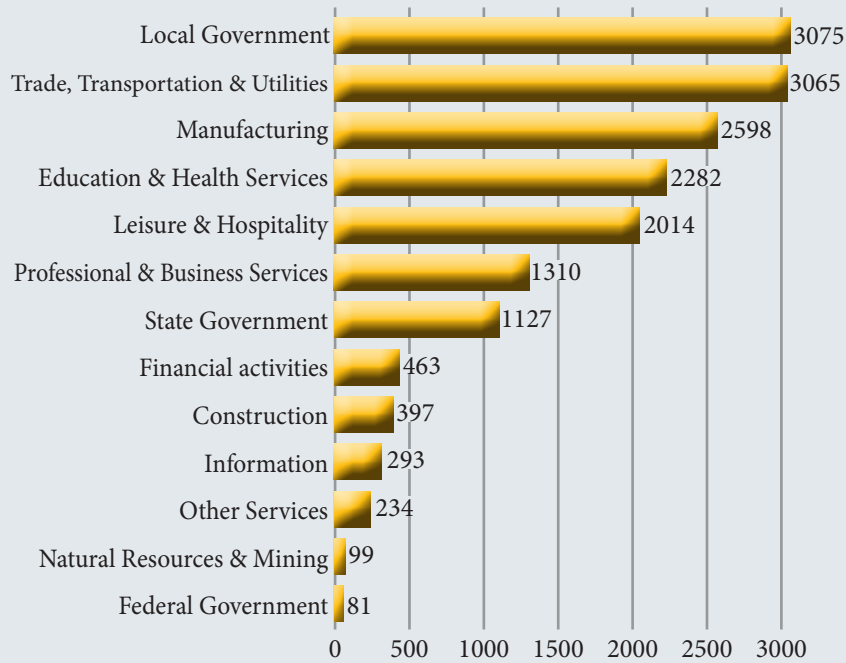
The unemployment rate was highest for people without a high school diploma (5.7 percent), followed by high school graduates with no college (3.8 percent), and people with some college or an associate degree (3.2 percent). It was lowest for people with a bachelor's degree or higher (2.2 percent). However (and interestingly), some positions requiring advanced education have very high unemployment rates according to Bankrate. Some occupations that require an advanced degree but have high unemployment are petroleum engineering, with an average annual wage of \$87,600 and an unemployment rate of 7.5 percent; cognitive science and biopsychology, with an annual wage of \$56,000 and an unemployment rate of 6.7 percent; materials engineering, \$78,800 and 6.6 percent; actuarial science, \$80,000 and 5.1 percent; mathematics and computer science, \$99,000 and 4.5 percent; and industrial production technologies, \$71,000 and 4.2 percent.

Unemployment Rate Pittsburg Micropolitan Area, Jan - Jul, 2015 - 2019



Source: Bureau of Labor Statistics

Number Of Jobs By Industry Pittsburg Micropolitan Area, Q1 - 2019

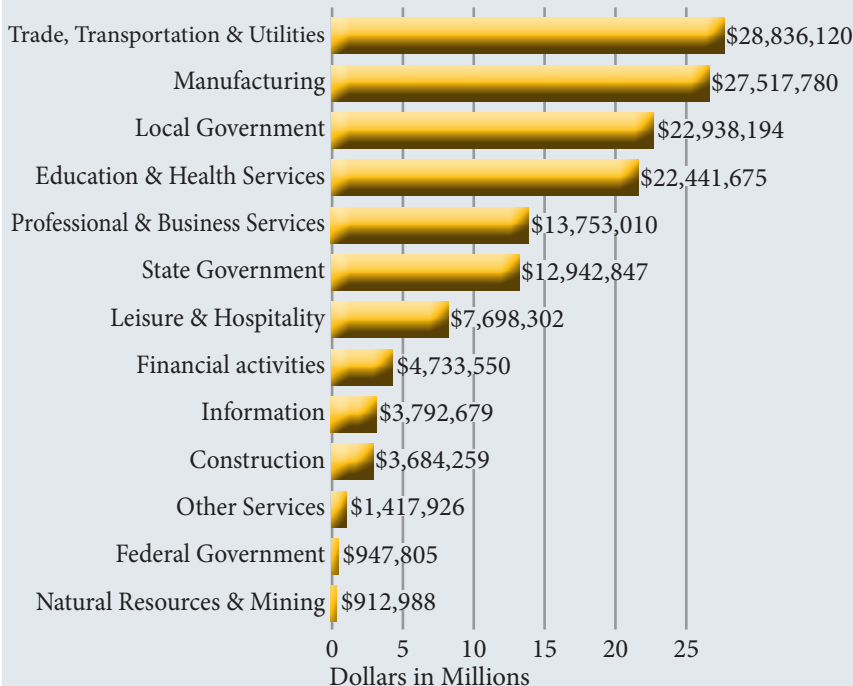


Source: Bureau of Labor Statistics

JOB BY INDUSTRY

The latest information from the Bureau of Labor Statistics shows that Local Government (county, city and sub city) was the largest employer in the Pittsburg micropolitan area during the first quarter, with 3,075 jobs, down 8 jobs from the first quarter of 2018 (down 0.3 percent), followed by Trade, Transportation, and Utilities, with 3,065 jobs, up 23 jobs (up 0.7 percent); Manufacturing with 2,598 jobs, down 16 jobs (down 0.6 percent); Education and Health Services, with 2,282 jobs, up 123 jobs (up 5.7 percent); Leisure and Hospitality Services, with 2,014 jobs, up 39 jobs (up 2.0 percent); Professional and Business Services, with 1,310 jobs, down 38 jobs (down 2.8 percent); State Government, with 1,127 jobs, down 57 jobs (down 4.8 percent); Financial Activities, with 463 jobs, up 20 jobs (up 4.6 percent); Construction, with 397 jobs, up 50 jobs (up 14.5 percent); Information Services, with 293 jobs, down 13 jobs (down 4.2 percent); Other Services (Internet services, broadcasting, clergy, etc.), with 234 jobs, up 7 jobs (up 3.2 percent); Natural Resources and Mining, with 99 jobs, down 2 jobs (down 1.7 percent); and Federal Government, with 81 jobs, down 1 job (down 0.8 percent).

Payroll By Industry Pittsburg Micropolitan Area, Q1-2019



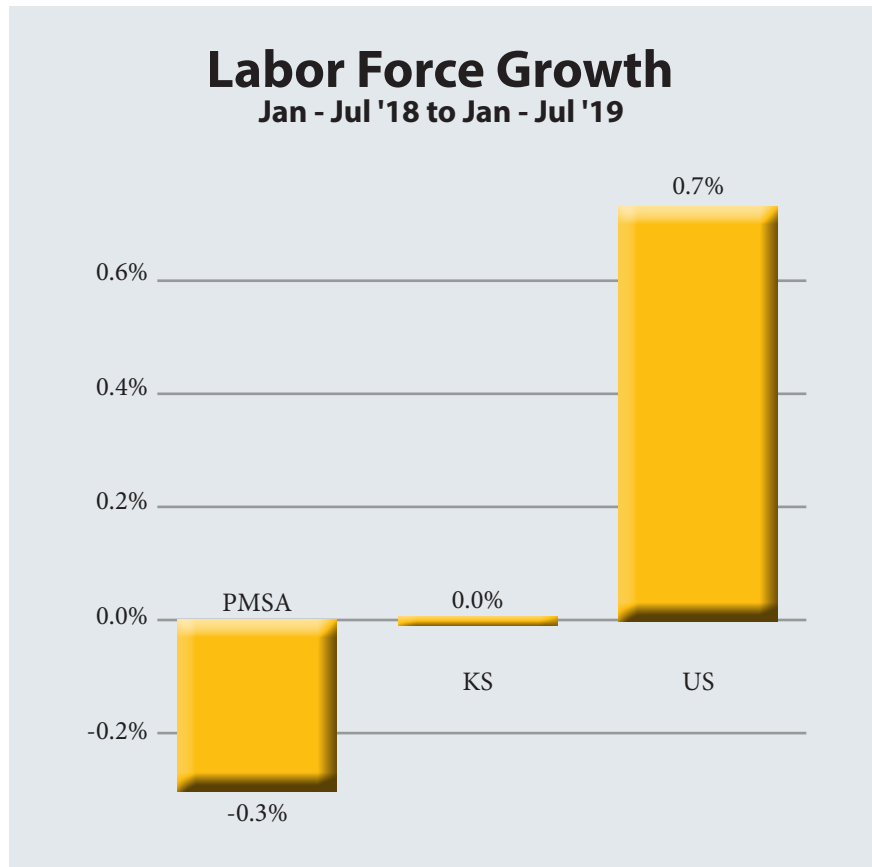
Source: Bureau of Labor Statistics

PAYROLL BY INDUSTRY

Total quarterly payroll in the Pittsburg micropolitan area was \$151.6 million during the first quarter of 2019 (latest available), according to the Bureau of Labor Statistics, up a significant 4.4 percent from the first quarter in 2018. Trade, Transportation and Utilities contributed most to total payroll during the quarter, posting \$28,836,120 (up 3.6 percent) followed by Manufacturing, posting \$27.5 million (up 1.9 percent); Local Government, posting \$22.9 million (up 3.5 percent); Education and Health Services, posting \$22.4 million (up 9.8 percent); Professional and Business Services, posting \$13.7 million (up 11.8 percent); State Government, posting \$12.9 million (down 1.7 percent); Leisure and Hospitality, posting \$7,698,302 (up 5.2 percent); Financial Activities, posting \$4,733,550 (down 2.7 percent); Information Services, posting \$3,792,679 (up 3.8 percent); Construction, posting \$3,684,259 (up 22.6 percent); Other Services, posting \$1,417,926 (down 0.3 percent); Federal Government, posting \$947,805 (up 1.2 percent); and Natural Resources and Mining, posting \$912,988 (down 14.2 percent.) Total payroll was \$16.8 billion state-wide during the quarter (up 3.9 percent), with Professional and Business Services posting the largest payroll at \$3.1 billion (up 9.2 percent). Nationwide, total payroll increased 4.4 percent, and Professional and Business Services had the largest payroll nationwide.

LABOR FORCE

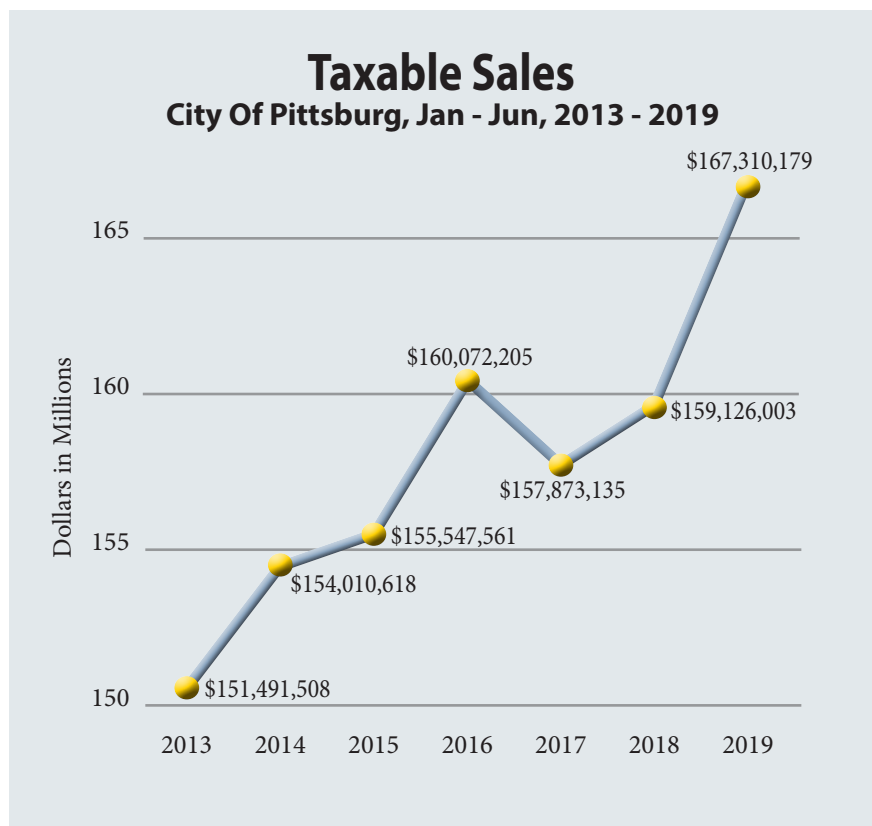
The average labor force in the Pittsburg micropolitan area was 18,736 during the first seven months of the year, according to the Bureau of Labor Statistics. Locally, 19.5 percent of the labor force works in sales and office occupations; 17.9 percent in production, transportation and material moving occupations; 12.3 percent in education, legal, community service, arts, and media occupations; 11.6 percent in management, business and financial occupations; 9.7 percent in natural resources, construction, and maintenance occupations; 5.8 percent in food preparation and serving related occupations; 5.6 percent in healthcare practitioner and technical occupations; 5.6 percent in personal care and service occupations; 4.6 percent in building and grounds cleaning and maintenance occupations; 3.8 percent in healthcare support occupations; 2.5 percent in computer, engineering, and science occupations; and 1.1 percent in protective service occupations. The average labor force statewide during the period was 1,480,494 (down slightly), and the average labor force nationwide was 163.1 million (up 0.7 percent). The nationwide labor force participation rate increased to 63.0 percent during the period (up from 62.9 percent) and it was highest for Hispanics (66.5 percent), followed by Asians (63.8 percent), Caucasians (63 percent), and African Americans (62.4 percent).



Source: U.S Bureau of Labor Statistics

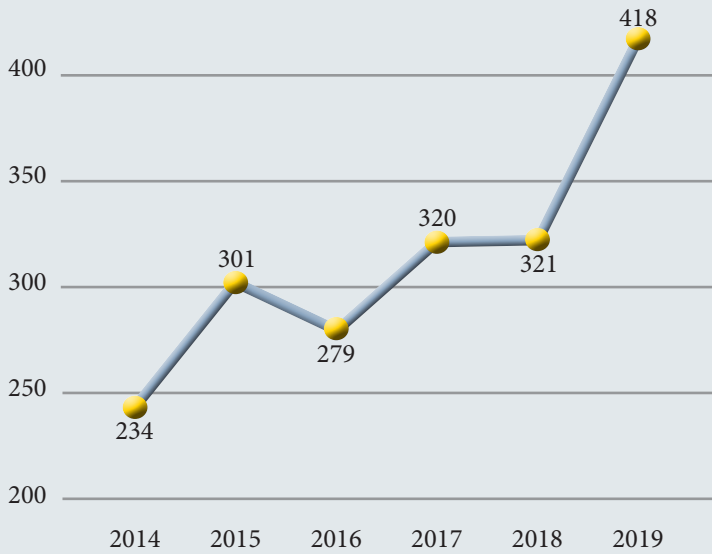
TAXABLE SALES

The cash registers are ringing with joy for Pittsburg retailers in 2019, according to the Kansas Department of Revenue. Total taxable sales (retail sales and some taxable services, such as hotel and car rental, etc.) increased during June to \$29.0 million (up a significant 8.1 percent from June 2018), and total taxable sales increased to \$167.3 million (up 5.1 percent from the first six months last year). Total taxable sales were \$225.9 million in the Pittsburg micropolitan area during the first six months of 2019 (down 2.8 percent) and \$20.9 billion statewide (up 0.4 percent), while total retail sales nationwide (taxable sales data not available) were \$3.0 trillion (up 2.8 percent). First estimates indicate that total back-to-school spending increased 2.25 percent, with approximately 34 percent of the back-to-school budget spent on apparel (\$261 per shopper). Average total back-to-school spending for students attending public schools was \$697. Interestingly, 28.3 percent of all back-to-school spending in 2019 is estimated to be online (up from 26.1 percent last year).



Source: Kansas Department of Revenue

Total Home Sales Pittsburg Area, Jan - Aug, 2014 - 2019

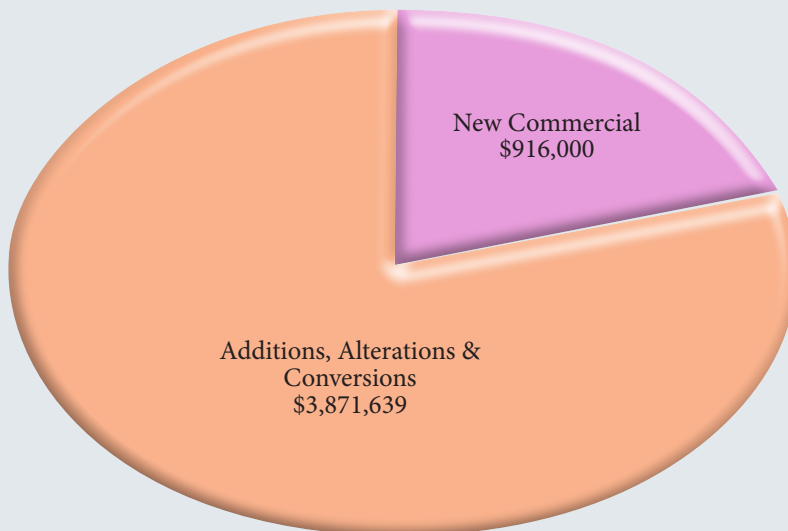


Source: Pittsburg Area Association of Realtors

RESIDENTIAL PERMITS

Eight new single-family residential building permits were issued in Pittsburg during the first six months of 2019, according to the City of Pittsburg, with a stated value of \$1,033,000 (down 73.1 percent from the same period in 2018); no new multi-family residential permits were issued, and 36 residential permits were issued for additions, alterations and conversions, with a stated value of \$460,213 (down 43.2 percent). Overall, 44 permits were issued for residential construction during the period, with a stated value of \$1,493,213 (down 67.9 percent). The total value of local residential permits rose almost 200 percent in 2018. Housing sales are very healthy in the Pittsburg area in 2019, according to the Pittsburg Area Association of Realtors, with 11 new homes sold in the Pittsburg area during the first eight months (up 83.3 percent), for an average price of \$183,432 (down 9.6 percent), and 407 existing homes sold during the period (up 29.2 percent), for an average price of \$116,147 (up 25.3 percent). Overall, 418 homes were sold during the first eight months (up 30.2 percent) for an average price of \$117,918 (up 24.5 percent).

Value Of Commercial Permits City of Pittsburg, Q2 - 2019



Source: City of Pittsburg

COMMERCIAL PERMITS

The City of Pittsburg reports that 51 building permits were issued for commercial construction during the first six months of 2019, with a stated value of \$4,787,639 (down 80.9 percent) from the same period in 2018. Of these, three were new commercial building permits with a stated value of \$916,000 (up 3.3 percent), and 48 were commercial building permits for additions, alterations, and conversions, with a stated value of \$3,871,639 (down 84.0 percent). The total value of local commercial building permits increased 133.2 percent in 2018. Total non-residential construction nationwide increased to \$440.4 billion during the first seven months (up 2.6 percent) from the same period last year.

Lodging construction nationwide increased 11 percent during the period; office construction 7.3 percent; commercial construction declined 13.8 percent; health care construction increased 3.9 percent; educational construction declined 2.6 percent; religious construction declined 14.4 percent; amusement and recreation increased 2.0 percent; transportation construction increased 7.6 percent; communications construction declined 6.5 percent; conservation and development construction increased 13.4 percent; and manufacturing construction increased 4.2 percent.

OFFICE SPACE MARKET

Pittsburg is the regional center for business services in Southeast Kansas. Demographics Now reports (latest information) that there are 126 health service establishments employing 2,065 people in the Pittsburg Micropolitan area; 60 personal services establishments employing 173 people; 57 public administration offices employing 1,100 people; 54 business services establishments employing 488 people; 43 real estate establishments employing 173 people; 42 social services establishments employing 701 people; 35 engineering, accounting, research, and management service establishments employing 191 people; 32 depository institutions and non-depository credit establishments employing 234 people; 26 communications and utilities establishments employing 710 people; and 56 other office establishments employing 56 people. Jones Heritage Realtors (a local authority on real state), reports that the average gross rent (the owner pays basic taxes, insurance, exterior, and all major maintenance) for downtown office space is currently \$6.00 per square foot, \$11.50 per square foot on North Broadway, and \$13.50 for strip mall units. Major companies with headquarters in Pittsburg include Jake's Fireworks, Miller's Professional Imaging, and Watco Mechanical Services.

Average Gross Office Rental Rates Pittsburg Area - 2019

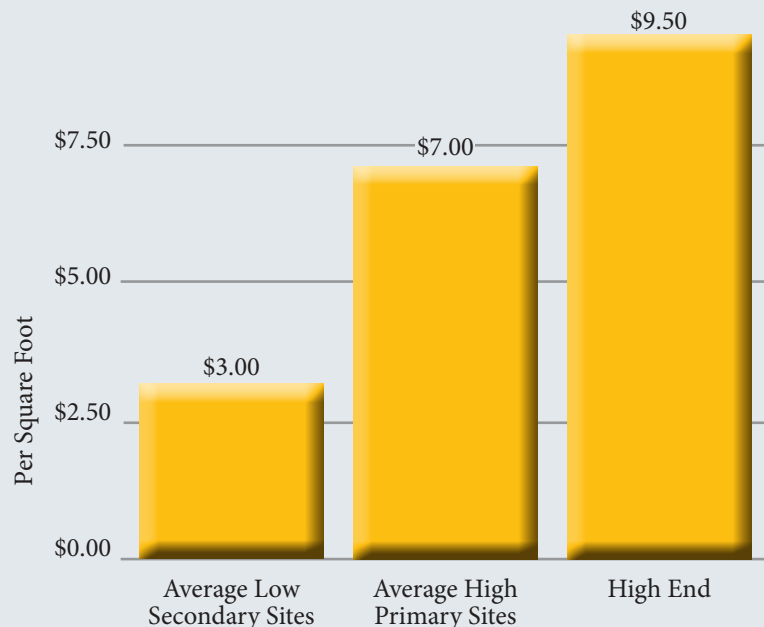


Source: Jones Heritage Realtors

COMMERCIAL LAND VALUES

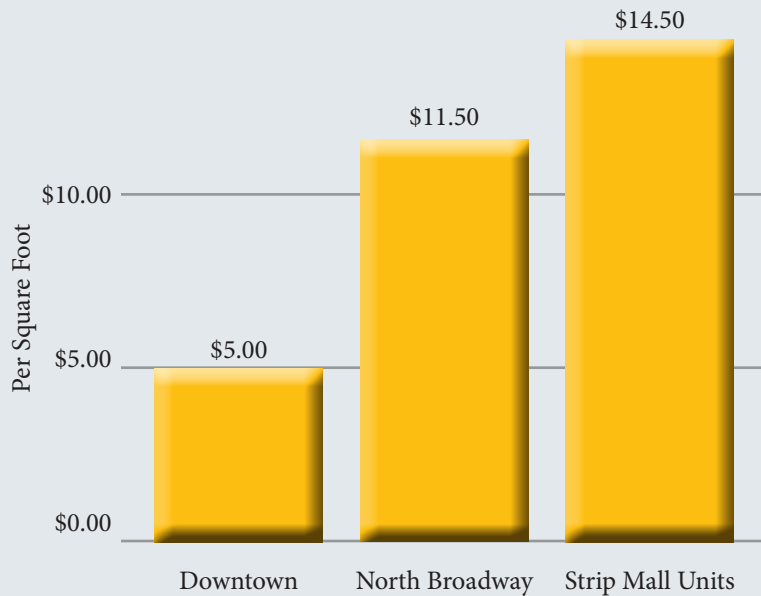
The Pittsburg area commercial land market is doing well in 2019, according to Jones Heritage Realtors, with average prices of local commercial land increasing in 2019, especially at the lower end and higher end. The average low price is \$3.00 per square foot for secondary sites, and the average high is \$7.00 per square foot for primary sites and \$9.50 per square foot for high-end sites. During the last 12 months, there were 10 local commercial sales, totaling more than \$2.2 million, including a 6,545 square foot restaurant on a 122.5 foot frontage, which sold for a total of \$532,500 at \$81.36 per square foot; a commercial frontage at 2101-2111 North Broadway, which sold for a total of \$520,000 at \$11.56 per square foot; a 19,881 square foot warehouse on a 4.4 acre site at the Northeast Industrial Park, which sold for total of \$365,000 at \$18.36 per square foot; a 5,760 square foot convenience store with garage and fuel at 1117 West 4th Street, which sold for a total of \$265,000 at \$46.74 per square foot; and a commercial frontage including adjacent easement at 25th and Broadway, which sold for a total of \$125,000 at \$9.69 per square foot.

Average Commercial Land Values Pittsburg Area - 2019



Source: Jones Heritage Realtors

Average Net Retail Rental Rates Pittsburg Area - 2019

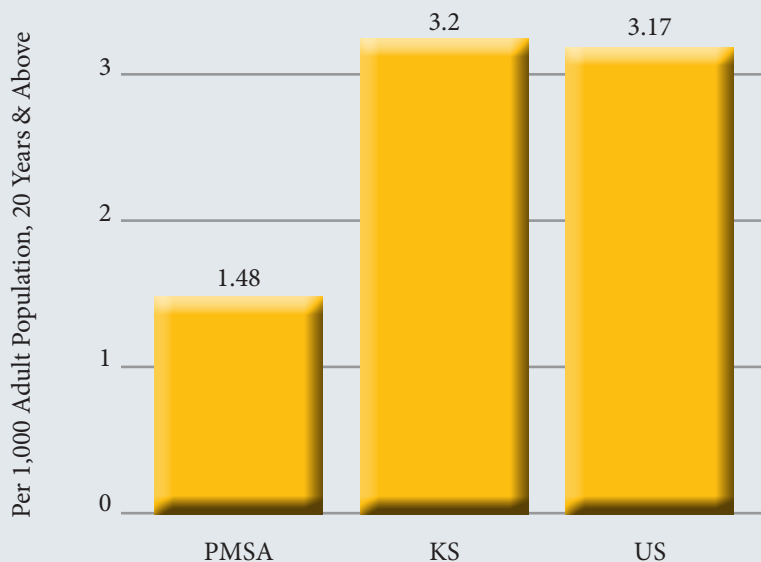


Source: Jones Heritage Realtors

RETAIL SPACE MARKET

The Pittsburg micropolitan area has 77 eating and drinking establishments employing 1,193 people, according to Demographics Now (latest information available); 69 other retail establishments employing 290 people; 60 wholesale establishments employing 643 people; 30 automotive dealers and gasoline service establishments employing 968 people; 25 food retail establishments employing 193 people; 17 apparel and accessory retail establishments employing 89 people; 14 building materials, hardware, and garden supply retail establishments employing 209 people; 12 home furniture, furnishings, and equipment retail establishments employing 100 people; and 10 general merchandise retail establishments employing 542 people. There are over 40 small specialty retailers in downtown Pittsburg. IBISWorld reports that the overall biggest customer group for small specialty retail stores is people 45-64 years old (29.2 percent of all sales), and average profits are approximately five percent. According to Jones Heritage Realtors, the current average net rental rate (the tenant pays the property taxes, insurance premiums, and some maintenance) is \$5.00 per square foot for downtown retail space, \$11.50 on North Broadway, and \$14.50 in strip malls. Pittsburg is an anchor of retail sales in the Southeast Kansas region.

Per Capita Bankruptcies 12 Months Period Ending Q2 - 2019

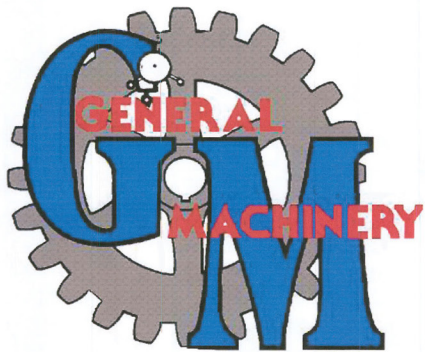


Source: US Courts & Demographics Now

BANKRUPTCIES

Total bankruptcies declined slightly nationwide but rose in the Pittsburg micropolitan area. However, local bankruptcies per capita are still well below the national average. Bankruptcies per capita are currently 1.48 per 1,000 adults (aged 20 years and over) in the Pittsburg micropolitan area, 3.20 statewide, and 3.17 nationwide. A total of 43 bankruptcies were filed in the Pittsburg micropolitan area during the 12 months ending in June 2019, up 13.2 percent from the 12-month period ending in June 2018. Of those, 43 were personal bankruptcies (up 16.2 percent), with 38 Chapter 7 bankruptcies (straight bankruptcy, debt wiped out), up 18.8 percent, and 5 were Chapter 13 bankruptcies (some debt wiped out and some repayment), zero percent change. No business bankruptcies were filed, down from 1 during the previous period. A total of 6,838 bankruptcies were filed statewide during the period (down 0.5 percent). Of these, 6,630 were personal bankruptcies (up 0.2 percent), and 208 were business bankruptcies (up 10.1 percent). Total bankruptcies declined nationwide to 773,361 (down 0.3 percent), with 750,878 personal bankruptcies filed (down 0.3 percent) and 22,483 business bankruptcies filed (up 1.1 percent).

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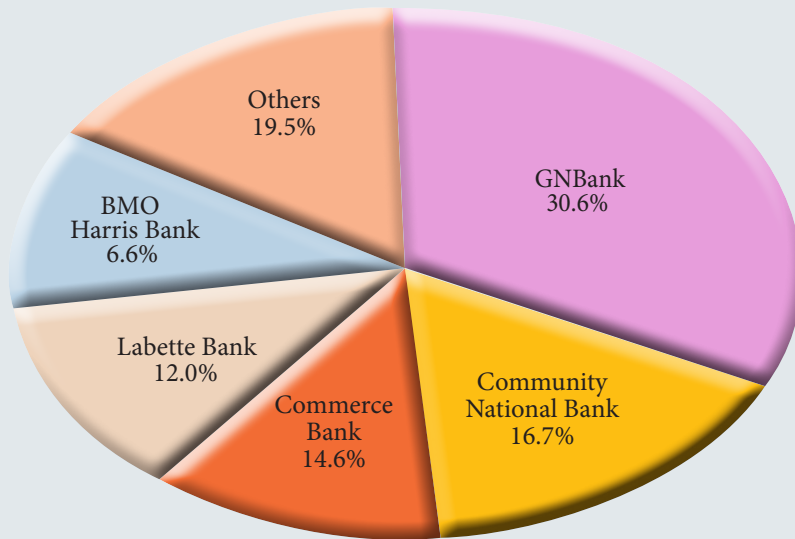
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Composition Of Bank Deposits Inside Of Markets

Pittsburg Micropolitan Area - June 2019



Note: Others include Arvest Bank, U.S. Bank, Goppert State Service Bank, The Exchange Bank of St. Paul, Kansas and Landmark National Bank

Source: Federal Deposit Insurance Corporation

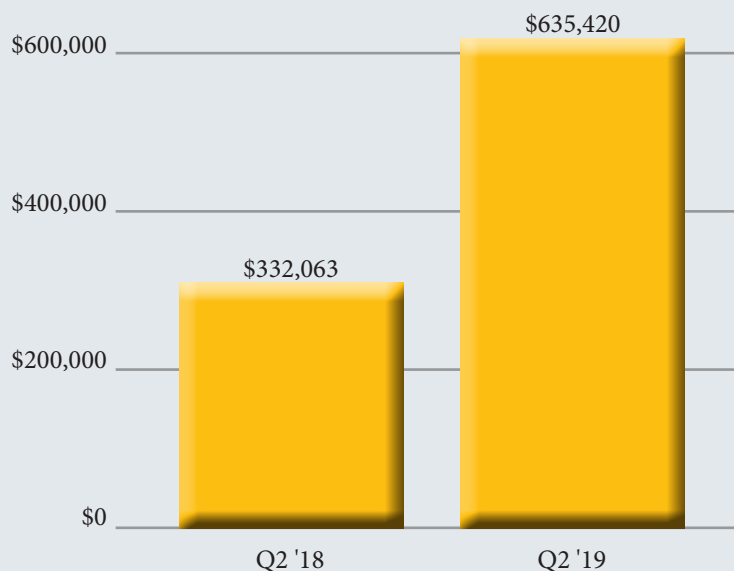
BANKING INDUSTRY

Among Pittsburg micropolitan area banks, the FDIC reports that in June of 2019 GN-Bank had \$232.8 million in local deposits (30.6 percent of local deposits), followed by Commerce Bank with \$110.7 million (14.6 percent), Community National Bank with \$127.2 million (16.7 percent), Labette Bank with \$91.4 million (12.0 percent), BMO Harris Bank with \$50 million (6.6 percent), Arvest Bank with \$32.8 million (4.3 percent), U.S. Bank with \$27 million (3.6 percent), Goppert State Service Bank with \$25.2 million (3.3 percent), Equity Bank with \$24.2 million (3.2 percent), the Exchange State Bank of St. Paul Kansas with \$20.4 million (2.7 percent), and Landmark Bank with \$18.7 million (2.5 percent).

Banks with local headquarters in the Pittsburg micropolitan area posted \$719.5 million in total assets during the first six months of 2019 (up 1.5 percent from 2018) and \$5.3 million in non-current loans and leases (down 36.5 percent). Banks with headquarters in Kansas posted \$73.8 billion in total assets (up 3.9 percent) and \$458.0 million in non-current loans and leases (up 16.2 percent), while the national industry posted \$18.3 trillion in total assets (up 4.2 percent) and \$95.7 billion in non-current loans and leases (down 5.5 percent).

Credit Unions Net Operating Income

Pittsburg Micropolitan Area, Q2 '18 - Q2 '19



Source: National Credit Union Administration

CREDIT UNION INDUSTRY

The Federal Reserve Board cut the federal funds rate by 25 basis points in September (for the second time this year). The Fed increased the rate nine times in the 2015-2018 period, benefitting financial institutions with higher interest spreads.

Credit unions with headquarters in the Pittsburg micropolitan area are doing well, posting \$99.8 million in total assets during the first six months of 2019 (up 3.5 percent from the first six months in 2018), \$72.6 million in net loans and leases (up 7.0 percent), \$257,128 in non-current loans and leases (down 31.2 percent), and \$635,420 in net operating income (up 91.4 percent). Credit unions with headquarters in Kansas posted \$9.4 billion in total assets (down 6.5 percent), \$6.8 billion in net loans and leases (down 7.2 percent), \$44.2 million in non-current loans and leases (down 7.5 percent), and \$40.9 million in net operating income (up 45.6 percent). The national industry posted \$1.5 trillion in total assets (up 6.3 percent), \$1.1 trillion in net loans and leases (up 6.5 percent), \$6.8 billion in non-current loans and leases (up 0.6 percent), and \$7.3 billion in net income (up 13.5 percent).

Pittsburg Micropolitan Area Demographic Summary 2018

Pittsburg Micropolitan Area, Kansas

Total Population	39,338
Population Density (per Sq. Mi.)	66.1
Total Households	15,976

Population By Gender

Male Population	19,621
Female Population	19,717

Population Percentage By Race and Ethnicity

White	89.1%
Black	2.4%
American Indian, Eskimo, Aleut	1.1%
Asian / Hawaiian / Pacific Islander	2.2%
Other	2.3%
Multi-Race	3.0%
Hispanic Ethnicity	5.5%
Not of Hispanic Ethnicity	94.5%

Households By Income

Average Household Income	\$54,298
Median Household Income	\$40,120
Per Capita Income	\$22,668

Employment

Total Population 16+	31,672
% White Collar	54.9%
% Blue Collar	45.1%

Population Percentage By Educational Attainment

% High School Graduate	27.6%
% Associates Degree	8.4%
% Bachelor's Degree	16.9%
% Graduate Degree	10.8%

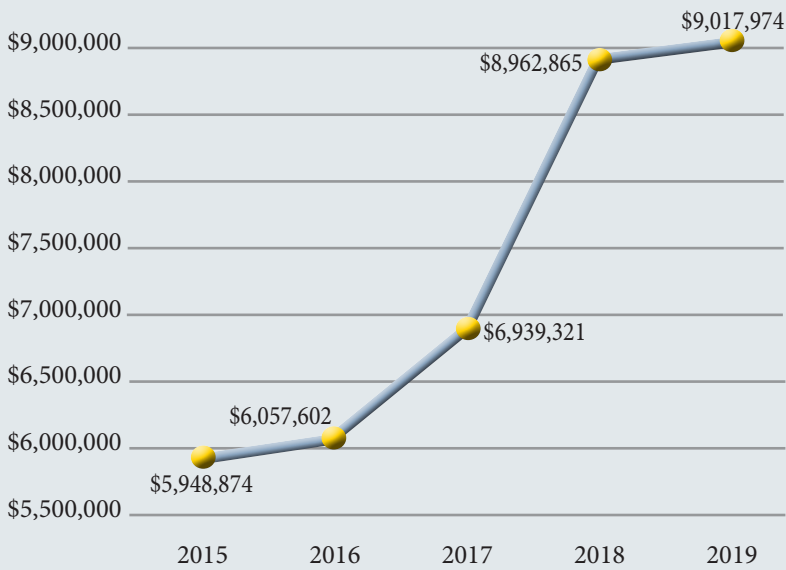
Source: Demographics Now

Annual Mean Wages For Pittsburg Micropolitan Area 2019

Accountants and Auditors	\$53,380	Human Resources Specialists	\$49,767
Architecture and Engineering Occupations	\$58,671	Industrial Engineers	\$74,342
Cashiers	\$20,243	Janitors and Cleaners	\$24,680
Cooks, Restaurant	\$19,593	Librarians	\$21,371
Child, Family, and School Social Workers	\$37,135	Loan Officers	\$46,457
Educational, Guidance, School & Vocational Counselors	\$45,947	Machinists	\$34,281
Coaches and Scouts	\$35,852	Management Occupations	\$90,763
Computer User Support Specialists	\$32,878	Marketing Managers	\$52,004
Construction Laborers	\$45,716	Medical Secretaries	\$25,382
Cooks, Institution and Cafeteria	\$22,370	Office and Administrative Support Occupations	\$30,568
Customer Service Representatives	\$26,345	Pharmacists	\$135,633
Education, Training, and Library Occupations	\$42,036	Police and Sheriff's Patrol Officers	\$39,383
Electricians	\$41,137	Postal Service Mail Carriers	\$51,781
Preschool, Primary, Secondary & Special Education	\$48,735	Receptionists and Information Clerks	\$25,198
Financial Managers	\$120,379	Retail Salespersons	\$19,533
Firefighters	\$31,980	Secretaries and Administrative Assistants	\$32,646
Food Preparation and Serving Related Occupations	\$19,694	Teacher Assistants	\$22,684
General and Operations Managers	\$79,350	Top Executives	\$89,191
Graphic Designers	\$33,318	Transportation and Material Moving Occupations	\$29,174
Healthcare Practitioners and Technical Occupations	\$61,532	Waiters and Waitresses	\$17,728

Source: Kansas Labor Market Information Center

Total Revenue In Lodging Industry Pittsburg Micropolitan Area, Jan - Aug, 2015 - 2019

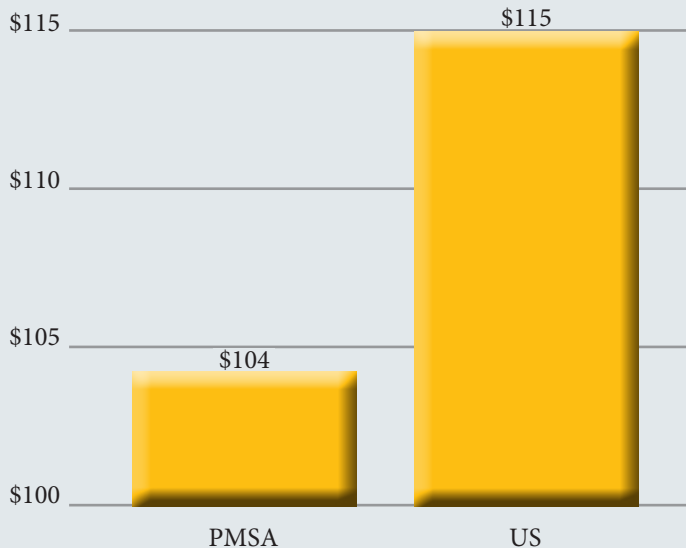


Source: Smith Travel Research

LODGING INDUSTRY

The Pittsburg micropolitan area lodging industry had a record year in 2018, with a 15.7 percent increase in room revenue. The local industry is also doing relatively well in 2019, posting an average occupancy of 49.2 percent, average room rate of \$85.2, and \$9,017,974 in total revenue (up 0.6 percent). The Southeast Kansas industry posted an average occupancy of 44.7 percent, average room rate of \$75.0, and \$9,939,366 in total revenue (down 0.6 percent), while the state-wide industry posted an average occupancy of 57.2 percent, average room rate of \$88.7, and \$579.5 million in total revenue (up 4.5 percent), and the national industry posted an average occupancy of 67.6 percent, average room rate of \$131.9, and \$114.8 billion in total revenue (up 3.2 percent). Nationwide, luxury properties had an occupancy rate of 76.2 percent, upper upscale 78.5 percent, upscale 78.4 percent, midscale 68.2 percent, economy 66.8 percent, and independent properties, 72.7 percent. The most recent information from the National Travel and Tourism Office shows that 27.2 percent of all visits to the US are from Canada, 22.5 percent from Mexico, 6.0 percent from United Kingdom, 4.8 percent from Japan, 3.8 percent from China, and 2.8 percent from South Korea.

Cost Of Visit To A Doctor Q3 - 2019



Source: Council Of Community and Economic Research

COST OF LIVING

Affordable health care is an important component of quality of life. The Bureau of Labor Statistics Consumer Expenditure Survey indicates that households in the Midwest spend on average 9.1 percent of the household budget on healthcare, including 6.2 percent on health insurance, 1.7 percent on medical services, 0.9 percent on drugs, and 0.3 percent on medical supplies. The Council for Community and Economic Research reports that the cost of living in the Pittsburg area was 82 percent of the national average during the third quarter of 2019, while the cost of health care in the Pittsburg area was 88.4 percent of the national average. Pittsburg's average cost is \$104 to see a physician (compared to \$115 nationwide) and \$87 to see an optometrist (compared to \$106 nationwide). Furthermore, a recently released study by U.S. News and World Report states that the Pittsburg micropolitan area has 36.1 percent greater access to local hospital beds per capita than an average of 813 communities in the same peer group nationwide. The local 401,000 square foot Via Christi Hospital has 188 beds and features a Level III Trauma Center, a new 40,000-square-foot surgery center with state-of-the-art technology and robotics-assisted minimally invasive surgeries, and more.

BUSINESS HIGHLIGHTS

ROADBLOCKS TO PITTSBURG'S HOUSING PLANS

Over the past several months, concerned Pittsburg residents living near the planned Silverback Landing housing addition have raised a wide range of concerns about the development. At a Pittsburg City Commission meeting in June, resident Bill Strenth spoke during the public input period, and questioned the city's plans for assisting a developer, P&L Development, LLC, to pay for infrastructure improvements in the planned housing development, located east of Rouse Street and north of Centennial Drive in an area south of Quincy Street, with the East Hills neighborhood located directly to the north, also in the area south of Quincy.

The development agreement approved last September stated that the "Developer will construct, at its cost, the Internal Infrastructure Improvements in a good and workmanlike manner in accordance with the Plans and Specifications approved by City consistent with the construction of the Development Project so that the Substantial Completion of the Internal Infrastructure Improvements associated with the Development Project will be completed on or before Substantial Completion of the Development Project."

Silverback Landing being designated a RHID may not in itself prevent the city from spending additional taxpayer money to assist the developer. Even if the city is able to pay not only for the road on city property leading into Silverback Landing, but the immediate upgrade of roads built within the development from asphalt to concrete, however, additional concerns brought up by Strenth and others about Silverback Landing raise more questions about the city's planning process for the project.

Jonathan Riley, The Pittsburg Morning Sun

CITY OF PITTSBURG EXPLORING POSSIBILITY OF PUBLIC POWER UTILITY

According to the U.S. Energy Information Administration, Kansas has a higher average retail price than the surrounding states (Missouri, Oklahoma, Colorado, and Nebraska). Among others, this was one of the reasons that the City of Pittsburg made the decision to start exploring the possibility of creating a public electric utility.

According to city manager Daron Hall, the electricity rates have continually been increasing. "...every time we approached

the electric company and tried to have a discussion about any of our ideas, or just gain information, we usually came back with just a feeling of well they're a monopoly and they're going to do what they're going to do and we're just kind of stuck with it. And so, we thought we probably need to start studying what other communities are doing and what are our options and that's really the path we're on." The city has been pondering the idea for a few years now and have been working to gather information on if this is plausible for Pittsburg and what it would cost. City staff spent about three years meetings with various people at Westar and then in the industry. There are 118 communities in Kansas that have their own municipal electric system. So, city studied some of those to put feasibility study.

Westar or Evergy has invested heavily in coal and nuclear power. Which is one of the reasons why the rates are so high. So, one of the benefits, looking at creating our own independent public power utility would be that we can buy power from someone other than Westar. We can buy power from renewable sources and we can buy it on the open market where those rates are tentative, public information manager Sarah Runyon said.

Lilliana Black, The Collegio

BOND PROJECT NEARS COMPLETION, FUTURE IMPROVEMENTS DISCUSSED

With the bond project near complete, Pittsburg Community Schools District is now turning its focus on other ways to improve the district. The renovations and additions to the district's facilities were made possible by the \$31 million bond issue which voters approved March 2017.

According to USD 250 Superintendent of Schools Richard Proffitt, the district is currently working on what ways it will use general funds and capital outlay to make improvements district wide and also working on deciding what will be considered work to be maintenance, custodial or contract work. In addition, they are working on its final contingency numbers from the bond project, adding that he plans to double check to make sure it is okay to use the money for improvements in the district.

Stephanie Potter, Pittsburg Morning Sun

SCOOTER'S COFFEE TO DONATE PROCEEDS FROM PITTSBURG GRAND OPENING

Although Scooter's Coffee has quietly opened at 2414 N. Broadway in recent weeks, the local store has plans for a grand opening

event on Friday, Sept. 13, all of the proceeds of which will go to an organization that fights modern slavery. YouCanFreeUs is an organization that helps rescue people from sex trafficking situations around the world. The Pittsburg Scooter's franchise has consistently supported YouCanFreeUs, which is a nonprofit founded in 2010. "Every opening that they do, they always donate it to that organization," Meagan Horn, store manager of Scooter's Pittsburg location said.

Jonathan Riley, Pittsburg Morning Sun

PITTSBURG WILL SOON HAVE NOT ONLY THE JOLLY FOX, BUT A SECOND DOWNTOWN BREWPUB

Cathy and Mark McClain are renovating a building on Rose Street, where they will soon be opening their pizzeria and brewery. The name of the brewpub is Drop the H, which is also a reference to Pittsburg. Pittsburg was originally founded as New Pittsburgh, before changing to Pittsburgh, and finally "dropping the H" to become Pittsburg in 1894, according to the Kansas Historical Society. "It's a lot of fun for us to have an old historic building like this and repurpose it and bring it back to life," McClain said.

Jonathan Riley, Pittsburg Morning Sun

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PITTSBURG MICROPOLITAN AREA EMPLOYMENT TRENDS

	Average Number of Employees Q1 19	Average Monthly Wages Q1 19	Average Monthly Employees Q1 18	Average Monthly Wages Q1 18	Average Jobs Growth	Average Wage Growth
Architectural and structural metals mfg.	336	\$3,481	317	\$3,394	5.78%	2.55%
Automobile dealers	142	\$2,819	135	\$2,995	5.69%	-5.90%
Automotive repair and maintenance	90	\$2,410	84	\$2,489	6.75%	-3.19%
Building equipment contractors	65	\$2,624	56	\$2,769	16.77%	-5.22%
Building material and supplies dealers	149	\$1,981	159	\$2,026	-6.49%	-2.25%
Child day care services	121	\$1,388	119	\$1,380	1.68%	0.54%
Commercial banking	187	\$3,867	199	\$3,763	-6.03%	2.78%
Commercial building construction	51	\$3,234	56	\$2,968	-8.98%	8.98%
Electronics and appliance stores	91	\$2,384	77	\$2,315	18.70%	2.99%
Full-service restaurants	742	\$1,054	776	\$999	-4.38%	5.60%
Gasoline stations	152	\$1,499	150	\$1,485	1.33%	0.94%
General freight trucking	61	\$3,457	52	\$3,640	18.71%	-5.04%
Home health care services	113	\$2,613	115	\$2,631	-1.73%	-0.66%
Insurance agencies and brokerages	46	\$3,073	43	\$3,041	6.15%	1.05%
Janitorial services	82	\$2,233	111	\$2,323	-26.43%	-3.90%
Legal services	85	\$3,446	89	\$2,954	-4.85%	16.66%
Machinery manufacturing	98	\$2,818	93	\$2,868	5.02%	-1.75%
Management of companies and enterprises	328	\$5,149	314	\$4,276	4.68%	20.41%
Masonry contractors	40	\$2,796	35	\$2,320	15.38%	20.52%
Merchant wholesalers, durable goods	109	\$3,713	121	\$3,676	-9.64%	0.99%
Motorcycle, boat, and other vehicle dealers	39	\$2,918	35	\$2,813	13.46%	3.75%
Nonmetallic mineral product manufacturing	37	\$3,429	42	\$3,194	-11.20%	7.36%
Nursing and residential care facilities	600	\$2,035	504	\$1,979	18.90%	2.87%
Offices of dentists	103	\$4,632	104	\$4,375	-0.96%	5.87%
Offices of optometrists	35	\$2,440	38	\$2,023	-7.83%	20.60%
Other wood product manufacturing	167	\$3,582	157	\$3,548	6.60%	0.96%
Pharmacies and drug stores	57	\$2,866	59	\$2,751	-4.49%	4.18%
Printing and related support activities	430	\$3,689	453	\$3,591	-5.01%	2.73%
Sports, hobby, music instrument, book stores	49	\$1,754	46	\$1,468	8.03%	19.44%
Supermarkets and other grocery stores	304	\$1,949	308	\$1,936	-1.51%	0.64%
Tire dealers	40	\$2,576	39	\$2,767	2.56%	-6.89%
Traveler accommodation	316	\$2,636	331	\$2,365	-4.33%	11.44%
Utility system construction	102	\$3,861	70	\$3,477	44.55%	11.04%
Waste collection	34	\$2,598	34	\$1,969	0.00%	31.92%
Accounting and bookkeeping services	103	\$2,979	72	\$2,728	43.26%	9.17%
Electrical equipment and appliance mfg.	284	\$3,824	288	\$3,549	-1.27%	7.75%
Food and beverage stores	367	\$1,944	378	\$1,916	-2.91%	1.47%
Personal and laundry services	75	\$1,794	79	\$1,854	-4.64%	-3.23%
Postal service	66	\$3,618	68	\$3,485	-2.45%	3.81%

Source: Bureau of Labor Statistics

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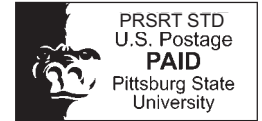
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