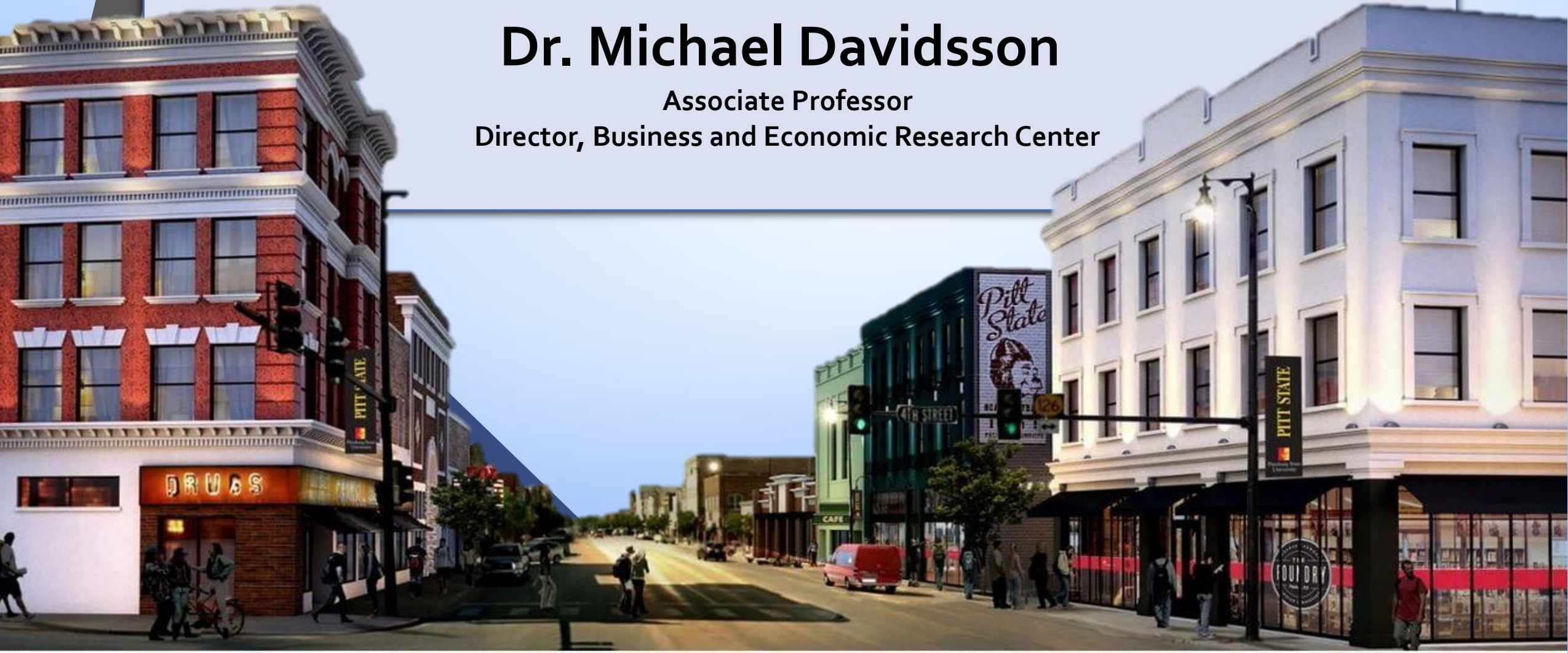


Economic Performance

Dr. Michael Davidsson

Associate Professor
Director, Business and Economic Research Center



ECONOMIC GROWTH =

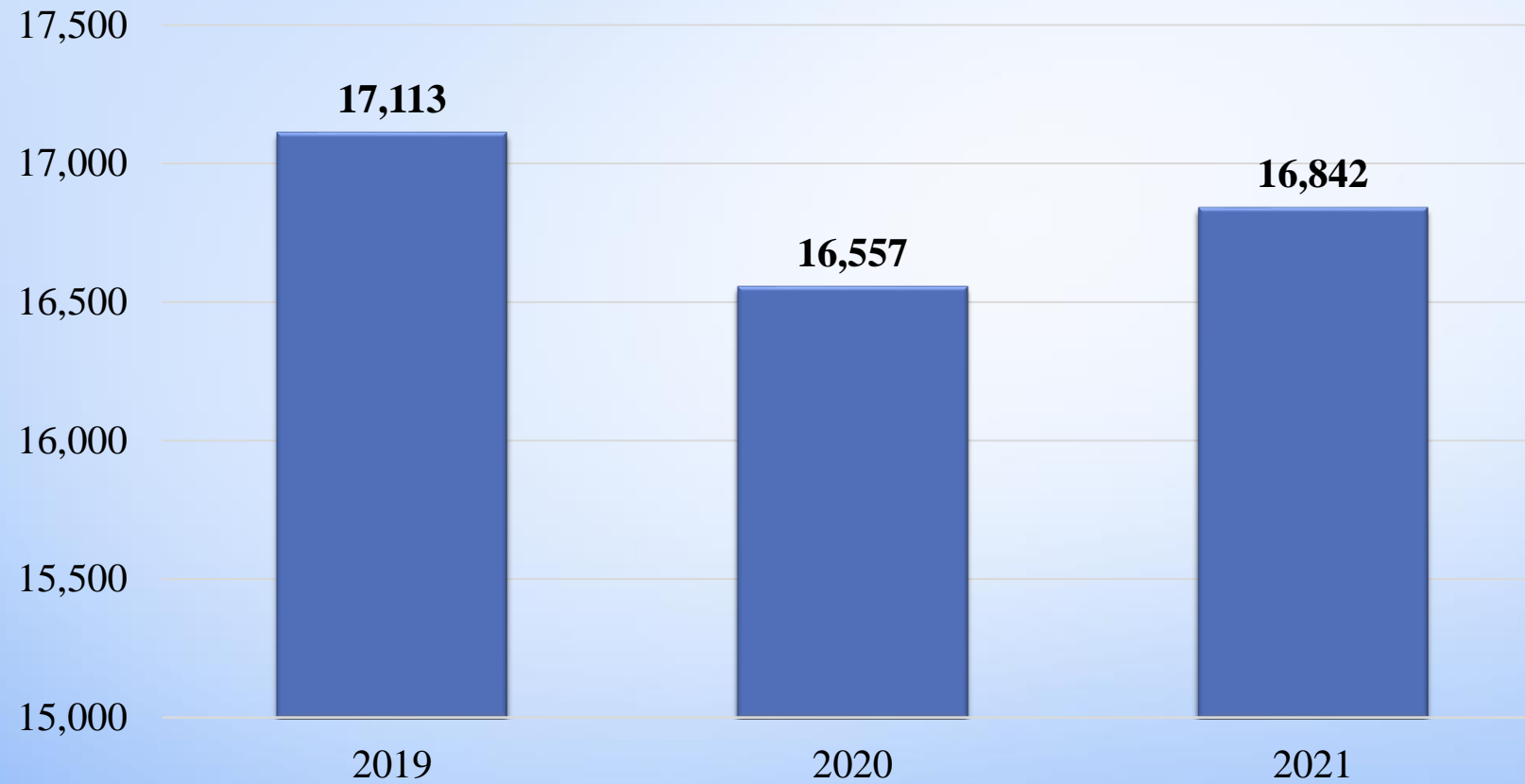
↑ PRODUCTIVITY + ↑ HOURS WORKED



Jobs and Productivity



Number of Jobs Pittsburg Micropolitan Area



Source: Quarterly Census of Employment



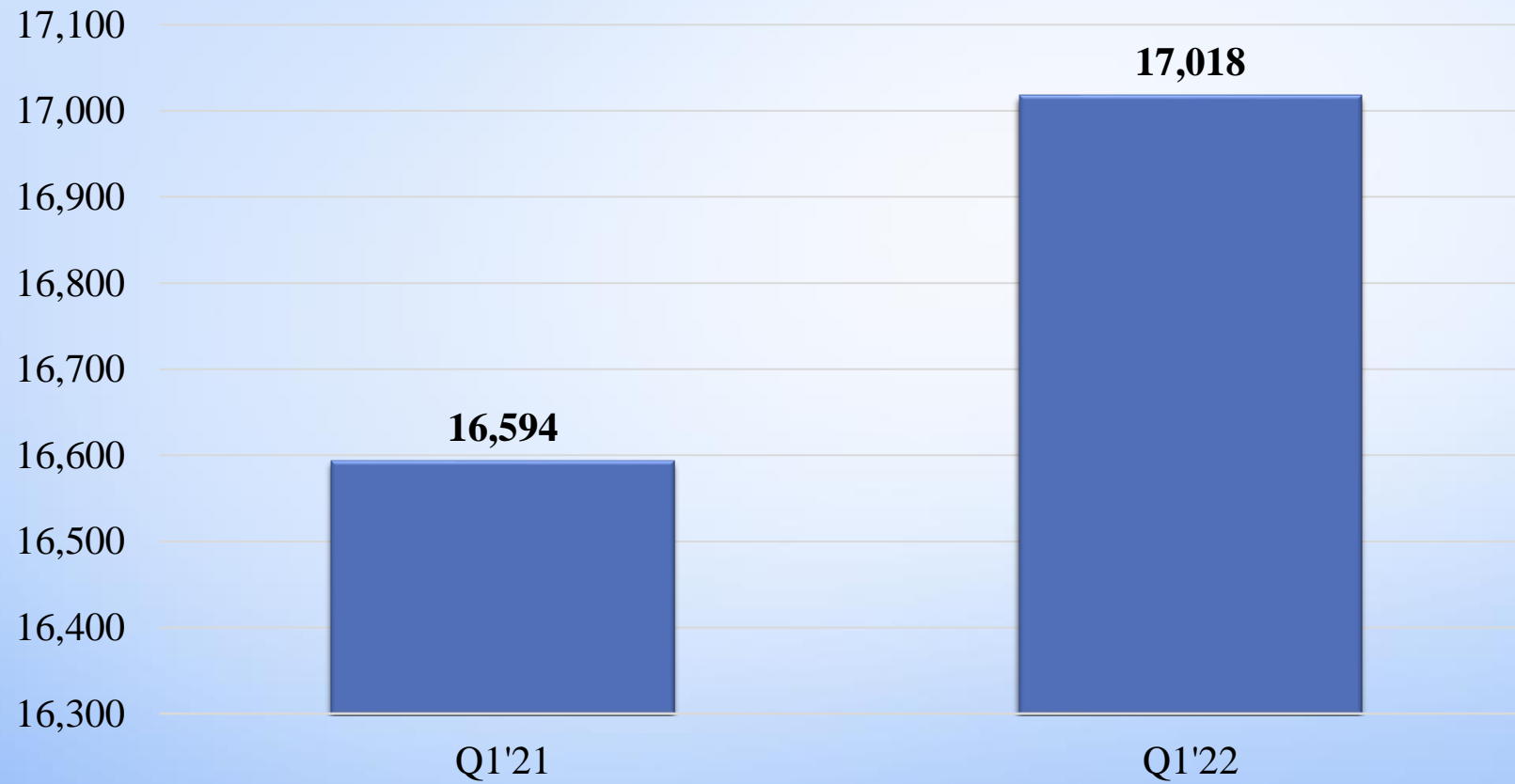
Number of Businesses by Employee Size Pittsburg Micropolitan Area Q4'2021

Quarter	Size class	Establishments	Percent of Total Establishments	Percent of Total firms accumulated	Percent of total employment accumulated
Q4 2021	0	101	10.2%	10.2%	0.9%
Q4 2021	1 - 4	398	40.1%	50.3%	5.7%
Q4 2021	5 - 9	207	20.8%	71.1%	13.7%
Q4 2021	10 - 19	132	13.3%	84.4%	24.4%
Q4 2021	20 - 49	102	10.3%	94.7%	42.7%
Q4 2021	50 - 99	27	2.7%	97.4%	53.0%
Q4 2021	100 - 249	13	1.3%	98.7%	64.3%
Q4 2021	250 - 499	8	0.8%	99.5%	79.9%
Q4 2021	500 - 999	4	0.4%	99.9%	94.3%
Q4 2021	1000 +	1	0.1%	100.0%	100.0%

Source: Kansas Labor Market Information



Job Growth 2022 Pittsburg Metropolitan Area



Source: Quarterly Census of Employment & Wages



Unfilled Local Jobs

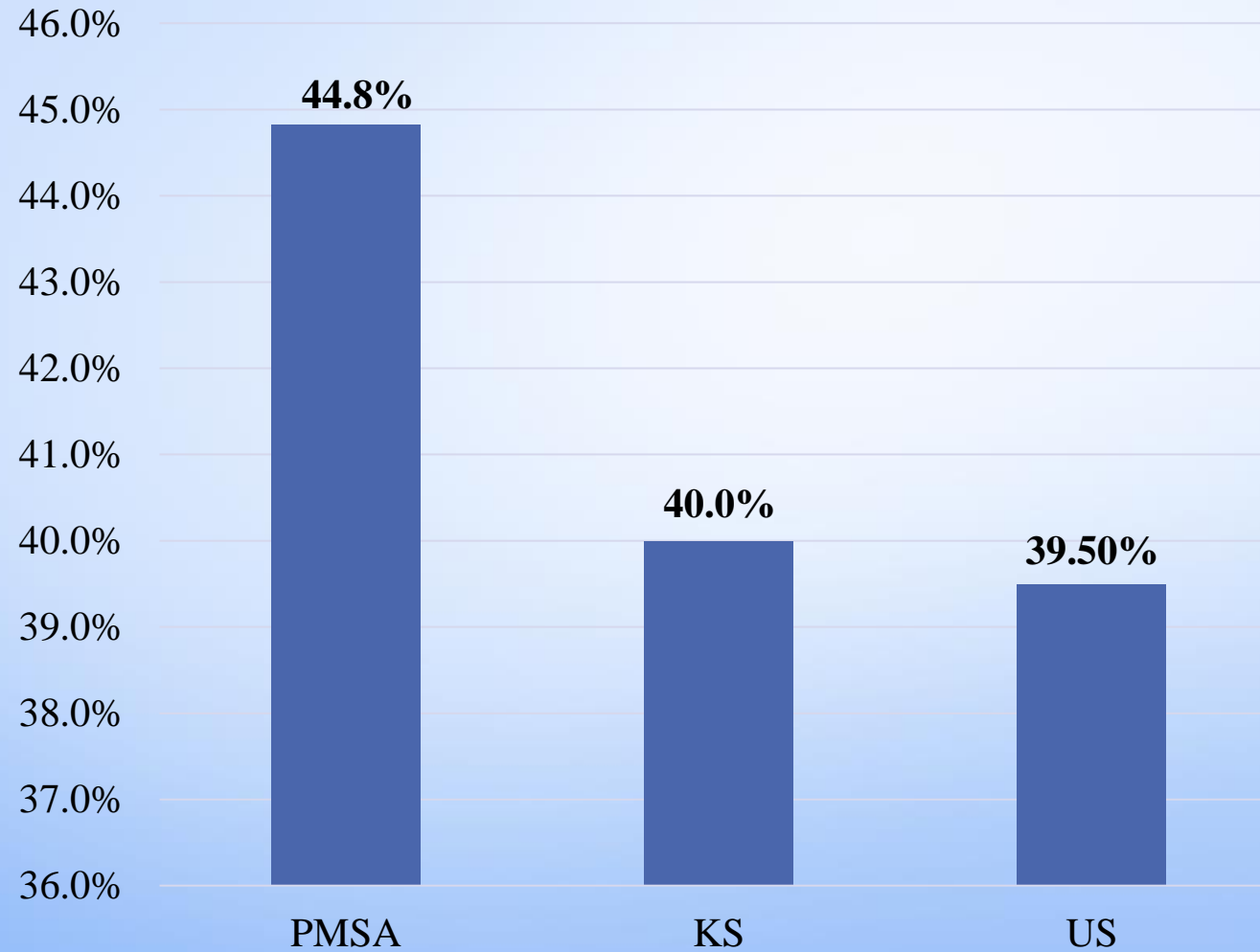
- ❖ 723 job openings advertised

- ❖ Major employers looking
 - CDL Electric Company, Inc. ➡ 55 job openings
 - SEK Interlocal #637 ➡ 28 job openings
 - SEK-CAP ➡ 43 job openings
 - Kansas Crossing Casino LLC ➡ 24 job openings
 - Pittsburg State University ➡ 47 job openings

Source: Kansas Labor Market Information Center



Percent of Work Force in Blue Collar Occupations 2021



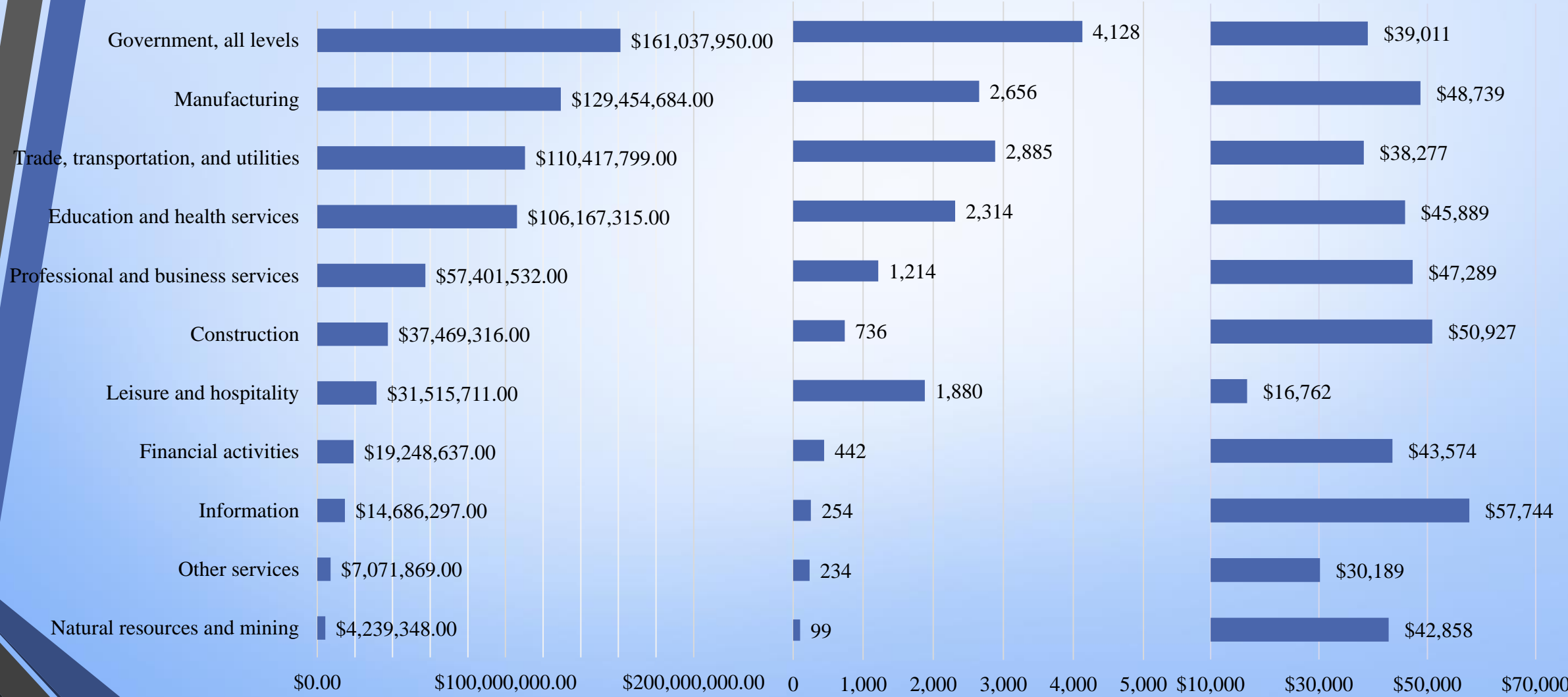
Source: Demographics Now



Payroll Pittsburg Micropolitan Area 2021

Jobs by Industry

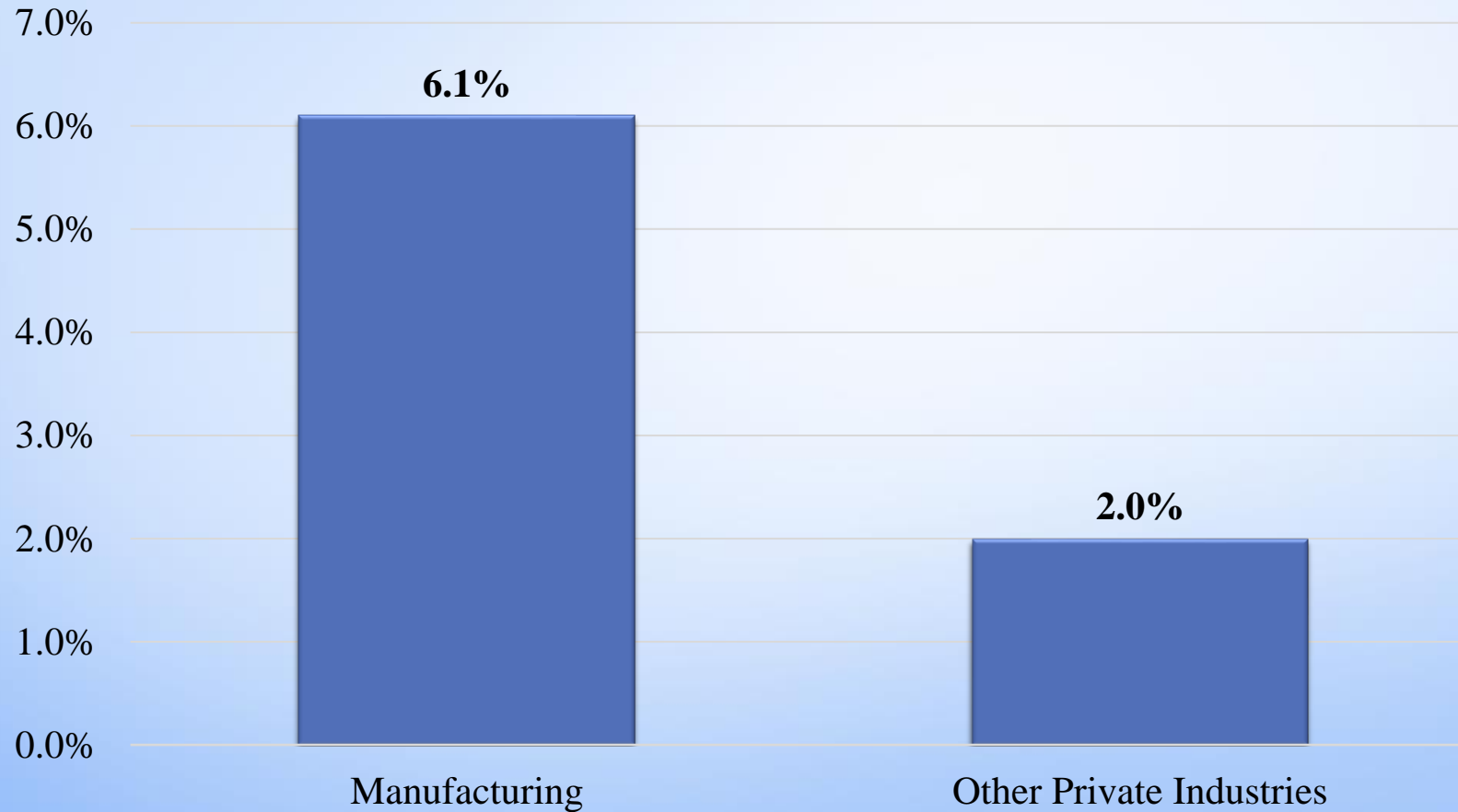
Average Wages by Industry



Source: Quarterly Census of Employment and Wages



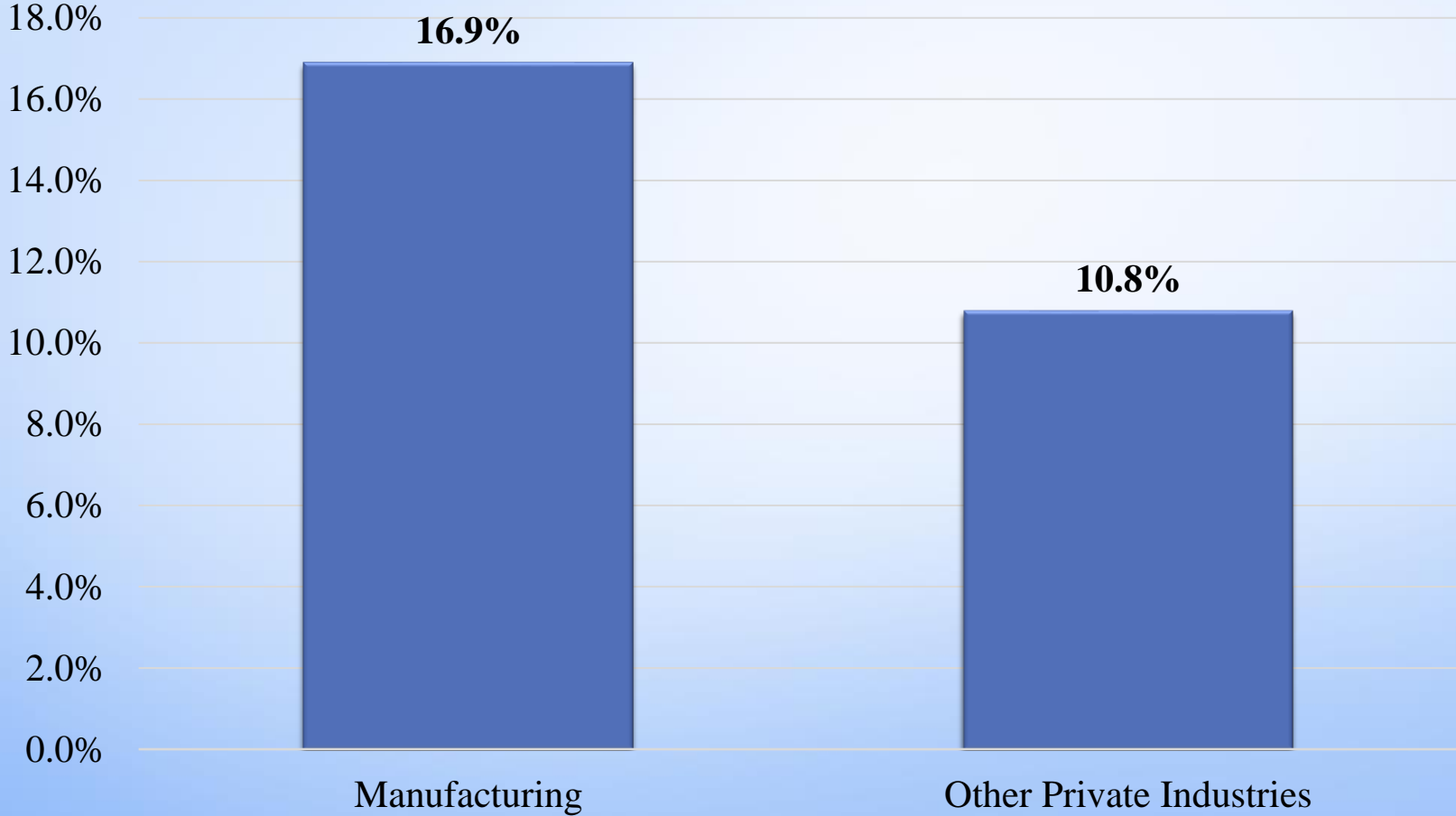
Private Industry Job Growth Q1'21 – Q1'22 Pittsburg Metropolitan Area



Source: U.S. Bureau Of Labor Statistics



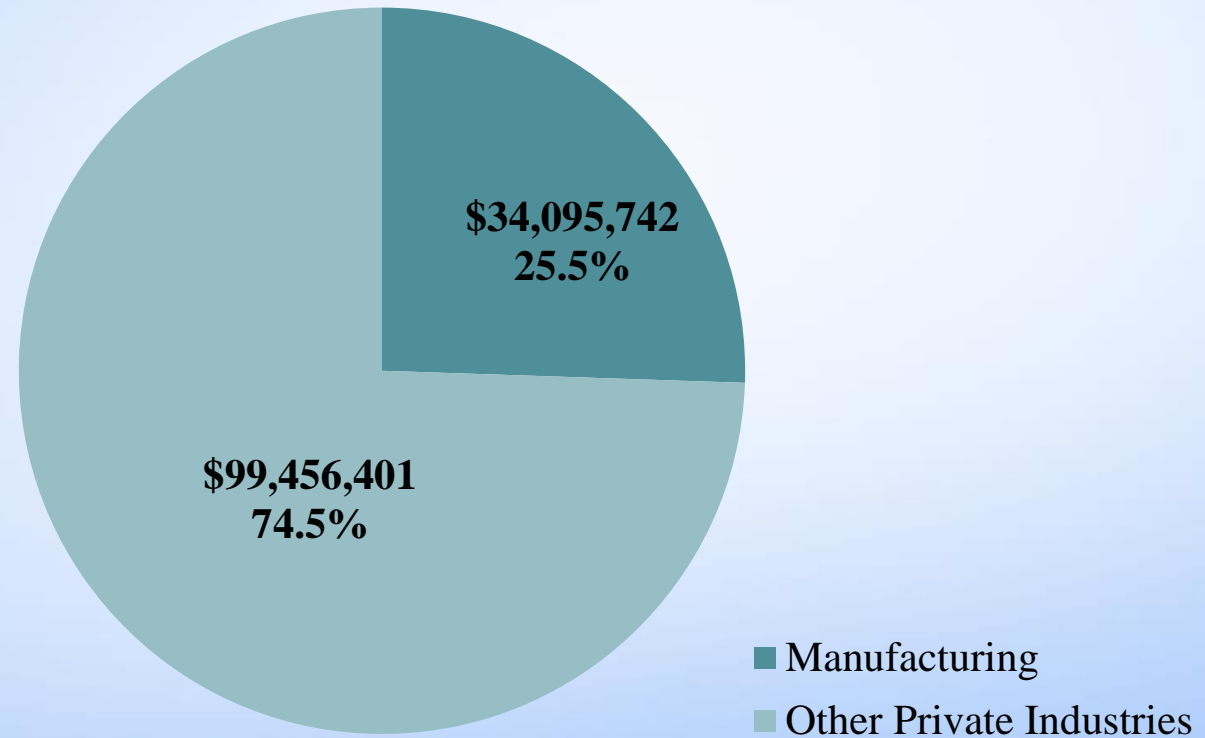
Private Industry Payroll Growth Q1'21 – Q1'22 Pittsburg Micropolitan Area



Source: U.S. Bureau Of Labor Statistics



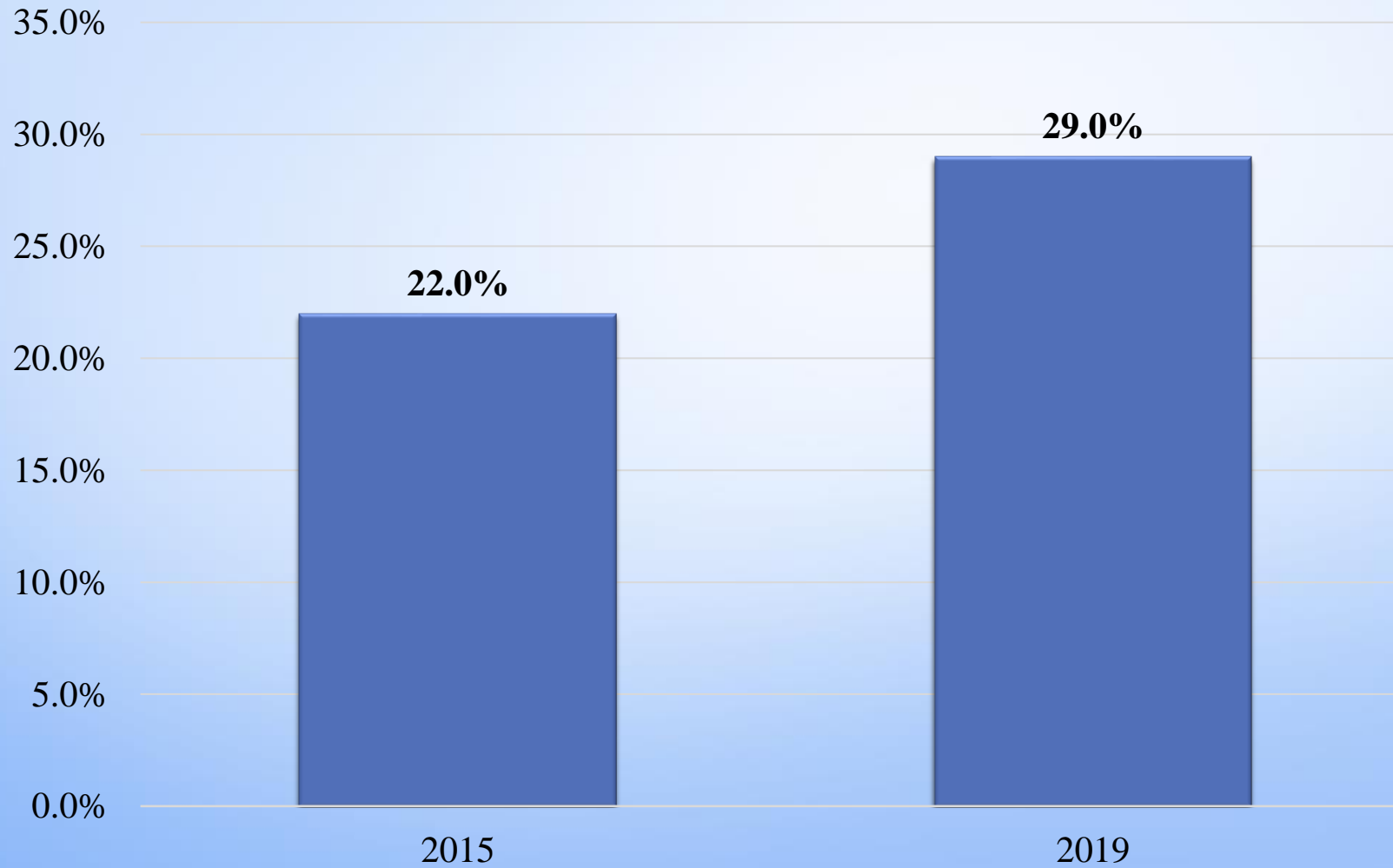
Private Industry Payroll Q'1 2022 Pittsburg Micropolitan Area



Source: U.S. Bureau Of Labor Statistics



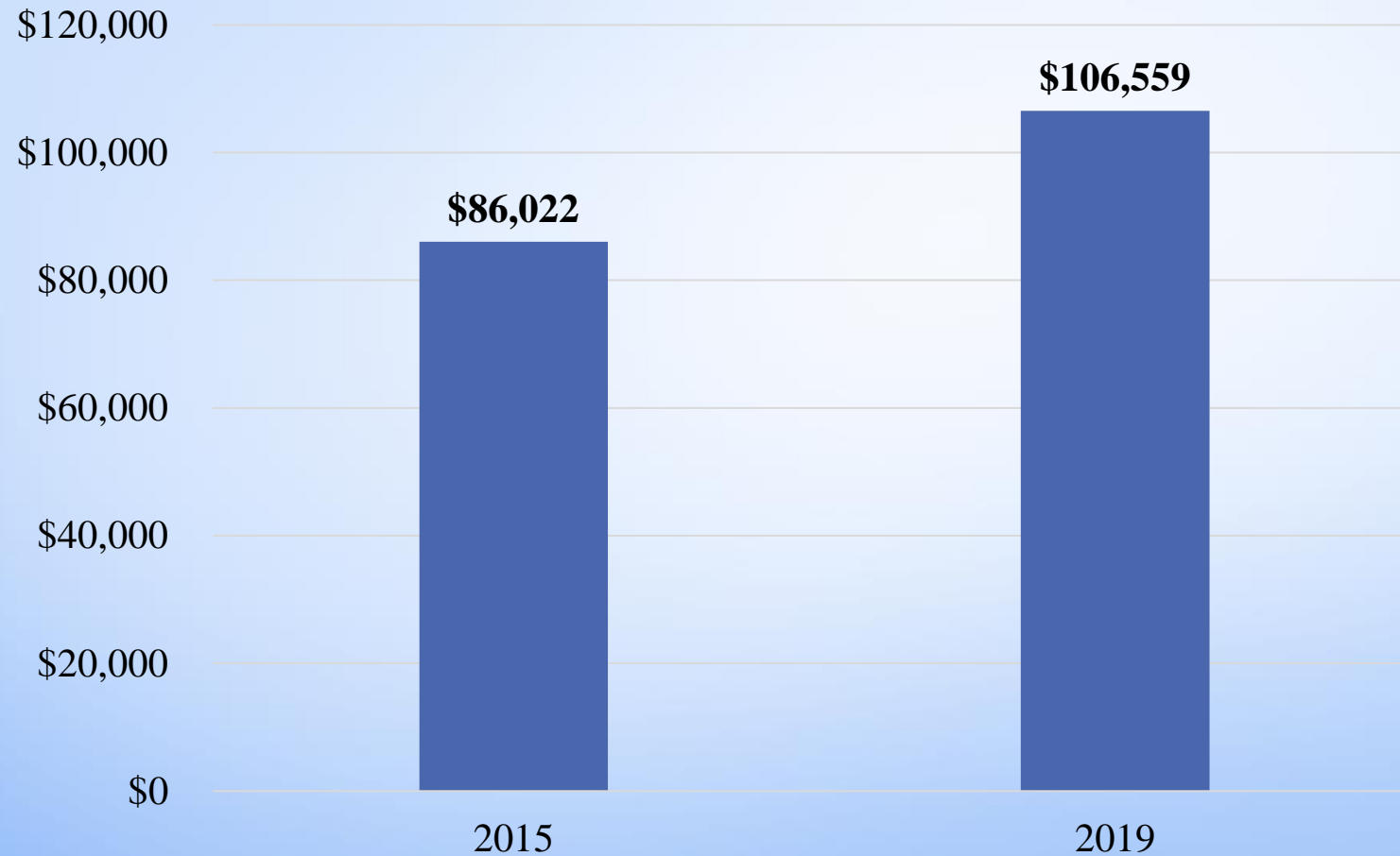
Value Added Share of Output in Manufacturing Pittsburg Metropolitan Area



Source: Implan



Manufacturing Value Added Output Per Worker Pittsburg Micropolitan Area



Source: Implan

Value Added GDP by Industry Pittsburg Micropolitan Area



	2019	Percent of
	Value Added	GDP
Manufacturing	\$276,552,363	17.0%
Administrative Government (includes depreciation on the public infrastructure as production of service)	\$266,128,104	16.3%
Real Estate and Rental and Leasing (includes imputed rent of owner occupied housing as income)	\$210,686,702	12.9%
Health Care and Social Assistance	\$142,645,272	8.7%
Transportation and Warehousing	\$123,390,020	7.6%
Retail Trade	\$100,645,673	6.2%
Wholesale Trade	\$84,332,177	5.2%
Accommodation and Food Services	\$69,921,028	4.3%
Information Services	\$53,939,016	3.3%
Professional, Scientific, and Technical Services	\$49,151,948	3.0%
Construction (IMPLAN 3 Digit NAICS 546)	\$48,036,901	2.9%
Other Services (automobile repair, dry cleaning, etc.)	\$41,684,198	2.6%
Agriculture, Forestry, Fishing, and Hunting	\$39,186,496	2.4%
Finance and Insurance	\$37,538,587	2.3%
Administrative and Support and Waste Management and Remediation Services	\$30,594,535	1.9%
Management of Companies and Enterprises (IMPLAN 3 Digit NAICS 546)	\$27,464,545	1.7%
Arts, Entertainment, and Recreation	\$9,422,200	0.6%
Government Enterprises	\$8,529,773	0.5%
Utilities	\$4,876,042	0.3%
Educational Services	\$3,915,422	0.2%
Mining, Quarrying, and Oil and Gas Extraction	\$2,327,333	0.1%
Total	\$1,630,968,334	100.0%

Source: Implan



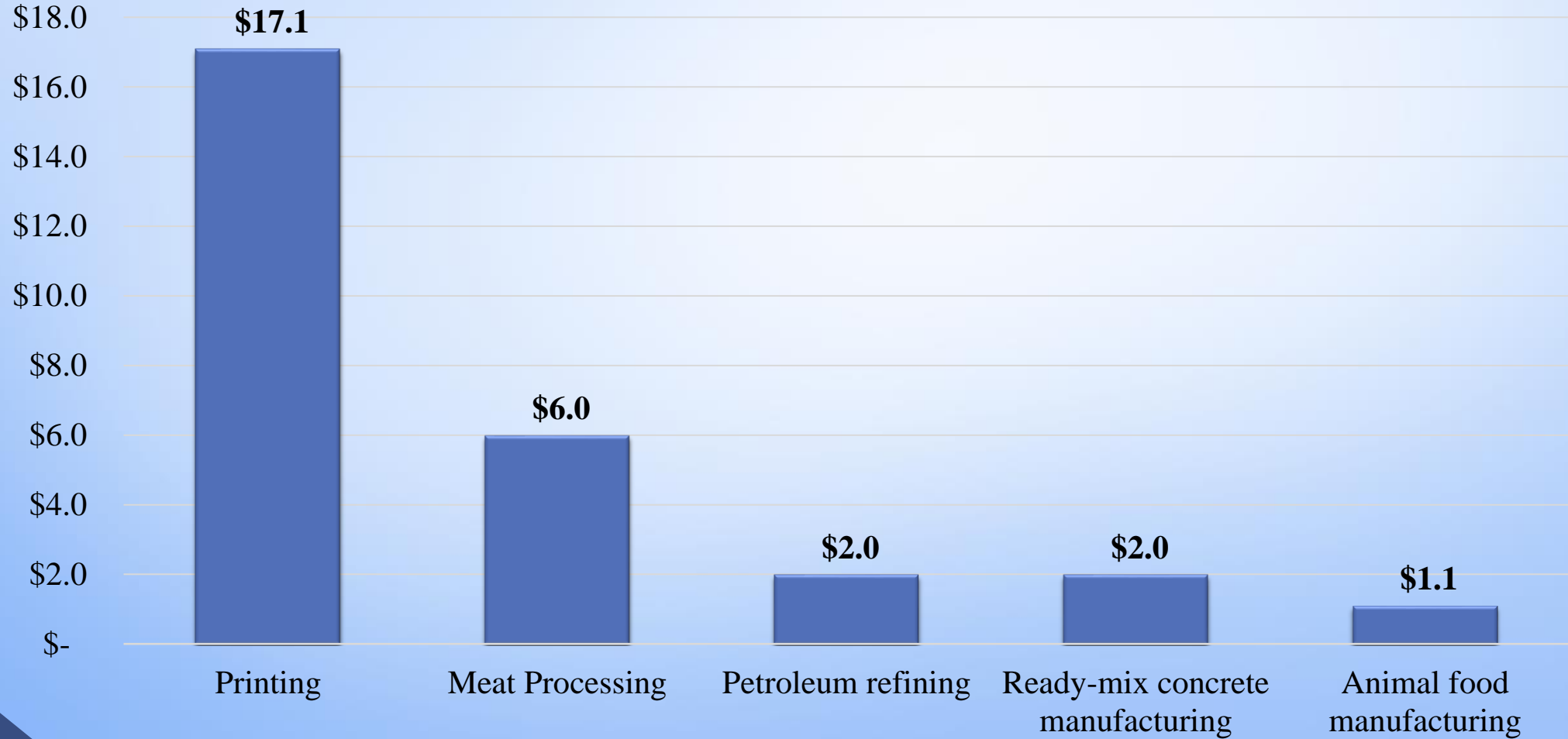
Value Added GDP Manufacturing Pittsburg Micropolitan Area, 2019

Display Description	Value Added	Other millwork	\$3,563,385.1	Other fabricated metal	\$205,667.9
Printing	\$47,219,224.3	Fabricated structural metal	\$3,265,190.6	Roasted nuts and butters	\$110,573.4
Dog and cat food	\$45,702,223.8	Other commercial machinery	\$3,136,491.9	Petroleum refineries	\$106,904.0
Primary battery	\$25,718,647.4	Brick, tile, etc.	\$2,278,821.5	Jewelry and silverware	\$67,866.6
Metal window door	\$21,631,224.3	Ornamental metal work	\$2,101,355.5	Animal slaughtering	\$31,343.6
Plastics pipe fitting	\$16,939,166.2	Ready-mix concrete	\$1,889,415.8	Meat rendering/processing	\$26,739.6
Packaging materials etc	\$16,355,213.8	All other industrial machinery	\$1,694,606.0	Automobile manufacturing	\$15,205.6
Meat processed	\$16,046,896.7	Breweries	\$1,450,306.2	Soap and other detergent	\$12,977.8
Misc. wood product	\$11,906,038.6	Other textile product mills	\$1,382,415.4	Hosiery & sock mills	\$6,849.6
Bread & bakery	\$10,021,226.9	Conveyor equipment	\$1,098,806.8	Other apparel knitting mills	\$6,181.1
Sheet metal work	\$6,265,590.7	Frozen cakes & pastries	\$990,320.5	Apparel accessories	\$4,635.4
Machine shops	\$5,809,248.0	Nonferrous metal foundries	\$959,742.7	Males' cut & sew apparel	\$3,602.1
Switchgear and board	\$5,570,889.3	Textile bag & canvas mills	\$875,595.8	Other cut & sew apparel	\$3,352.7
Other animal food	\$5,193,363.9	Industrial mold	\$800,533.4	Cut & sew apparel contractors	\$2,732.1
Navigation instruments	\$5,162,651.7	Sign manufacturing	\$718,642.9	Females cut & sew apparel	\$2,653.3
Wiring device	\$4,643,278.2	Dental laboratories	\$649,164.1	Textile & fabric finishing mills	(\$3,347.3)
Prefabricated wood	\$4,629,030.2	Other snack food	\$283,442.2	Leather & hide finishing	(\$3,724.5)
				Total	\$276,552,363

Source: Implan



The top five manufacturing Sub-industries buying local inputs 2019 Pittsburg Metropolitan Area (millions of dollars)



Source: Implan

Population and Housing





Vibrant Downtown

The City of Pittsburgh has a very active downtown revitalization program

Buildings recently/currently being renovated:		
301 S Broadway	122 N Broadway	508/510 N Broadway
216 S Broadway	216 N Broadway	512/514 N Broadway
214 S Broadway	313 N Broadway	602 N Broadway
208 S Broadway	320 N Locust	802 N Broadway
104 E 1 st St	111 W 4 th	804 N Broadway
107 E Rose	401/402 N Broadway	810 N Broadway
104 N Locust	320 N Locust	914 N Broadway
109 N Broadway	416 N Broadway	1004 N Broadway
134 W 11 th St	901 N Locust	209 N Broadway
602 N Broadway	915 N Broadway	

Active Housing Developments or Recently Completed All Phases of Construction

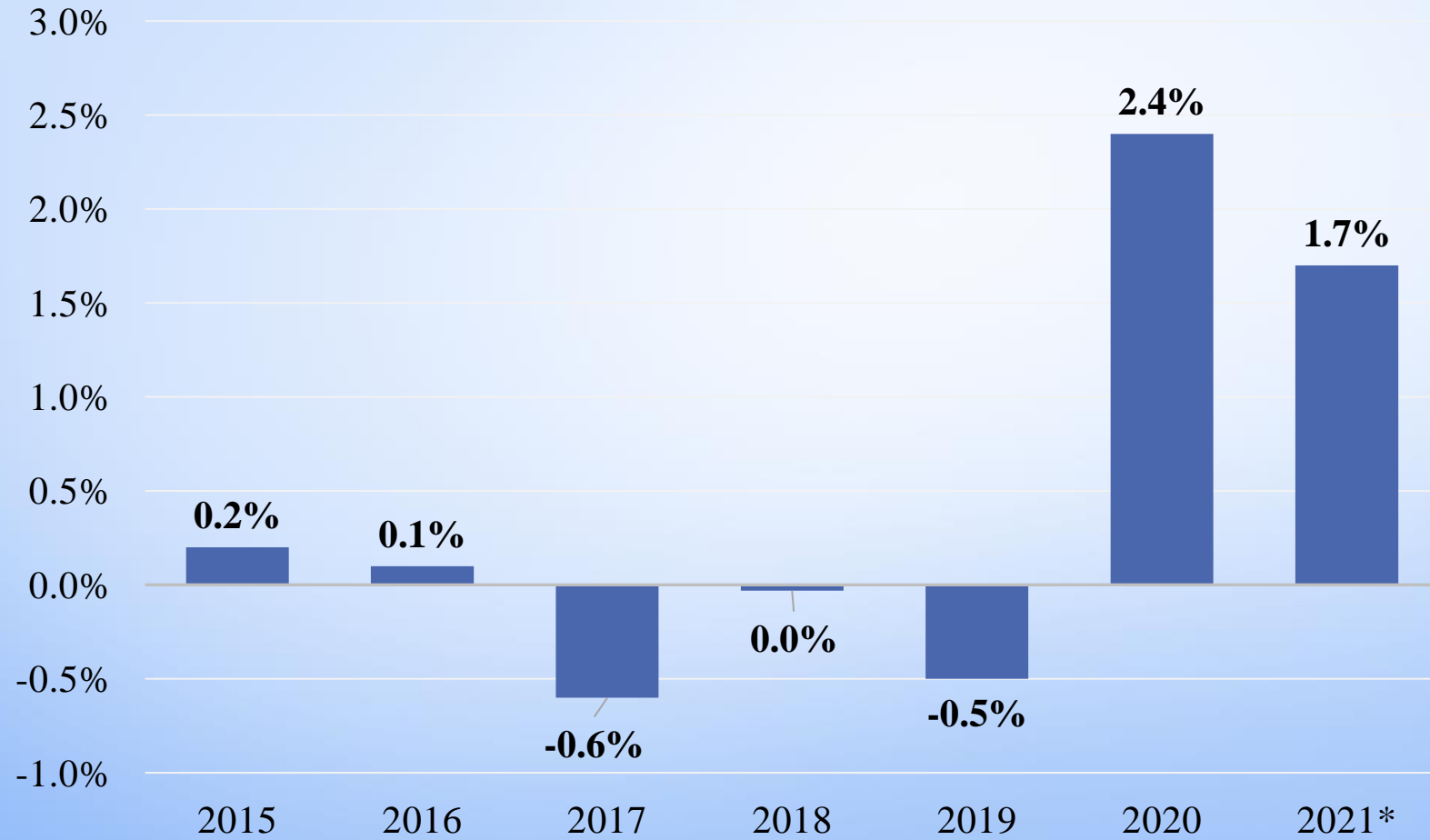


- ❖ **102 N. Locust Apartments:** 10+ apartments
- ❖ **Block22:** 99 student micro-lofts downtown
- ❖ **Creek East:** 120 single family homes
- ❖ **Lakewood Drive Addition:** 5 single family homes
- ❖ **Land Bank Lots:** 40 single family homes
- ❖ **Leland Lofts:** 6 moderate-income apartments
- ❖ **Payton's Hamlet:** 4 single family homes
- ❖ **Pitt Highlands:** 25 single family homes
- ❖ **Silverback Landing:** 140 single family homes in gated housing addition
- ❖ **Smith Cline Apartments:** 20 apartments
- ❖ **Villas at Creekside:** high end 55+ gated community with 29-125 units

Source: City Of Pittsburgh



Population Growth City of Pittsburgh



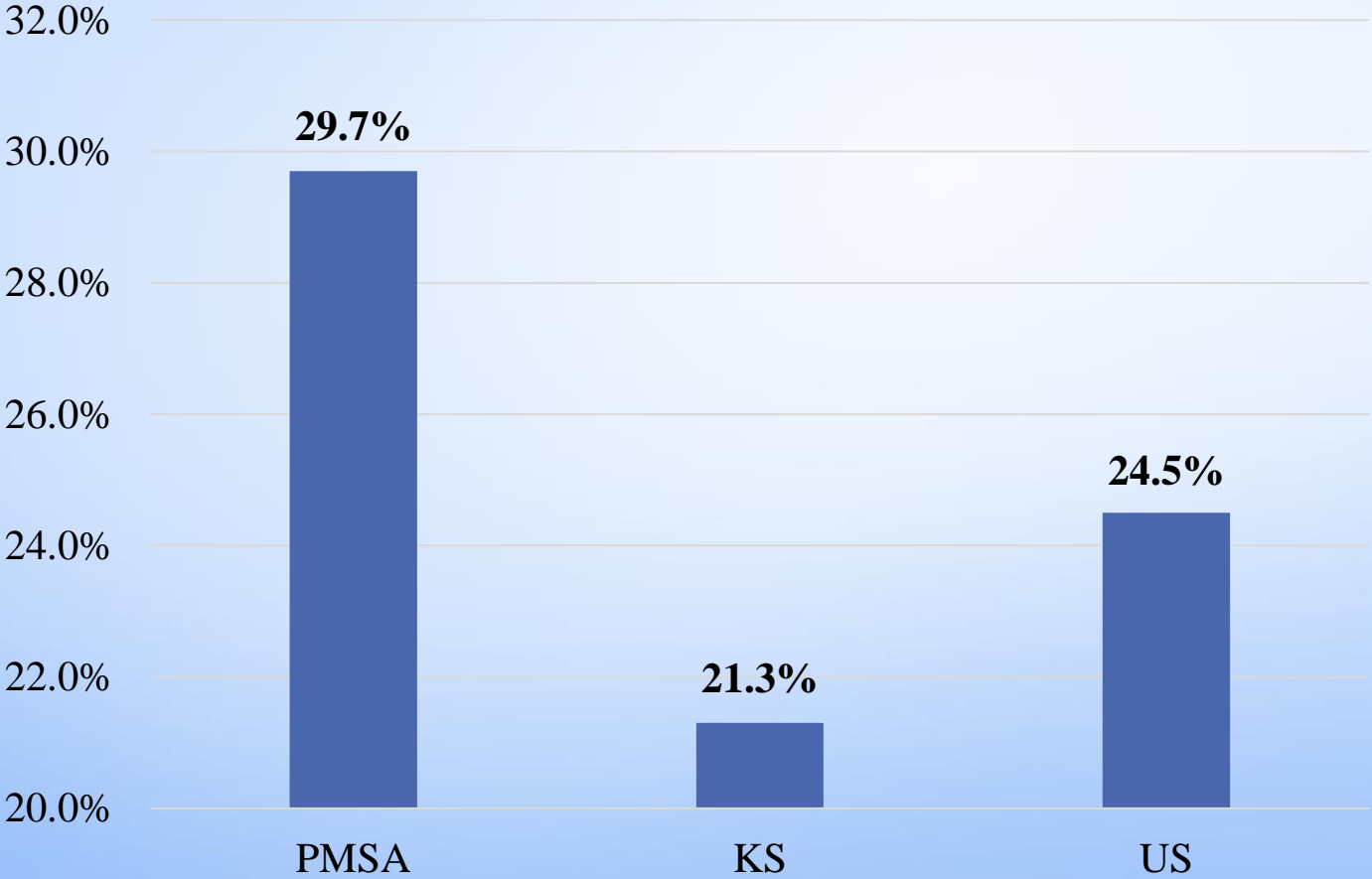
Source: Bureau of the Census and Unacast Corp.— Based on Cell Phone Movements

Local GDP and Household Income





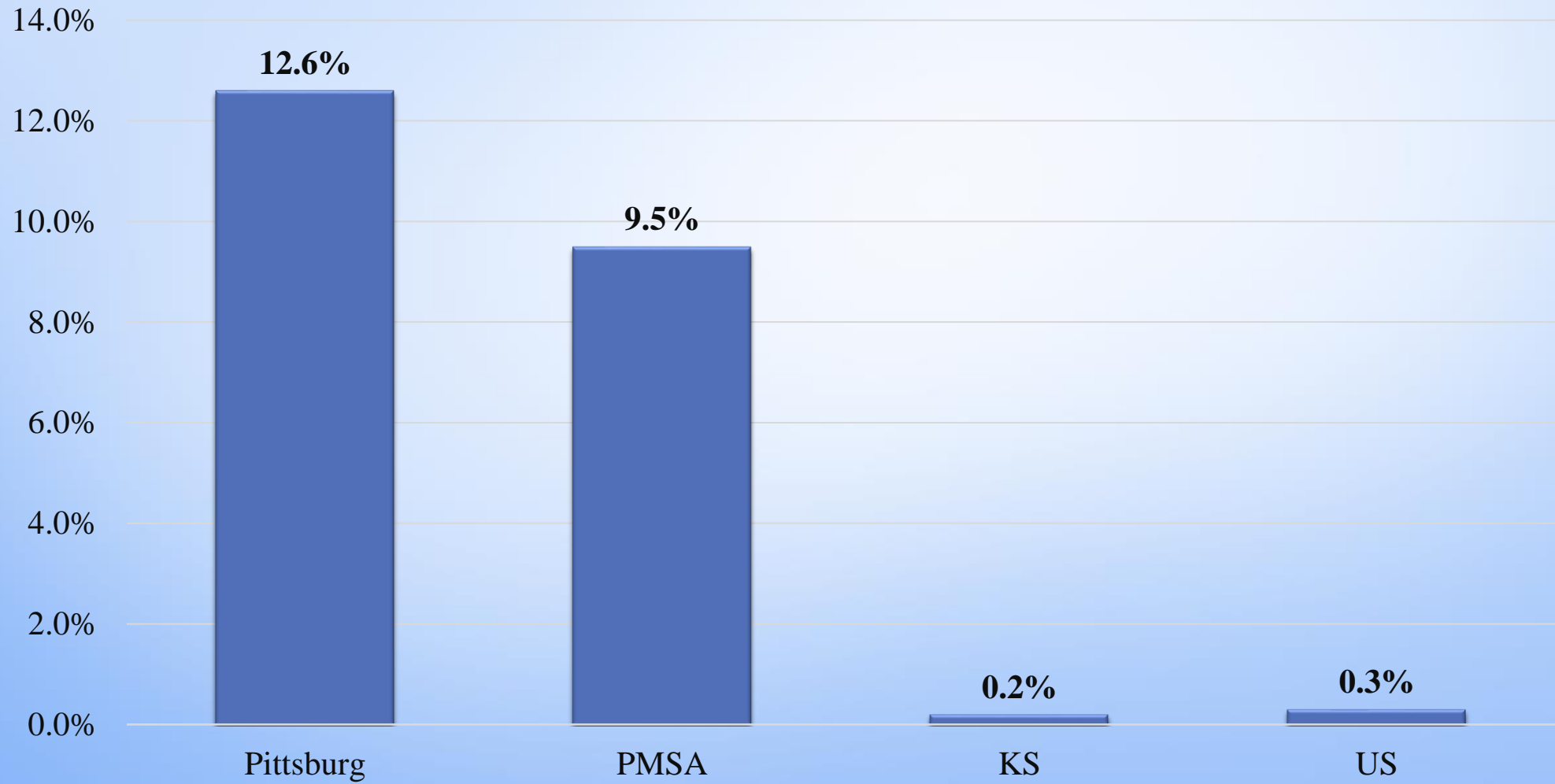
GDP Growth 2015-2021



Source: Woods & Poole



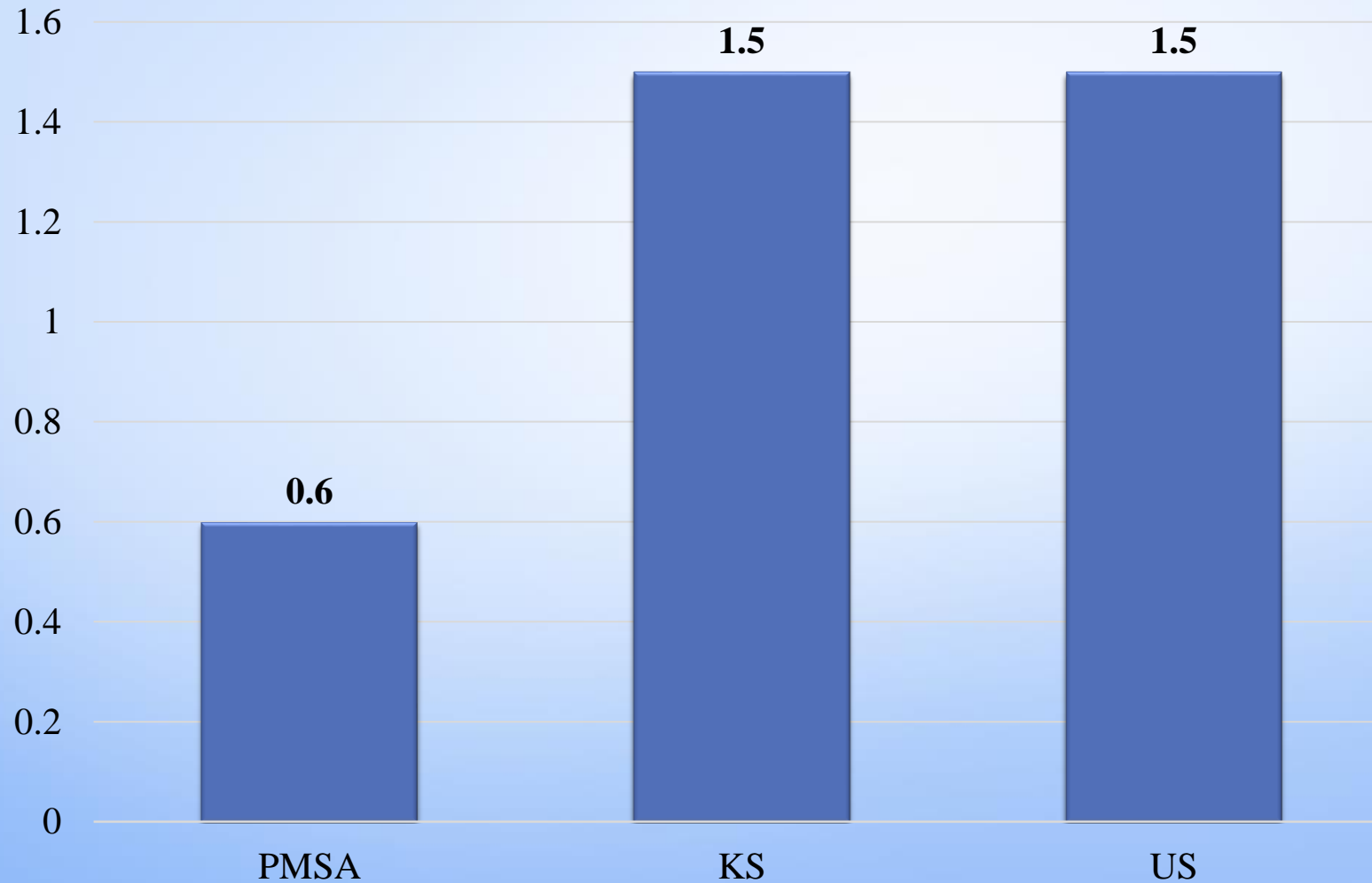
Growth in Middle Income Households 2015 - 2021



Source: Demographics Now



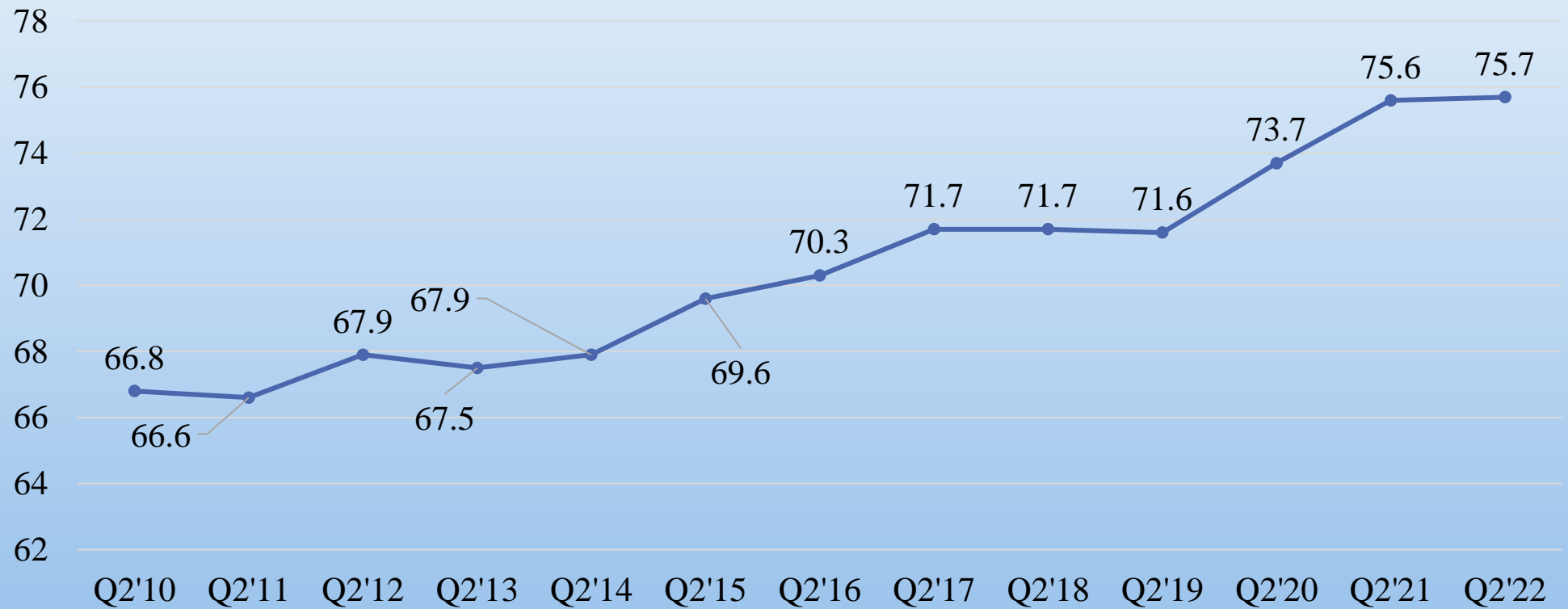
Per Capita Personal Bankruptcies Per 1000 Adult Population Jul'21-Sept'22



Source: US Courts & Demographics Now



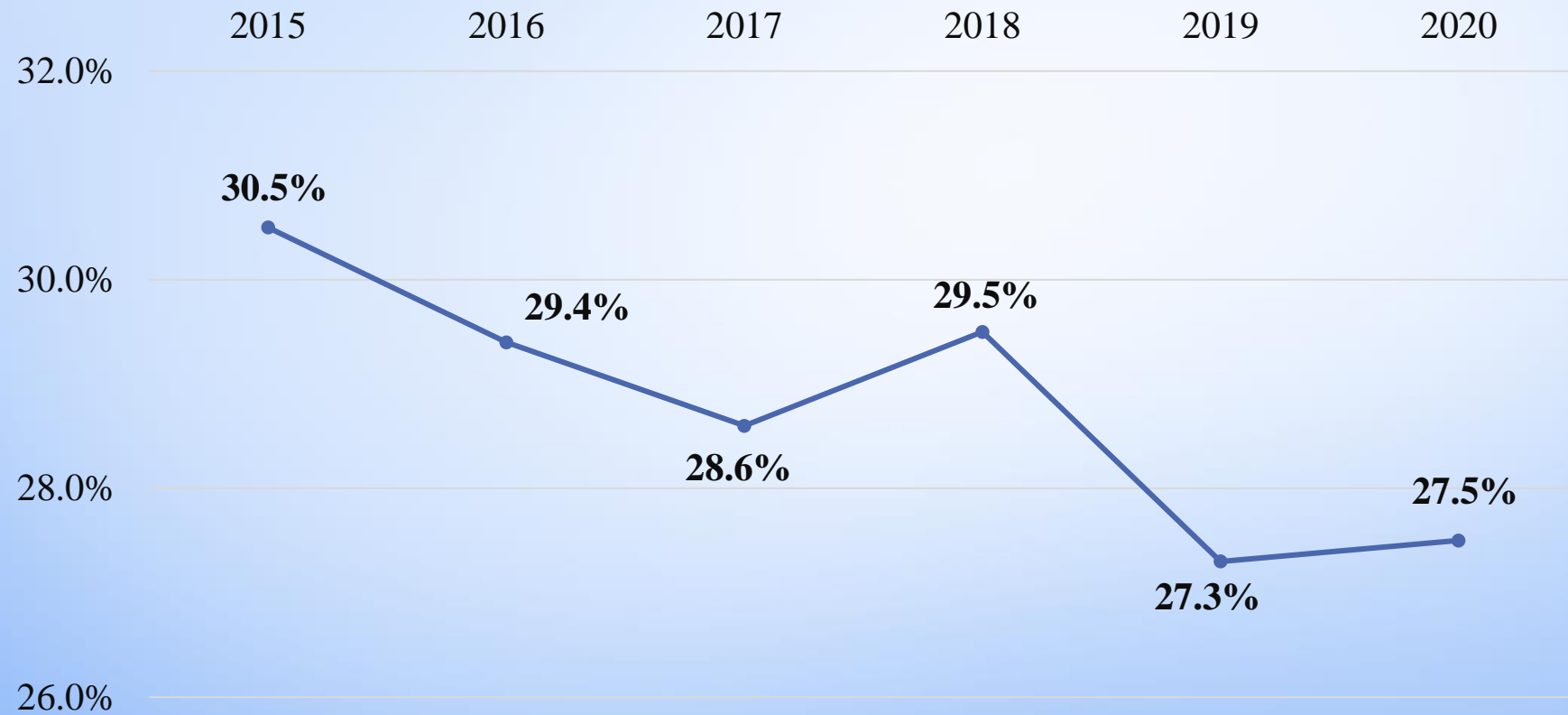
PERCENT OF PEOPLE WITH PRIME FICO SCORES Pittsburg Micropolitan Area



Source: Equifax



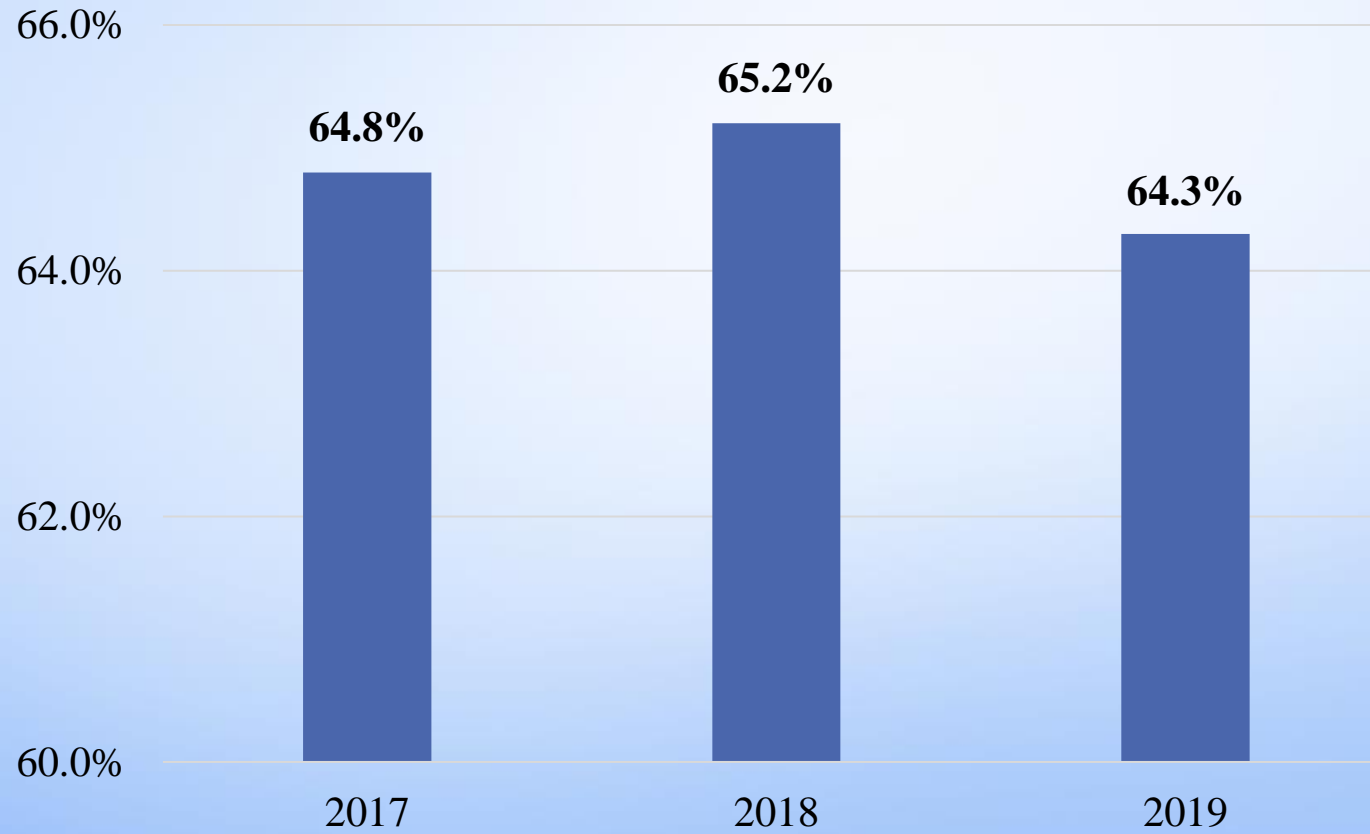
Poverty Rates in Pittsburg



Source: United States Census Bureau



Pittsburg Jobs filled by Commuters



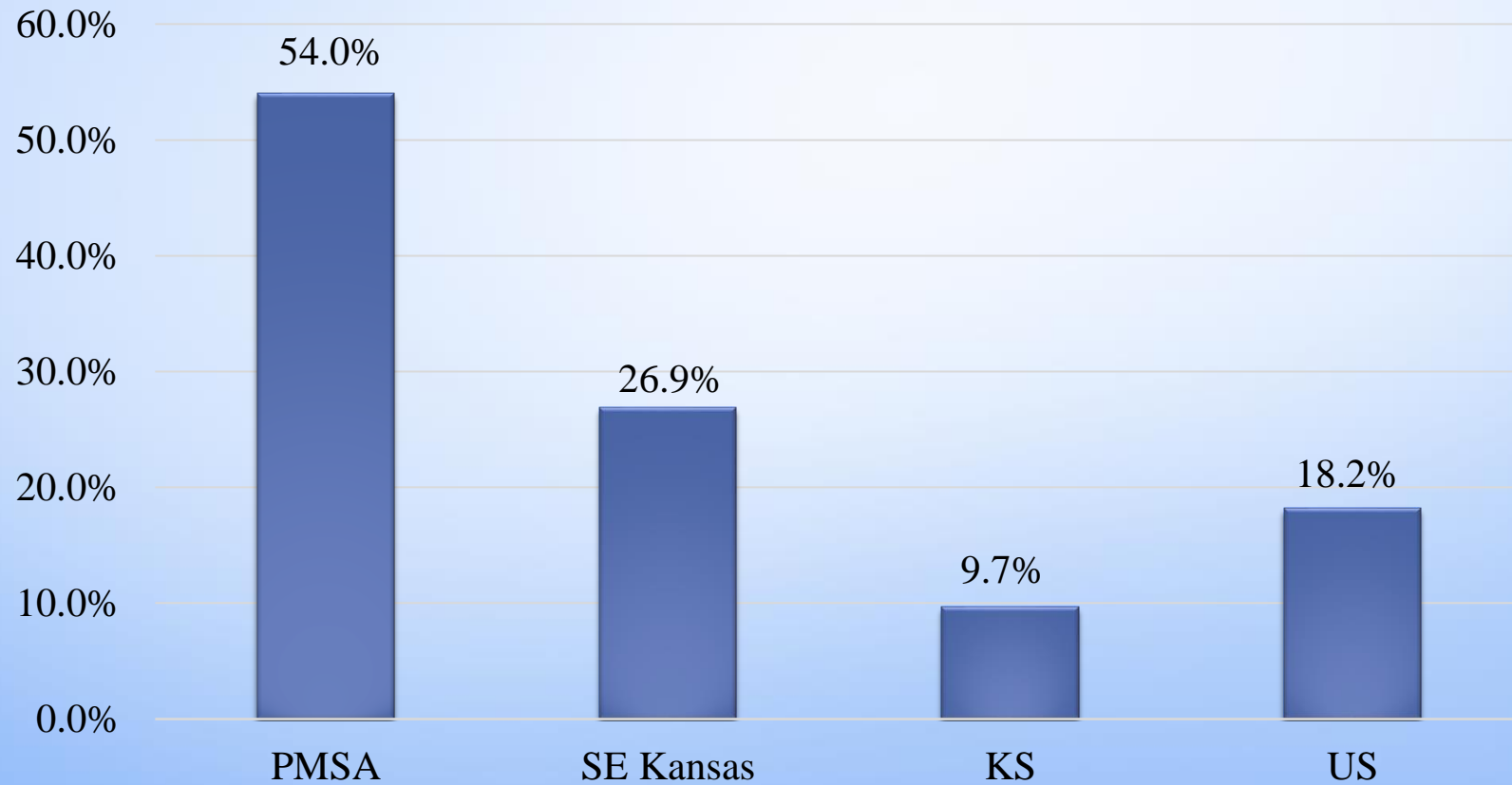
Source: Bureau of the Census



Lodging Industry



Lodging Industry Growth in Room Revenues 2015-2019



Source: The Council for Community and Economic Research



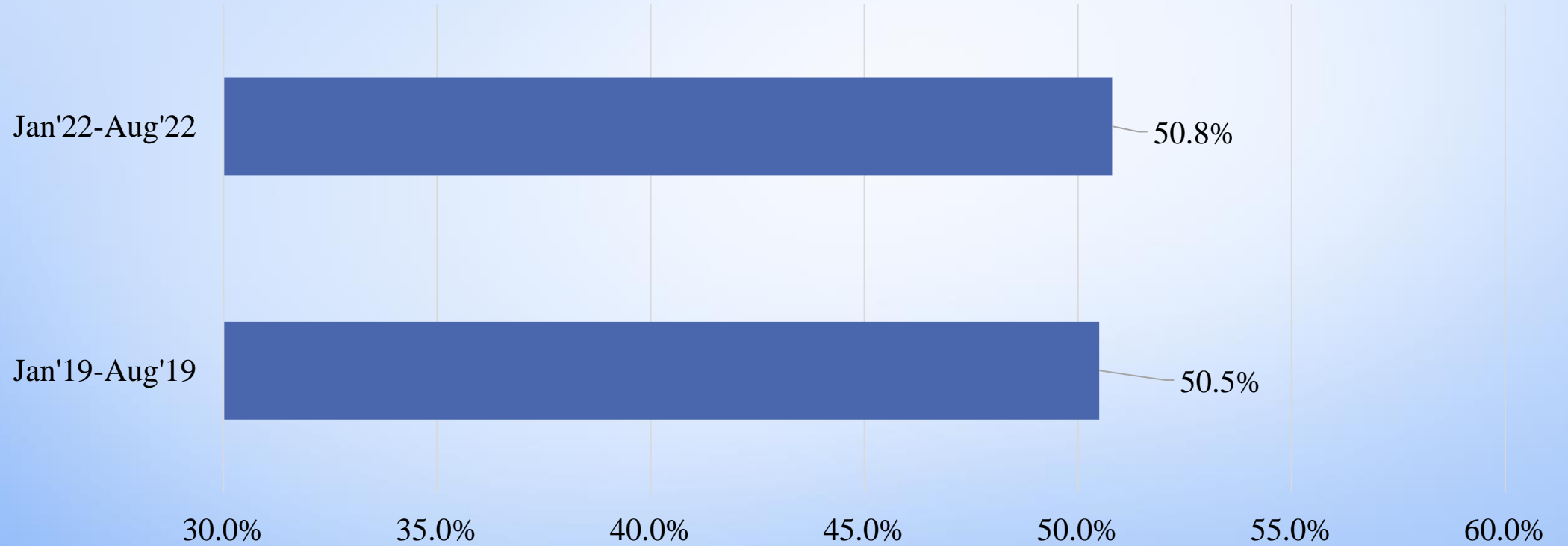
Occupancy in the Lodging Industry Pittsburg Micropolitan Area



Source: Smith Travel Research



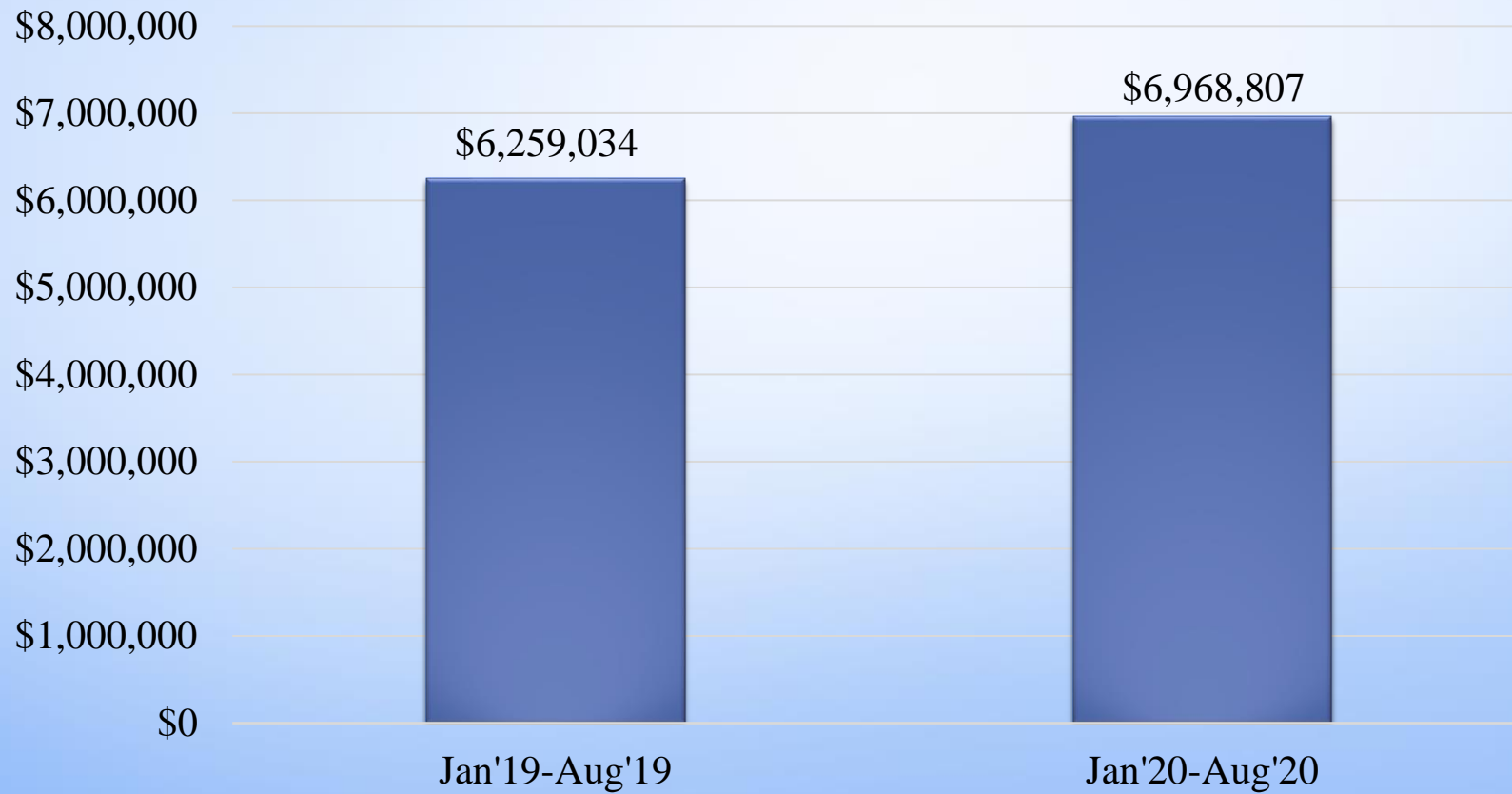
Occupancy in the Lodging Industry Pittsburg Metropolitan Area



Source: Smith Travel Research




Lodging Industry Growth in Room Revenues Pittsburg Micropolitan Area



Source: The Council for Community and Economic Research

A photograph of a JCPenney store entrance. The store's name is displayed in large, illuminated letters above the glass doors. Inside, several people are shopping, and a sign for a 25% Nike sale is visible.

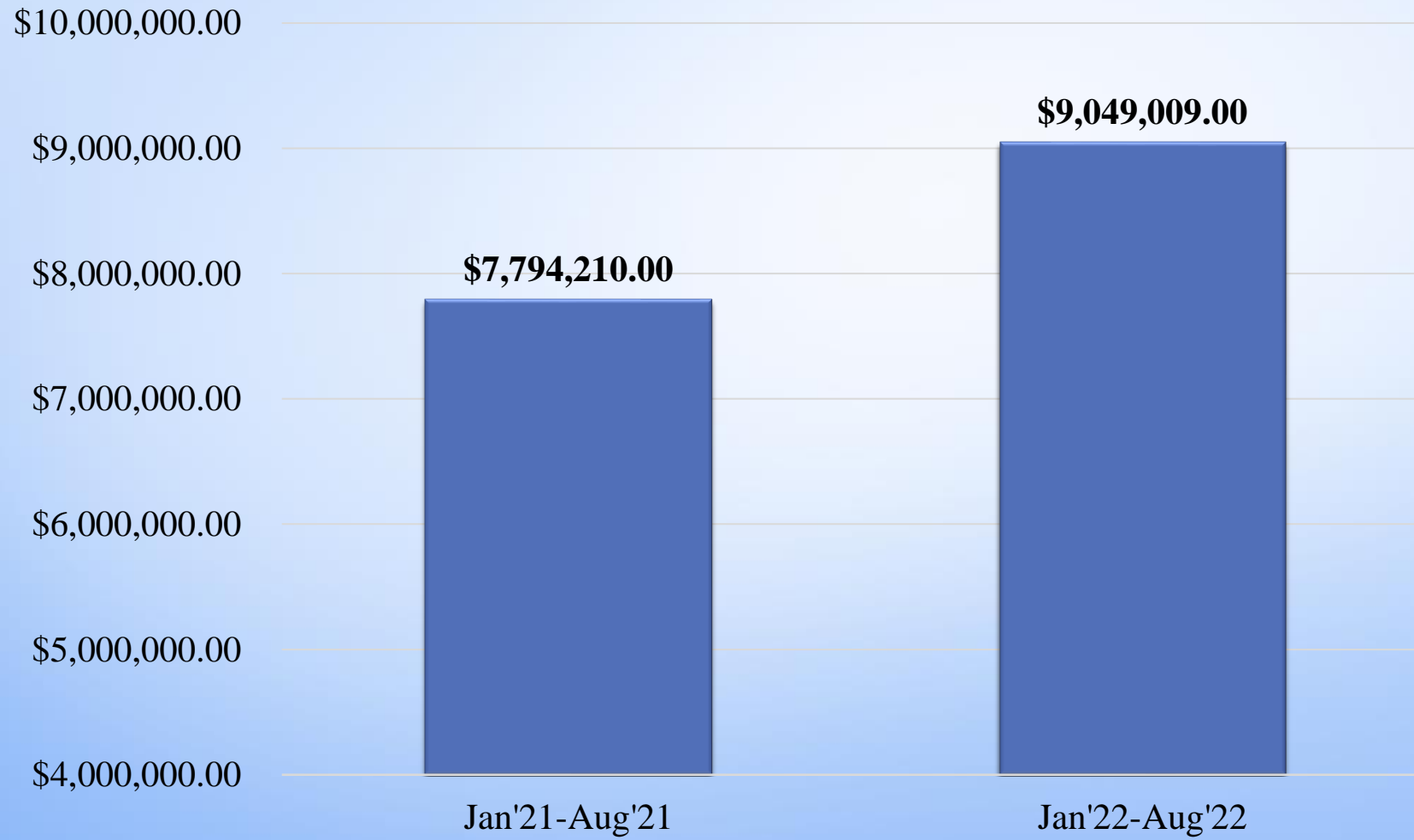
JCPenney

A close-up photograph of a hand holding the handles of several colorful shopping bags. The bags are in shades of yellow, red, orange, and green. The background is a clear blue sky.

**Taxable Sales
(Retail Sales and Some
Services, Mostly on
Tourism)**



Tax Collections Pittsburg



Source: Kansas Department of Revenue



Taxable Sales Pittsburg



Source: Kansas Department of Revenue



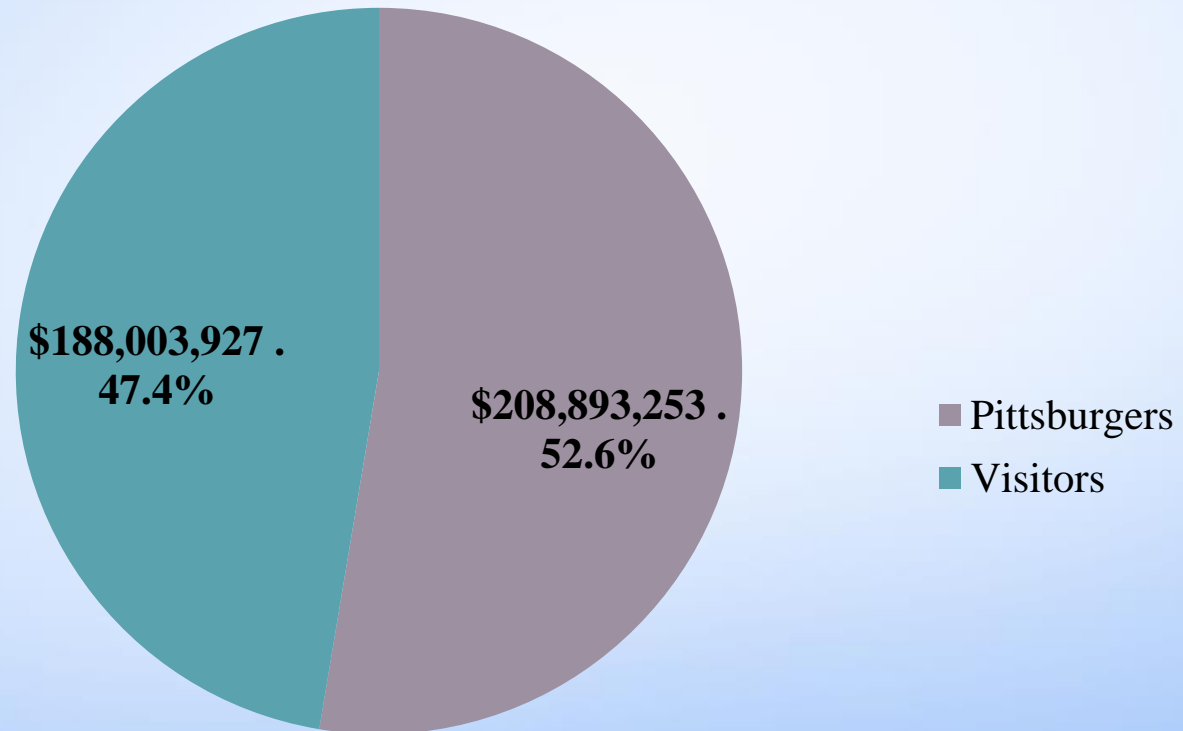
City Trade Pull Factors City of Pittsburgh



Source: Kansas Department of Revenue



Taxable Sales Pittsburg 2021



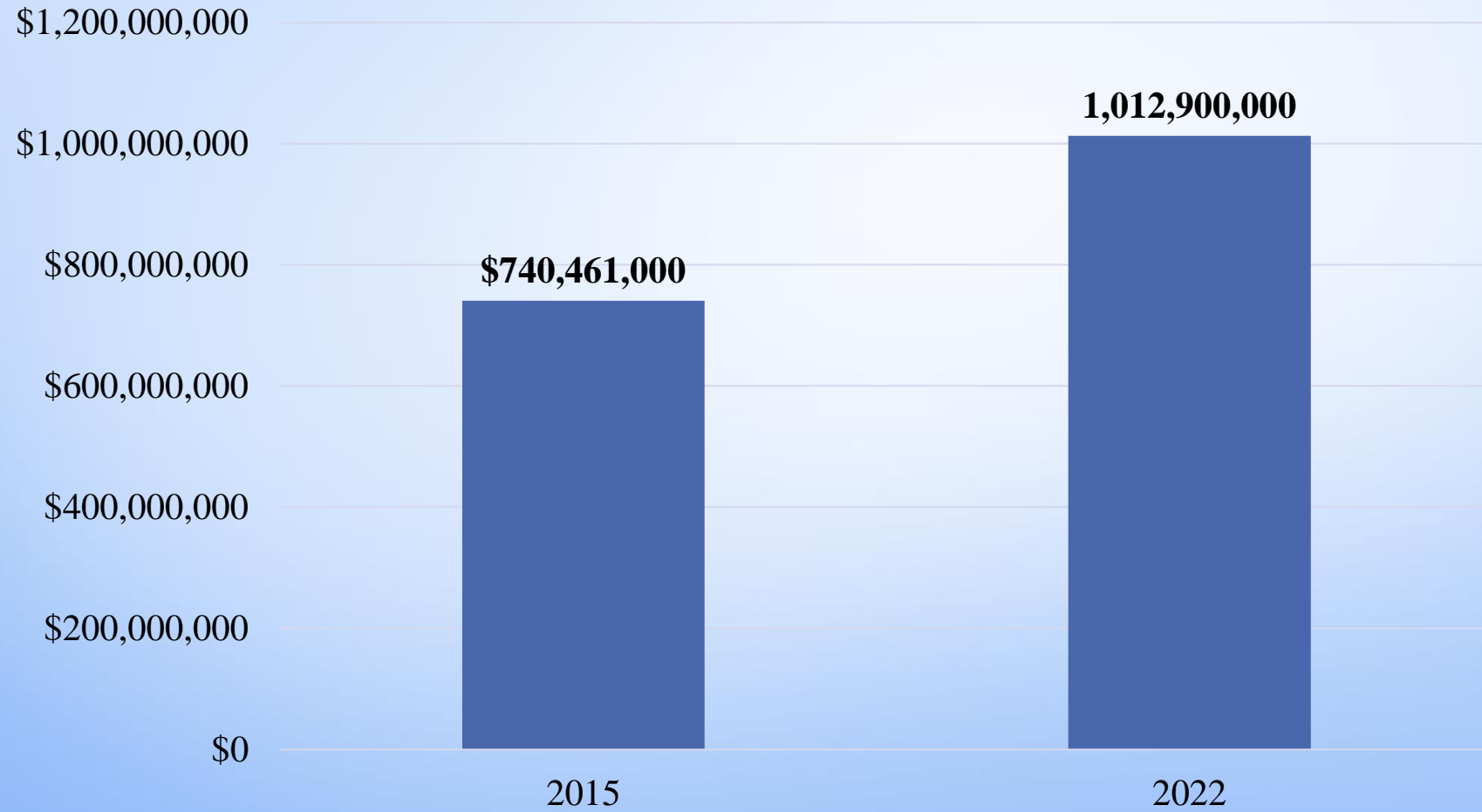
Source: Kansas Department of Revenue

Local Financial Resources, Economic Development and Construction





Total Deposits Pittsburg Micropolitan Area Banks



Source: FDIC



Public and Private Investment 2013-2022 City of Pittsburgh

Category	Amount	Percentage
Industry	\$102,153,501.00	17.7%
Housing	\$ 95,615,317.60	16.5%
Hospitality	\$17,766,686.00	3.1%
Entertainment	\$50,000,000.00	8.6%
Education	\$45,569,635.00	7.9%
Service	\$2,190,400.00	0.4%
Recreation	\$3,336,939.00	0.6%
Retail	\$ 55,411,159.90	9.6%
PSU	\$ 81,300,000.00	14.0%
Medical	\$75,534,623.20	13.1%
Infrastructure	\$49,791,319.00	8.6%
Total	\$578,669,580.70	100.0%

Source: City of Pittsburgh

Commercial Market Sales Activity Pittsburg Area - Mar'22-Sep'22



104 E 1st	Office shop	\$28,500
804 N Broadway	Downtown Shell Building	\$50,000
1002 N Broadway	Small Office	\$50,000
307 S Broadway	Office-shop	\$10,000
302 S Broadway	Retail and Warehouse	\$110,000
814-816 N Broadway	Retail and Warehouse	\$148,500
305 S Joplin	Industrial	\$150,000
513 N Broadway	Retail Office	\$240,000
305 S Joplin	Industrial	\$265,000
710 N Broadway	Retail Store	\$411,500
1606 N Broadway	Medical Office	\$427,500
306 Centennial	Car Wash	\$600,000
113 E 600 th	Chicken Mary's	\$900,000
4009 Parkview Dr.	Comfort Inn	\$4,125,000
COUNTY RECORDS		
2414 n Broadway	Scooters	\$530,000
618 N Broadway	For Blue Spoon Restaurant	\$100,000
314 N Broadway	Restaurant	\$450,000
2832 N Broadway	Panda Express fast food	\$829,787
2832 N Broadway	Strip Mall	\$1,780,000
307 N Broadway	Retail Store	\$100,000
1612 N Broadway		\$135,000
513 N Broadway	Retail Store	\$240,000
514 n Broadway		474,000
220 S Broadway	Retail	\$115,000
818 N Broadway	Retail or Office	\$52,500
3202 N Broadway	Retail store	\$400,000
1002 N Broadway	Office-Shop-Living quarters	\$160,000
711 S Broadway	Retail-Office	\$160,000
804 N Broadway	White Elephant	\$50,000

Source: Jones Heritage Realtors



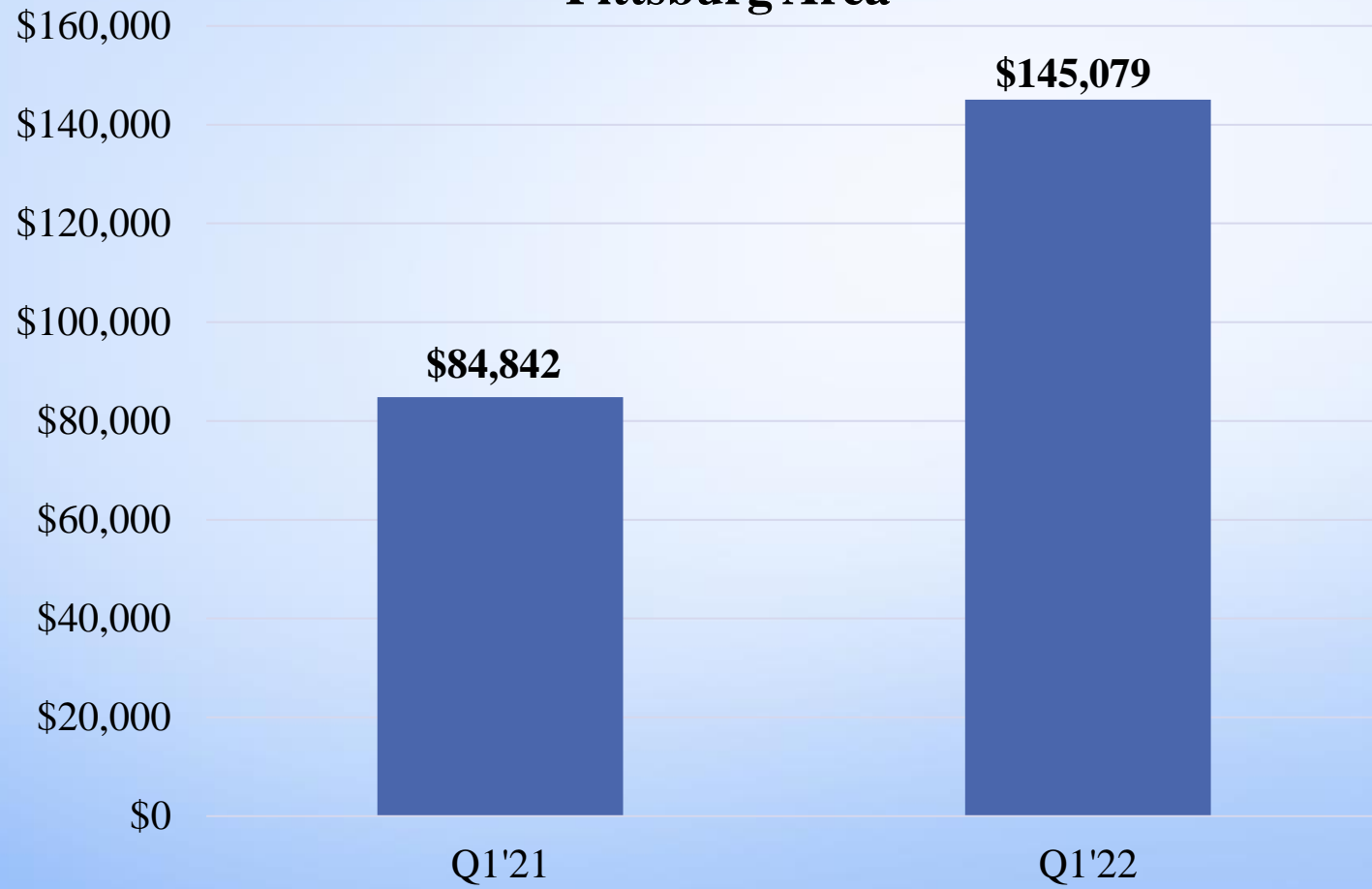
Value Of New Commercial Permits City of Pittsburgh



Source: City of Pittsburgh



Commercial Sales Value of Average Contract Pittsburg Area



Source: Jones Heritage Realtors
* Based on Sales



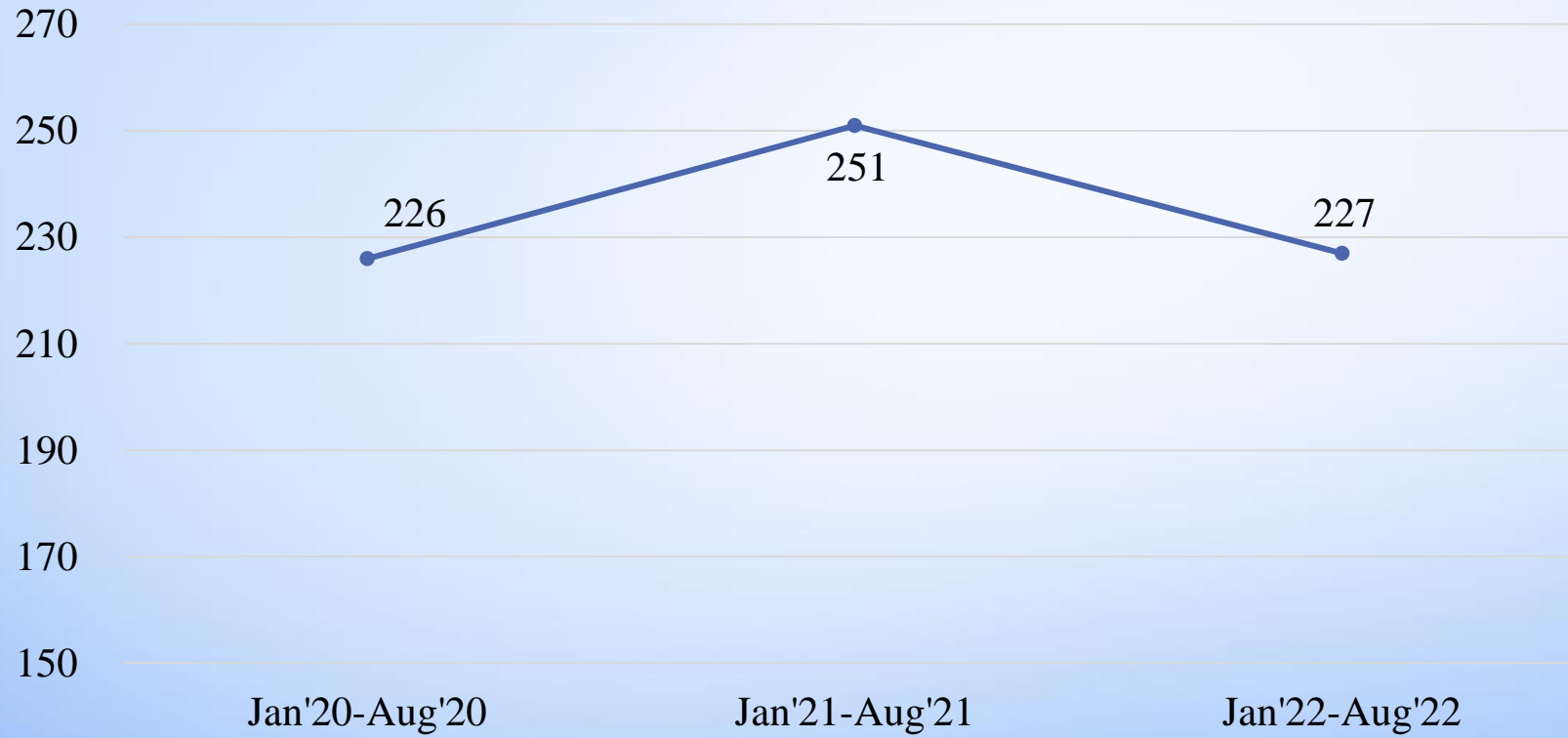
Value of New Residential Permits City of Pittsburgh



Source: City of Pittsburgh



Total Home Sales City of Pittsburgh



Source: Kansas City Regional Association of Realtors & Heartland MLS



Median Home Days On the Market Before Sold City of Pittsburgh



Source: Kansas City Regional Association of Realtors & Heartland MLS



Recent Local Improvements in Quality of Live And Economic Growth

Economic Growth and Quality of Life in Pittsburg is Getting Noticed Nationwide



- ❖ In 2019 U.S. News and World Report ranked the Pittsburg Area significantly higher than 813 other similar communities nationwide classified as 'urban, up-and-coming'
 - 36.1 percent greater access to local hospital beds per capita
 - 15.4 percent lower violent crime per capita
 - 32.1 percent lower homicide rate per capita
 - 85.3 percent better access to food outlets per capita
 - 105.8 percent better access to childcare facilities per capita
 - 17.3 percent greater jobs diversity per capita

- ❖ In 2020, PCMag ranked Pittsburg as the 31st best city nationwide in which to work from home

- ❖ In 2020, the Wichita Business Journal ranked the MBA at Pittsburg State University as the best statewide

- ❖ In 2020, Smart Asset ranked Pittsburg 9th best to live nationwide for seniors who have over \$1 million

- ❖ In 2021, Business View Magazine called Pittsburg a diamond in the rough

- ❖ In 2021, Unacast reported that Pittsburg was the 4th fastest growing small city nationwide



U.S. Highway 69 Expansion

- FEDEX Distribution Center
- Watco is Planning a Local Transload Facility
- Likely Future Warehouse Construction



Ranking of Local Public Education

- Pittsburg High School Has Ranking of 4 out of 10 By Realtor.com and Zillow.com
- Will People Who Get a Job in Pittsburg in the Future Trust Pittsburg Public Schools for their Kids.
- If Not, People Buy Who Get a Job in Pittsburg Might Buy a Home in Another City (Such as Carl Junction) and Spend Most of Their Income There.
- Wages and Proprietors Income are 65-70 Percent of the Value Added Their Job in Pittsburg Created.
- That is a Drain of Wealth For The Pittsburg Area Economy.



Thank you

Dr. Michael Davidsson