

Economic Information Concerning the City of Manhattan, Kansas

Employment

The City's economic character is affected largely by two institutions, Kansas State University and Fort Riley. There are also many workers that commute from surrounding areas to Manhattan for jobs.

Although Manhattan has a low official unemployment rate, there is an abundant supply of above average, trainable labor available. This is due in part to the students of Kansas State University and the dependents of Fort Riley, which are not counted in the official labor force statistics. Manhattan is also a regional hub that draws labor from a 40 mile radius. These factors contribute to a work ethic creating high productivity and a compatible labor climate. A few of the major employers in the Manhattan area are Kansas State University, Fort Riley, USD #383, and Mercy Regional Health Center.

Labor Force Data

	<u>August 2014</u>		<u>August 2013</u>	
	Civilian Labor Force	Unemployment Rate	Civilian Labor Force	Unemployment Rate
Manhattan Metro Area	61,036	4.7%	60,092	5.9%
Riley County	35,352	4.3%	34,936	5.3%
Pottawatomie County	10,891	4.5%	10,978	5.8%
State of Kansas	1,495,054	4.9%	1,485,042	5.9%

Source: Kansas Department of Labor, Labor Market Information Services.

Major Employers in the Manhattan Area

<u>Employer</u>	<u>Product/Service</u>	<u>No. of Employees</u>
Fort Riley Military Base	Military Training	19,468
Kansas State University	Higher Education	5,424
Fort Riley Military Base	Civilian Employees	2,804
USD #383	Public Schools	1,450
GTM Sportswear	Retail & Manufacturing	991
Mercy Regional Health Center	Health care	795
Super Wal-Mart	Discount Store	480
Meadowlark Hills Retirement Community	Geriatric Care	420
City of Manhattan	Government	320
Manko Window Systems	Window Manufacturer	235
Pawnee Mental Health Services	Clinical psychologists/psychotherapists	235
Big Lakes Developmental Center	Developmentally Disabled Services	225
Florence Corporation	Mailboxes	200
United States Department of Agriculture	Agriculture research	190
Riley County	Government	190

Source: Manhattan Area Chamber of Commerce

Housing

The housing and construction industry has been strong in Manhattan. Numerous new subdivisions have been developed and offer a wide variety of housing price ranges.

Kansas State University and Fort Riley have been primarily responsible for the strong and increasing housing market in Manhattan. The City's population growth and construction permits in both number and value, demonstrate the growth in Manhattan.

Population Trends

Manhattan has experienced steady, permanent growth, and the population trends according to the United States Census Bureau are as follows:

Year	Population	Change	Percent Change	Year	Population	Change	Percent Change
1910	5,722	----	----	2000	44,831	3,322	7.4%
1920	7,989	2,267	39.6%	2001	46,135	1,304	2.8%
1930	10,136	2,147	26.9%	2002	46,531	396	0.9%
1940	11,659	1,523	15.0%	2003	46,803	272	0.6%
1950	19,056	7,397	63.4%	2004	48,214	1,411	2.9%
1960	22,993	3,937	20.7%	2005	49,462	1,248	2.5%
1970	27,575	4,582	19.9%	2006	50,111	649	1.3%
1980	32,644	5,069	18.4%	2007	51,661	1,550	3.0%
1990	37,712	5,068	16.0%	2008	52,174	513	1.0%
1995	45,125	182	0.4%	2009	52,836	662	1.3%
1996	43,057	(2,068)	(4.6%)	2010	52,281	(555)	(1.1%)
1997	42,092	(965)	(2.2%)	2011	53,678	1,397	2.6%
1998	41,661	(431)	(1.0%)	2012	56,069	2,391	4.5%
1999	41,499	(162)	(0.4%)	2013	56,143	74	.13%

Population figures include students living on Kansas State University campus because Kansas State University was annexed on July 3, 1994.

Source: <http://factfinder2.census.gov>

Major Taxpayers

The following table sets forth some of the largest taxpayers in the City for 2014:

Taxpayer	Type of Business	2014 Real Estate Valuation	% of Total Valuation
1. Manhattan Town Center Mall	Retail	\$9,650,001	1.84%
2. Westar Energy	Electric	8,710,901	1.66%
3. Individual	Residential	6,514,530	1.24%
4. Manhattan Marketplace	Retail	5,650,006	1.08%
5. Westloop Center Association	Retail	5,322,743	1.02%
6. Manhattan Medical Center	Medical Complex	4,713,467	0.90%
7. S&S Development	Residential & Commercial	3,379,521	0.65%
8. Wal-Mart Stores Inc.	Retail	3,349,688	0.64%
9. Menards Inc.	Retail	2,875,000	0.55%
10. Kansas Farm Bureau	Insurance	2,750,001	0.53%

Source: County Clerk

Manhattan Building Construction

The number and value of building permits for the years shown are as follows:

Year	Permits Issued	Total Valuation of Permits Issued
2000	376	31,258,479
2001	436	46,678,694
2002	469	50,076,355
2003	513	82,192,320
2004	474	67,859,519
2005	562	77,140,030
2006	728	126,416,245
2007	528	92,533,666
2008	555	105,151,828
2009	540	97,347,868
2010	549	183,129,976
2011	482	118,889,610
2012	469	90,536,750
2013	451	119,901,316
2014*	313	63,014,936

*As of August 30, 2014

Education

The City is the location of Unified School District No. 383 facilities, which provide a complete educational program for students from pre-kindergarten through high school, as well as adult and vocational educational and special interest programs. The following is a summary of District enrollment:

Year	Total
1999-00	5,954
2000-01	5,724
2001-02	5,452
2002-03	5,369
2003-04	5,376
2004-05	5,201
2005-06	5,132
2006-07	5,436
2007-08	5,829
2008-09	6,129
2009-10	6,201
2010-11	6,341
2011-12	6,406
2012-13	6,623
2013-14	6,533
2014-15	6,869

Decrease in school population 1999-00 to 2005-06 is attributable to Fort Riley downsizing. Increases beginning in 2006-07 are attributable to Fort Riley growth.

Financial Institutions

There are currently 16 banks with 31 banking offices located in Riley County and 9 banks with 13 banking offices located in Pottawatomie County. During a five-year period, bank deposits at banks in both counties are as follows as of June 30 of each year:

Year	Riley County Total Bank Deposits	Pottawatomie County Total Bank Deposits
2003	\$965,000,000	\$339,000,000
2004	987,000,000	349,000,000
2005	1,042,767,000	368,596,000
2006	1,135,425,000	398,983,000
2007	1,208,117,000	489,760,000
2008	1,253,157,000	504,074,000
2009	1,391,378,000	427,525,000
2010	1,386,896,000	459,712,000
2011	1,457,798,000	472,562,000
2012	1,545,325,000	492,852,000
2013	1,690,511,000	481,847,000
2014	1,800,881,000	502,663,000

Source: Federal Deposit Insurance Corporation Office of Thrift Supervision Summary of Deposits

Annexation

In 2014 the City completed the following annexations: Olympic Addition, consisting of 33.32 acres zoned for single-family and multiple family (townhouse) development; Enclave Addition, consisting of 9.68 acres zoned for single-family development; Tract 8, Colbert Hills Addition, Unit Four, consisting of 19.68 acres zoned for single-family development; Muirfield Addition, consisting of 40.63 acres zoned for single-family development; and Trails At Manhattan, consisting of 37.04 acres zoned for multiple family apartment development; and Pinehurst Addition, consisting of 7.05 acres zoned for single-family and single-family attached development (*anticipated to be completed in 2014*). No other annexations are anticipated at this time during 2014.

The City's intent in annexing these areas is:

1. To provide for orderly growth and prosperity in the area;
2. To plan and provide public service facilities on a rational and economic basis;
3. To bring fringe areas identified for urban growth in the Comprehensive Plan, within the City's land use control;
4. To apply the City's police power regulations to urban fringe areas;
5. To regulate and deliver health and sanitation services to fringe areas; and
6. To ensure that the residents of urbanizing fringe areas who benefit from many of the facilities provided by the City bear their full share of those costs.

Annual Financial Reporting

The City has received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada for its comprehensive annual financial reports for fiscal years ending December 31, 1996 through 2012.

The City's budget process is managed by the City Manager with each department head being responsible for preparing their respective department's proposal segment. Budget-to-actual relationships are monitored throughout the year by the Finance Department. Monthly financial updates are provided to the City Commission.

The City incorporates a rigorous budgetary process whereby input is provided by City staff prior to review and enactment by the City Commission. The City has received the Government Finance Officers Association's Distinguished Budget Presentation Award for its 1998 through 2014 Budgets.