

Miami County Economic Development

Economic Climate

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Employment

During the first quarter of 2010, Miami County's average unemployment rate spiked to exceed both the Kansas and Kansas City MSA average.

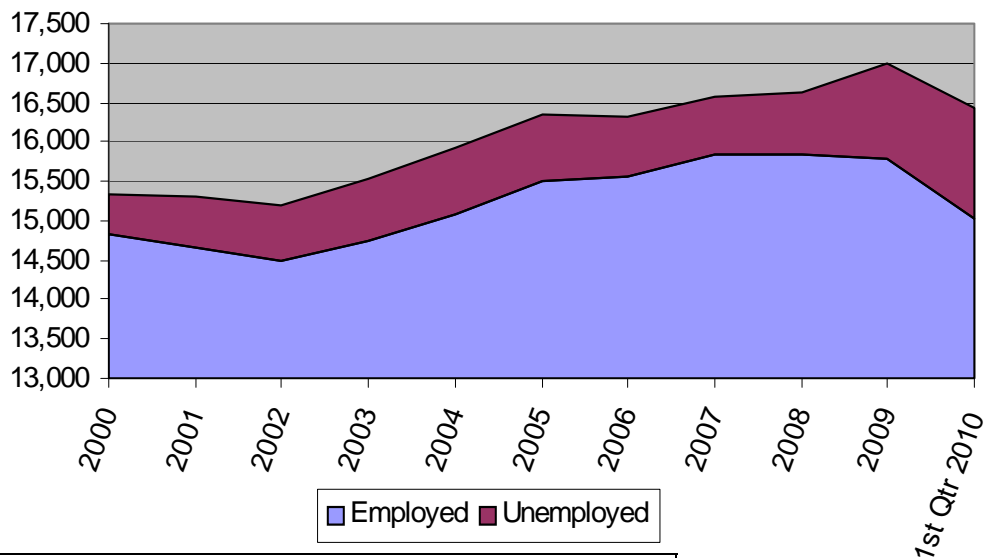
The number of available persons in the civilian labor force also took a dramatic 500 person drop to levels previously seen in 2005. In comparison to the 2009 average, the available positions dropped in the first quarter by 700 with totals similar to those seen during 2004. Meanwhile, the number of persons unemployed only rose by 200.

These variations likely reflect the fact that a significant portion of Miami County's available workers are employed by firms outside of the county. It is also likely a reflection of unemployed persons with expiring unemployment benefits.

Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor Statistics

Civilian Labor Force

Miami County Average



Average Unemployment Rates

	Miami County	Kansas	Kansas City, MSA
2000	3.4	3.8	3.8
2001	4.2	4.3	4.7
2002	4.7	5.1	5.8
2003	5.2	5.6	6.3
2004	5.3	5.5	6
2005	5.2	5.1	5.1
2006	4.5	4.3	4.8
2007	4.5	4.1	4.6
2008	4.8	4.4	5
2009	7.1	6.6	7.2
First Quarter 2010	8.6	7.0	7.5

Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor Statistics

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Cost of Living

Data from almost 100 Miami County businesses was compiled to create the ACCRA Cost of Living Index. At least three businesses provided prices for more than 60 items. The participating businesses represented each community in the county providing comparative services. Standards for the items were provided by The Council For Community and

Economic Research to create consistency among participants. Prices for utilities, health care, fuel, grocery items and housing were among those surveyed.

The lowest first quarter 2010 cost of living index was scored by Pryor, OK, with an 84.3. The highest index was marked in the Manhattan section of New York with a 218.

Of the 315 region's studied, the Kansas City metro area ranked slightly higher than mid-pack.

Data for smaller markets is gathered in January, May and September and released by C2ER. A composite score is provided along with the weighted categories.

Comparisons of their national data can be obtained at www.coli.org.

First Quarter 2010							
	Composite (100%)	Grocery (12.49%)	Housing (29.84%)	Utilities (9.94%)	Transportation (10.73%)	Health (4.07%)	Misc. (32.93%)
St. Louis MO-IL Metro	89.9	98.9	77.4	87.3	94.9	99.3	95.3
Topeka KS Metro	90.5	93.1	77.9	98.7	99.8	95.8	94.1
Miami County KS	90.5	104.9	71.6	92.0	94.6	99.9	98.7
Lawrence KS Metro	92.8	88.7	91.3	88.4	93.9	96.2	96.5
Kansas City MO-KS Metro	96.4	94.9	88.8	91.6	98.4	96.5	104.7
Denver CO	103.0	101.0	107.5	101.0	94.2	105.8	103.2

Effective Buying Income

Effective Buying Income is also commonly known as disposable personal income. It represents personal income, such as wages, salaries, interest, dividends, profits, rental income, and pension income, minus federal, state, and local taxes and non-tax payments, such as personal contributions for social security insurance.

Source: Nielsen Claritas, 2009

	Average EBI
Miami County	\$ 57,359
Kansas City MSA	\$ 56,334
Kansas	\$ 50,865
US	\$ 55,886

Pull Factors County Retail Pull Factors

County	2005	2006	2007	2008
Sumner	0.46	0.47	0.47	0.50
Leavenworth	0.61	0.60	0.57	0.54
Miami County	0.79	0.79	0.67	0.65
Butler	0.67	0.69	0.69	0.71
Franklin	0.75	0.75	0.70	0.71
Riley	0.75	0.79	0.86	0.77
Harvey	0.79	0.77	0.78	0.79
Lyon	0.86	0.85	0.85	0.83
Douglas	0.99	0.97	0.87	0.85
McPherson	0.92	0.92	0.94	0.92
Finney	1.01	1.01	1.05	1.13
Saline	1.31	1.31	1.32	1.28
Johnson	1.43	1.38	1.35	1.34

The Pull Factor is one measure of a county's retail trade. A factor of 1 depicts a perfect balance of trade where the purchases of county residents who shop elsewhere are offset by the purchases of out-of-county customers. Values greater than 1 indicate that trade is pulled in from beyond their home county. Values less than 1 indicate that more trade is lost than pulled into the county.

Source: Kansas Department of Revenue, state fiscal year

Peer Comparisons

Peer Community Comparisons

Each city selected peer communities based on size and proximity to highways and major metro markets. This list of peers includes only those that are common to Spring Hill, Louisburg, Paola and Osawatomie.

Source: ESRI, based on zip code

	2008 Median Home Value	Home Ranking	2008 Median Household Income	Income Ranking
United States	\$260,559	1	\$54,749	10
Spring Hill	\$220,361	2	\$72,011	1
Baldwin City	\$208,133	3	\$64,305	4
De Soto	\$202,768	4	\$65,622	3
Basehor	\$186,608	5	\$69,708	2
Tonganoxie	\$177,337	6	\$60,986	6
Paola	\$174,599	7	\$57,669	8
Eudora	\$172,305	8	\$58,159	7
Louisburg	\$165,503	9	\$63,315	5
Hesston	\$131,981	10	\$54,753	9
Osawatomie	\$100,291	11	\$42,075	12
Edwardsville	\$85,513	12	\$42,201	11
Iola	\$59,493	13	\$39,408	13

2010 Average Tax Burden

	2009 Average Rate (Per \$1,000 of Assessed Value)	Tax on \$1,000,000 Commercial Property	Tax on \$250,000 Home
Johnson County, KS	\$114.533	\$28,633	\$3,247
Wamego	\$117.502	\$29,376	\$3,332
Fontana	\$119.514	\$29,879	\$3,390
Miami County, KS	\$121.547	\$30,387	\$3,448
Hesston	\$123.567	\$30,892	\$3,507
Olathe	\$125.343	\$31,336	\$3,558
Abilene	\$126.793	\$31,698	\$3,599
De Soto	\$136.520	\$34,130	\$3,879
Baldwin City	\$136.899	\$34,225	\$3,890
Louisburg	\$141.427	\$35,357	\$4,020
Paola	\$141.819	\$35,455	\$4,031
Bonner Springs	\$146.969	\$36,742	\$4,179
Spring Hill	\$148.433	\$37,108	\$4,221
Osawatomie	\$152.030	\$38,008	\$4,325
Ottawa	\$163.744	\$40,936	\$4,662
Edwardsville	\$165.375	\$41,344	\$4,709
Iola	\$169.520	\$42,380	\$4,828
Garnett	\$184.374	\$46,094	\$5,255

Single Family Homes

Average Single Family Home Sale Price

	2006		2007		2008	
	Sales Price	Price Per Square Foot	Sales Price	Price Per Square Foot	Sales Price	Price Per Square Foot
Paola	\$151,733.24	\$97.89	\$146,627.81	\$100.24	\$150,953.00	\$91.50
Louisburg	\$176,090.89	\$99.98	\$158,950.00	\$103.27	\$170,393.00	\$101.61
Spring Hill	\$183,762.93	\$100.08	\$185,961.51	\$92.99	\$180,617.00	\$101.17
Osawatomie	\$ 86,897.66	\$66.38	\$ 93,542.30	\$71.49	\$102,942.00	\$73.88
Unincorporated	\$254,882.86	\$114.86	\$249,620.57	\$121.04	\$265,351.00	\$132.00
Miami County Combined	\$177,481.00	\$99.16	\$180,551.00	\$103.81	\$188,087.00	\$105.50

Source: Miami County Appraiser's Office

Historical records regarding sale prices for property will differ slightly between the Miami County Appraiser's Office and other sources such as the Kansas City Regional Association of REALTORS

and the Home Builders of Greater Kansas City. Numbers tracked by the Appraiser's Office includes sales that did not involve a real estate agent.

Average Sale Price Resale Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2005	\$154,724	\$225,635	\$127,280	\$84,886	\$136,361	\$143,073	\$132,382	\$172,418
2006	\$209,322	\$346,942	\$236,886	\$192,802	\$136,441	\$176,396	\$123,269	\$171,647
2007	\$153,510	\$237,848	\$122,696	\$75,182	\$138,989	\$149,928	\$105,795	\$187,068
2008	\$171,772	\$229,860	\$138,178	\$70,836	\$136,062	\$138,077	\$113,016	\$170,252
2009	\$148,687	\$222,145	\$142,219	\$69,039	\$134,288	\$132,572	\$113,919	\$169,267
1st Qtr 2010	\$131,380	\$220,948	\$138,607	\$72,058	\$145,491	\$129,061	\$101,846	\$158,392

Average Sale Price New Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2005	\$187,053	\$324,459	\$225,295	\$188,402	\$214,479	\$225,679	\$254,910	\$253,949
2006	\$209,322	\$346,942	\$236,886	\$192,802	\$262,250	\$259,151	\$239,565	\$312,665
2007	\$159,058	\$425,100	\$259,070	\$207,652	\$300,891	\$251,424	\$267,502	\$274,275
2008	\$221,805	\$388,028	\$243,806	\$208,067	\$263,896	\$248,715	\$279,787	\$314,719
2009	\$195,125	\$363,620	\$242,413	\$204,792	\$242,176	\$242,011	\$286,710	\$299,401
1st Qtr 2010	\$202,593	\$392,367	\$222,940	\$209,980	\$220,395	\$245,578	\$270,467	\$326,161

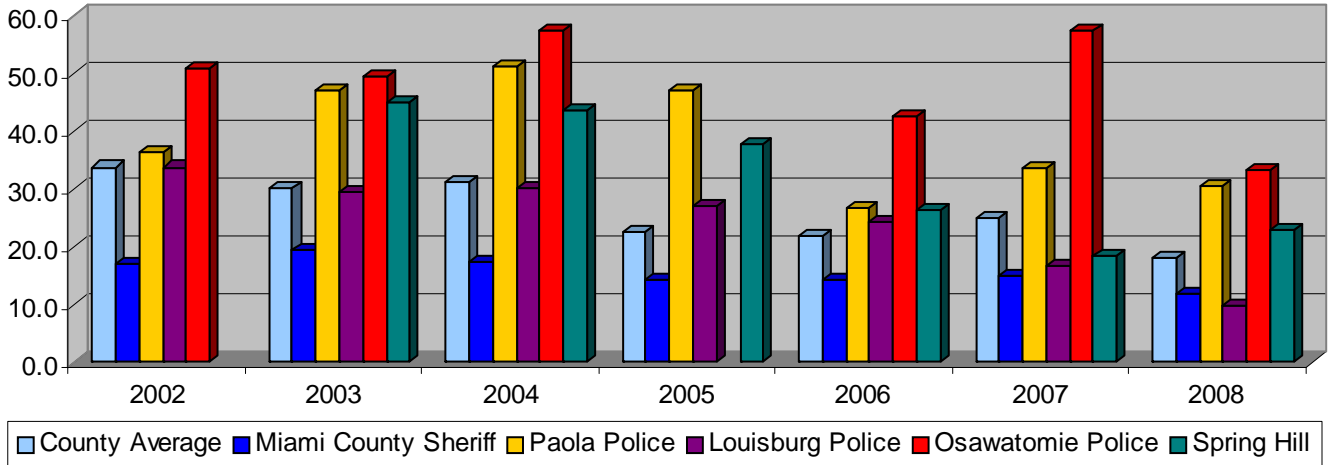
Average Sale Price New and Resale Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2006	\$189,406	\$258,746	\$171,478	\$107,266	\$165,603	\$173,137	\$146,219	\$207,964
2007	\$176,760	\$261,010	\$169,705	\$101,572	\$182,170	\$171,458	\$138,913	\$208,317
2008	\$178,153	\$254,038	\$149,903	\$85,999	\$157,923	\$157,377	\$123,292	\$198,489
2009	\$150,834	\$239,138	\$160,914	\$80,164	\$147,398	\$148,203	\$122,049	\$190,517
1st Qtr 2010	\$133,923	\$240,064	\$152,072	\$82,983	\$153,504	\$153,722	\$106,479	\$180,416

Source: Kansas City Regional Association of REALTORS

Crime Rates

Total Crime Index Offenses



Note: Includes violent crime and property crime per 1,000

Source: Kansas Bureau of Investigation

Consumer Price Index

The Consumer Price Index (CPI) measures the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services.

It reflects spending patterns for all urban consumers and urban

wage earners. It is based on the expenditures of almost all residents of urban or metropolitan statistical areas, including professionals, the self-employed, the poor, the unemployed and retired persons as well as urban wage earners.

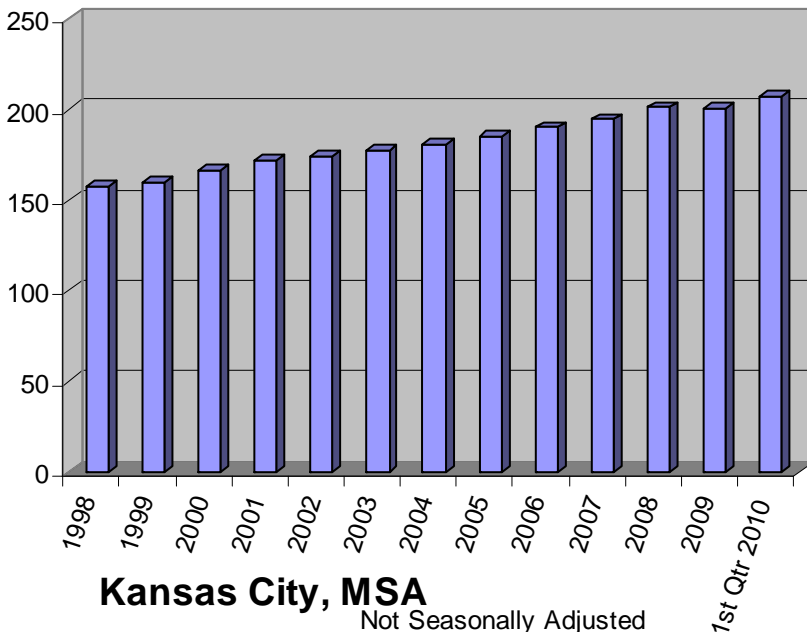
Excluded from the CPI are the spending patterns of persons living in rural non-metropolitan areas, farm families, persons in the Armed Forces, and those in institutions, such as prisons and mental hospitals.

On a seasonally adjusted basis, the Consumer Price Index for All Urban Consumers increased 0.1 percent in March. Over the last 12 months, the index increased 2.3 percent before seasonal adjustment.

The seasonally adjusted increase in the all items index was mostly due to an increase in the fresh fruits and vegetables index, which rose 4.6 percent in March and accounted for over 60 percent of the all items increase. Other food at home indexes were mixed and the index for food away from home was unchanged.

Source: US Bureau of Labor Statistics

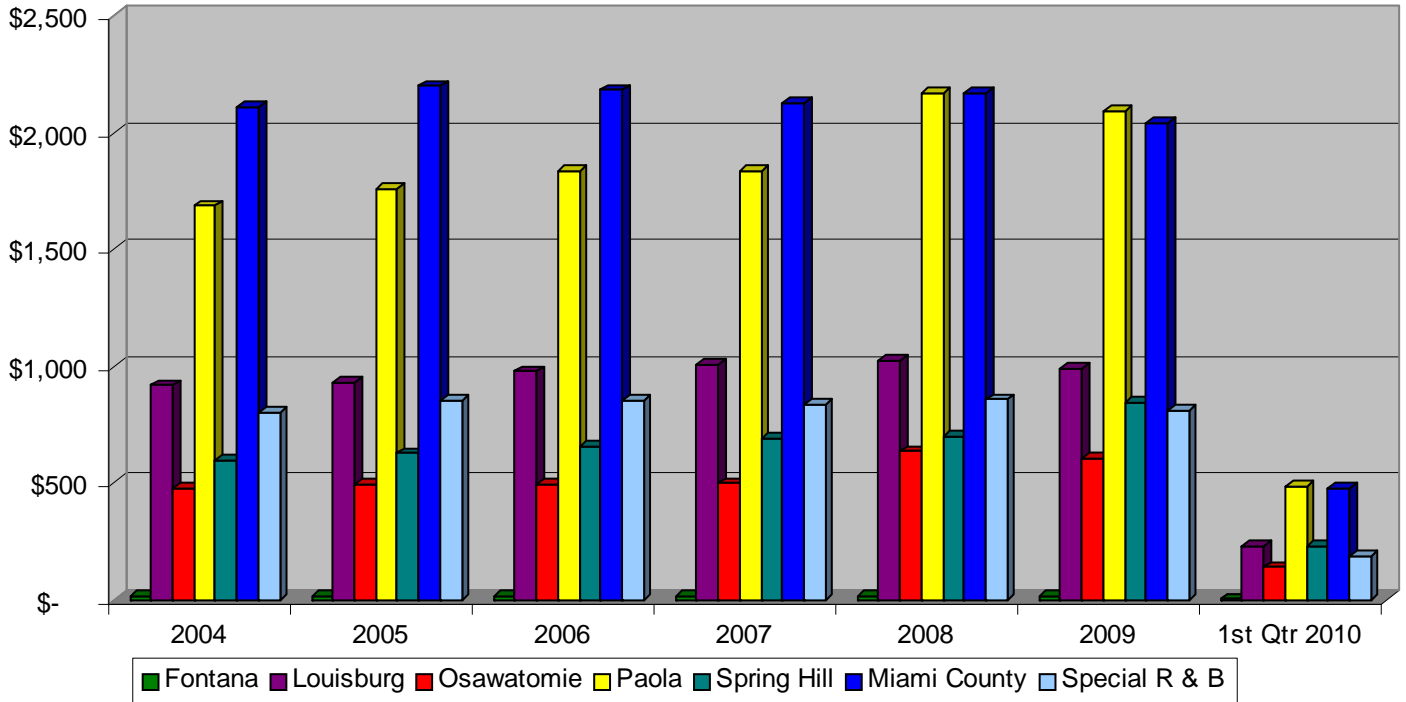
Consumer Price Index



Sales Tax

Sales Tax Receipts

Thousands



Note: Spring Hill includes all but Johnson County special collections. All others include all local and county shared taxes. Osawatomie increased its local tax rate from 0.5% to 1% in

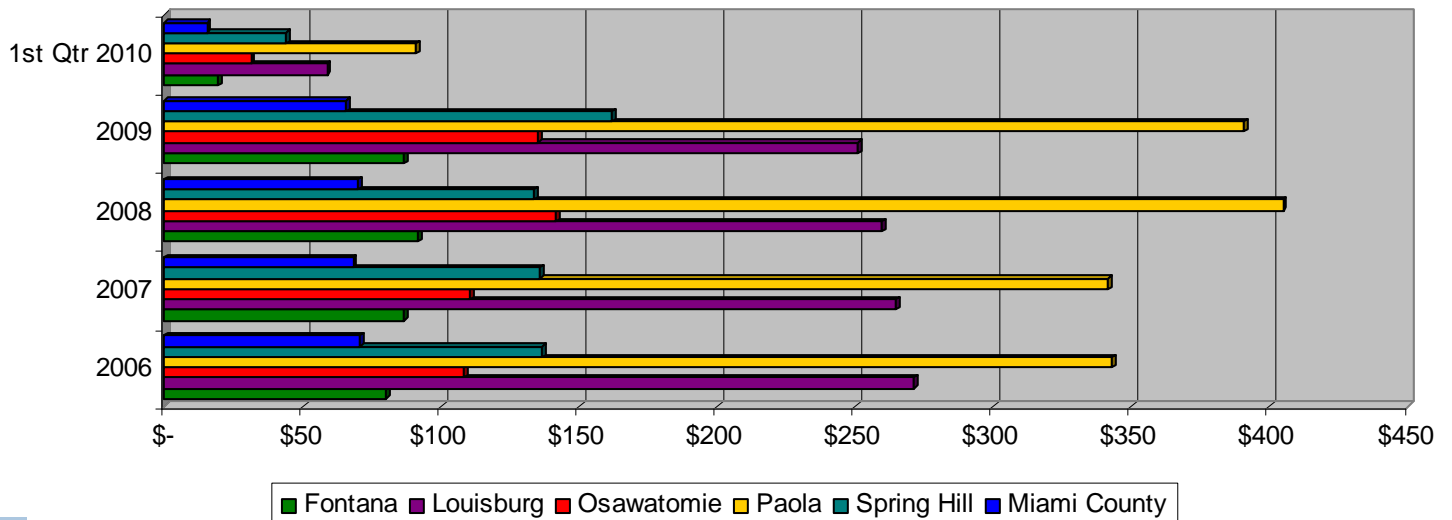
2007. Paola increased that same year from 1% to 1.25%. The first disbursements under the new rate were made in January of 2008.

Spring Hill increased its sales tax rate

from 1% to 1.5% in April of 2009. The first disbursements under the new rate were made in June of 2009.

Source: Kansas Department of Revenue

Sales Tax Receipts Per Capita



Transient Guest Taxes

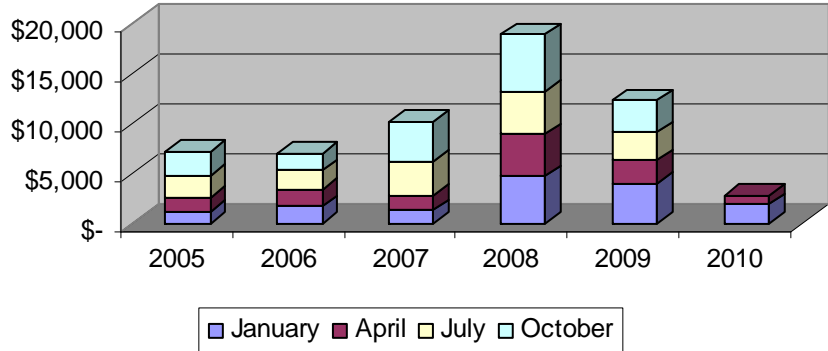
Kansas allows cities to impose a transient guest tax, in addition to the sales tax, on the rental of rooms, lodging, or other sleeping accommodations. The guest tax applies when there are more than two bedrooms furnished for the accommodations of guests and when the room is rented for 28 consecutive days or less.

The City of Osawatomie assesses a 6% tax while the City of Paola collects 5%.

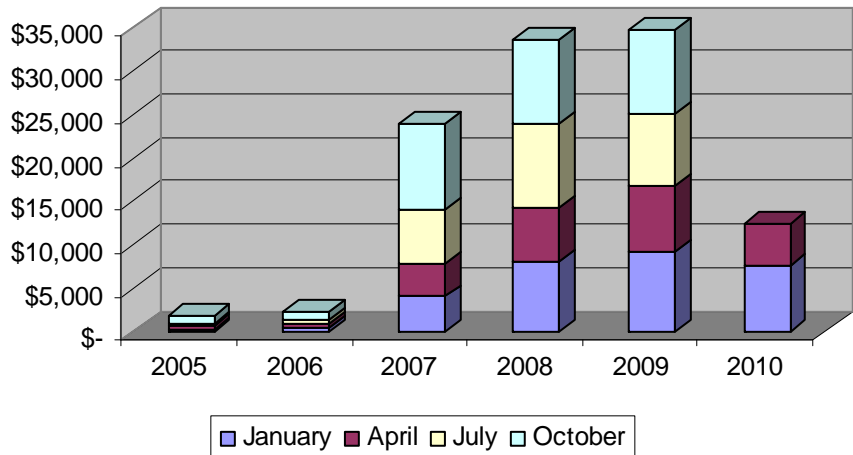
The local use of the dollars collected is governed by each city. In both Paola and Osawatomie, a local board of volunteers have been appointed to oversee the expenditures.

Source: Kansas Department of Revenue

Osawatomie Transient Guest Tax



Paola Transient Guest Tax

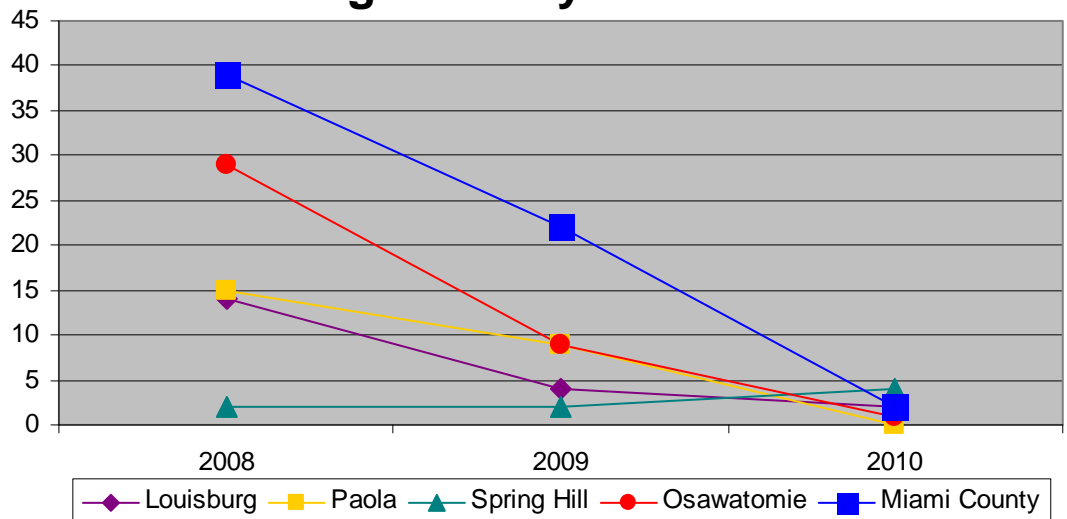


Building Permits

New Single Family Home Permits

Source: Cities and county through April

*Spring Hill reflects Miami County only



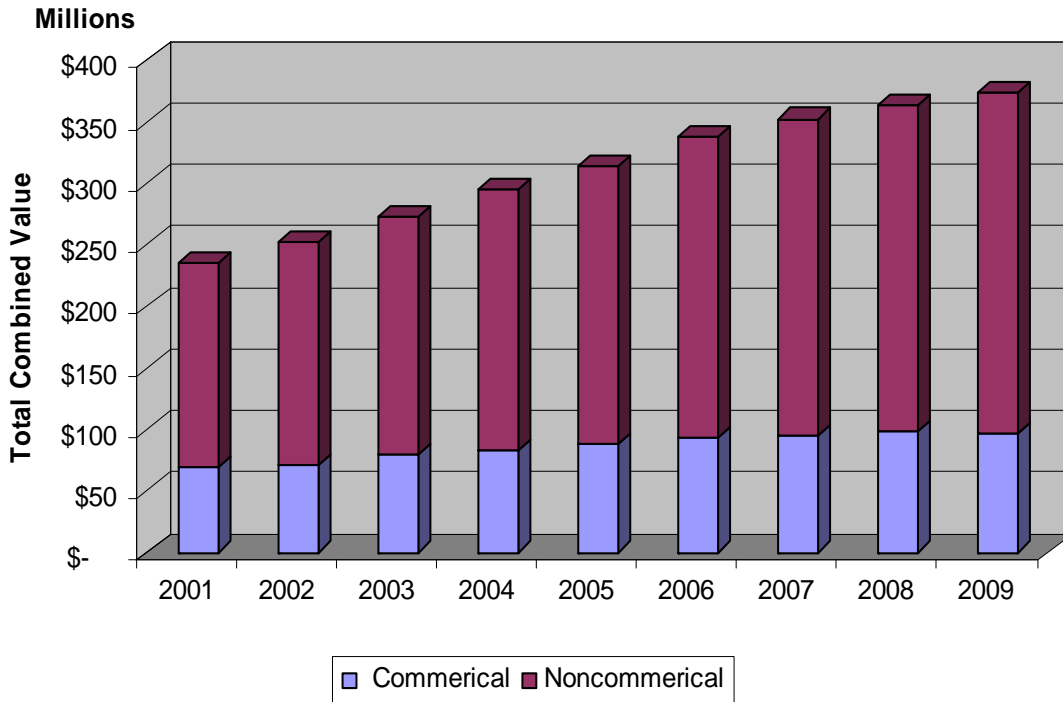
Assessed Valuation

Miami County Total Assessed Valuation

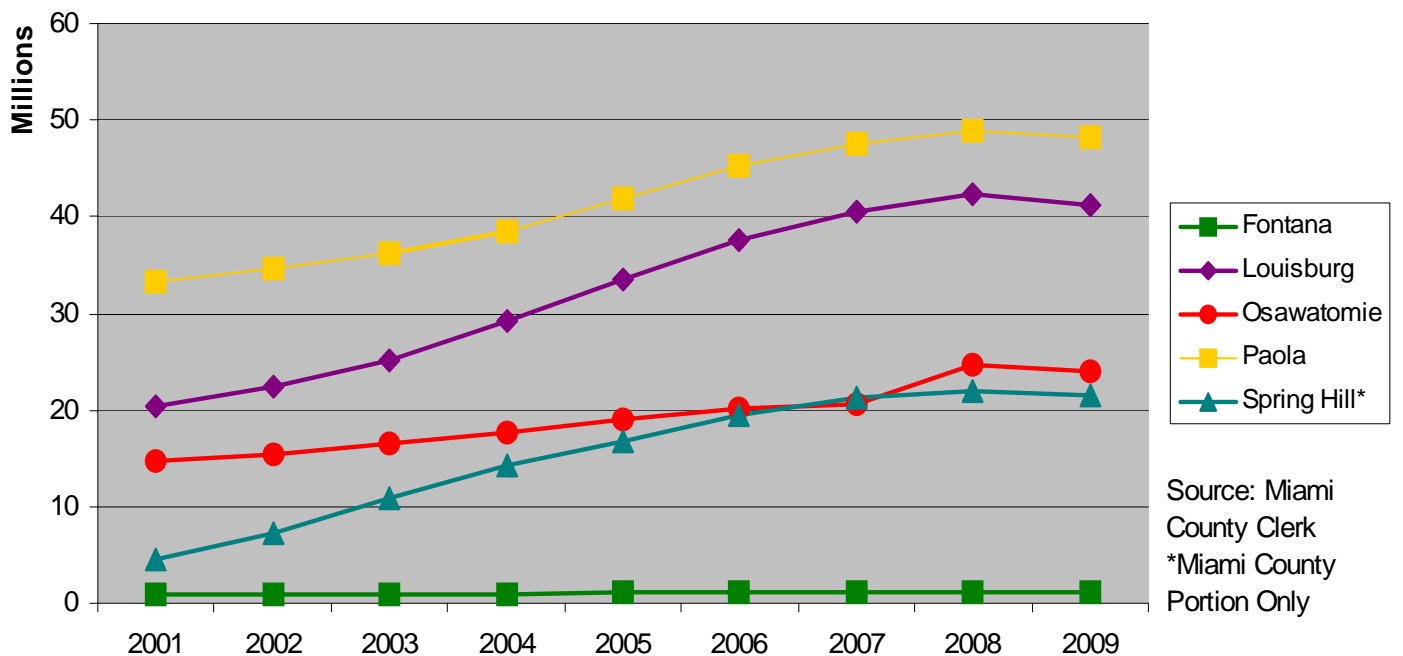
Assessed valuations include the combined value of personal property, real property and the value of things such as utility infrastructure and mineral rights. Personal property includes vehicles while real property includes land. While reliance on real property versus personal property varies by community, overall almost 30% of the county's assessed valuation was generated by commercial uses.

The State of Kansas determines how values are assessed. For example, commercial structures pay property taxes on 25% of their appraised value while a home pays property taxes on 11.5% of the home's appraised value.

Source: Miami County Clerk



Community Assessed Valuations

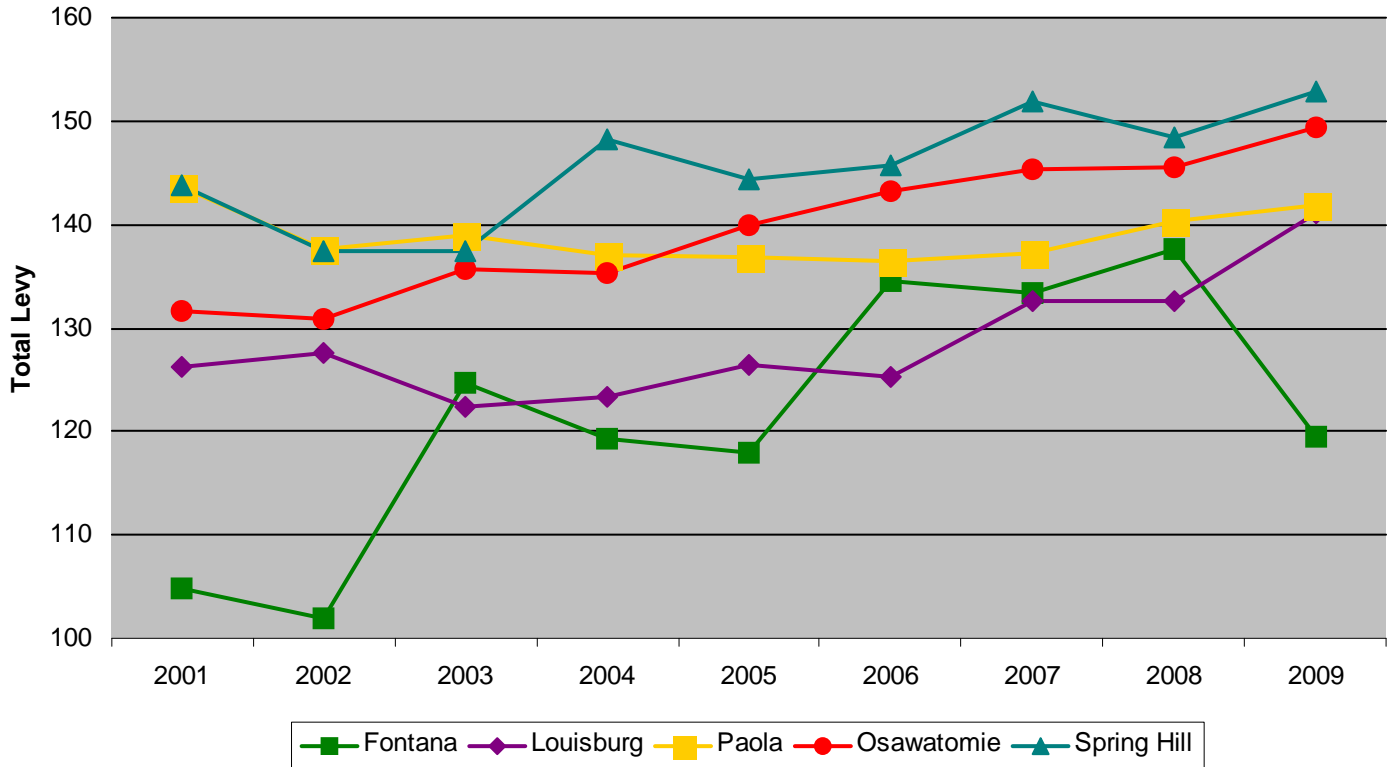


Source: Miami County Clerk
*Miami County Portion Only

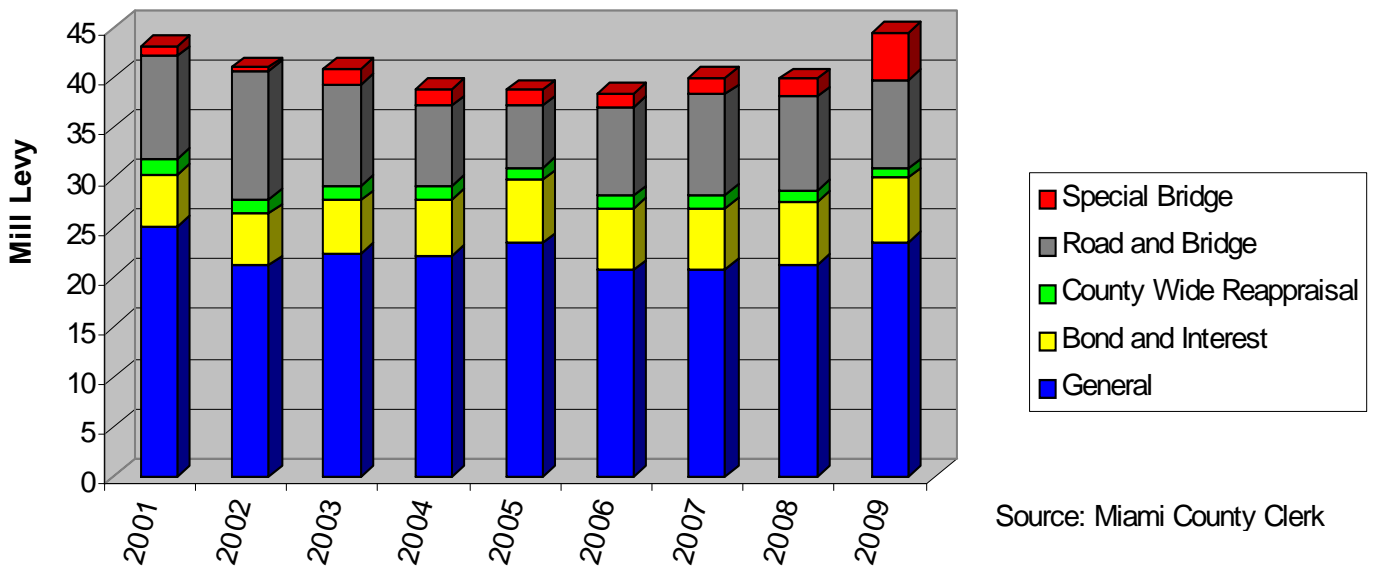
Mill Levies

Mill Levy Comparisons

Source: Miami County Clerk



Miami County Mill Levy by Fund



Source: Miami County Clerk

Population Growth

From 2007 to 2008:

Miami County lost 89 residents, 0.3%, to 30,989. It is the first loss in more than a decade.

Fontana increased 3 people, 1.4%, to 217 residents.

Louisburg increased 153 people, 5.3%, to 3,940 residents.

For the third year in a row, **Osawatomie** lost 45 residents, -1.0%, to 4,488 residents.

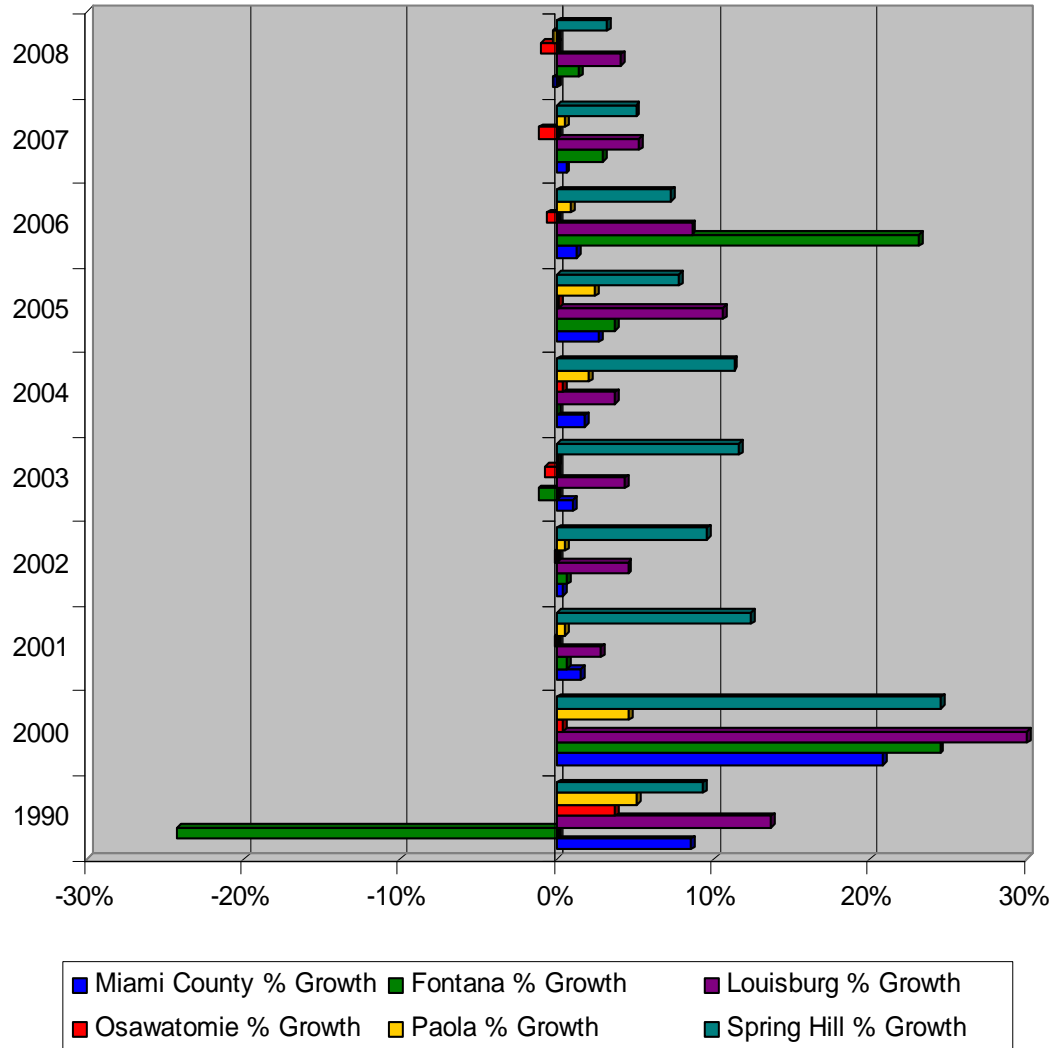
For the first year in more than a decade, **Paola** decreased in population 17 people, 0.3%, to 5,351 residents.

Spring Hill* increased 162 people, 3.2%, to 5,227 residents.

**The Spring Hill numbers shown reflect the entire city, not just the Miami County portion.*

Source: Kansas Budget Office

Miami County Population



Miami County Economic Development

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