

WELCOME

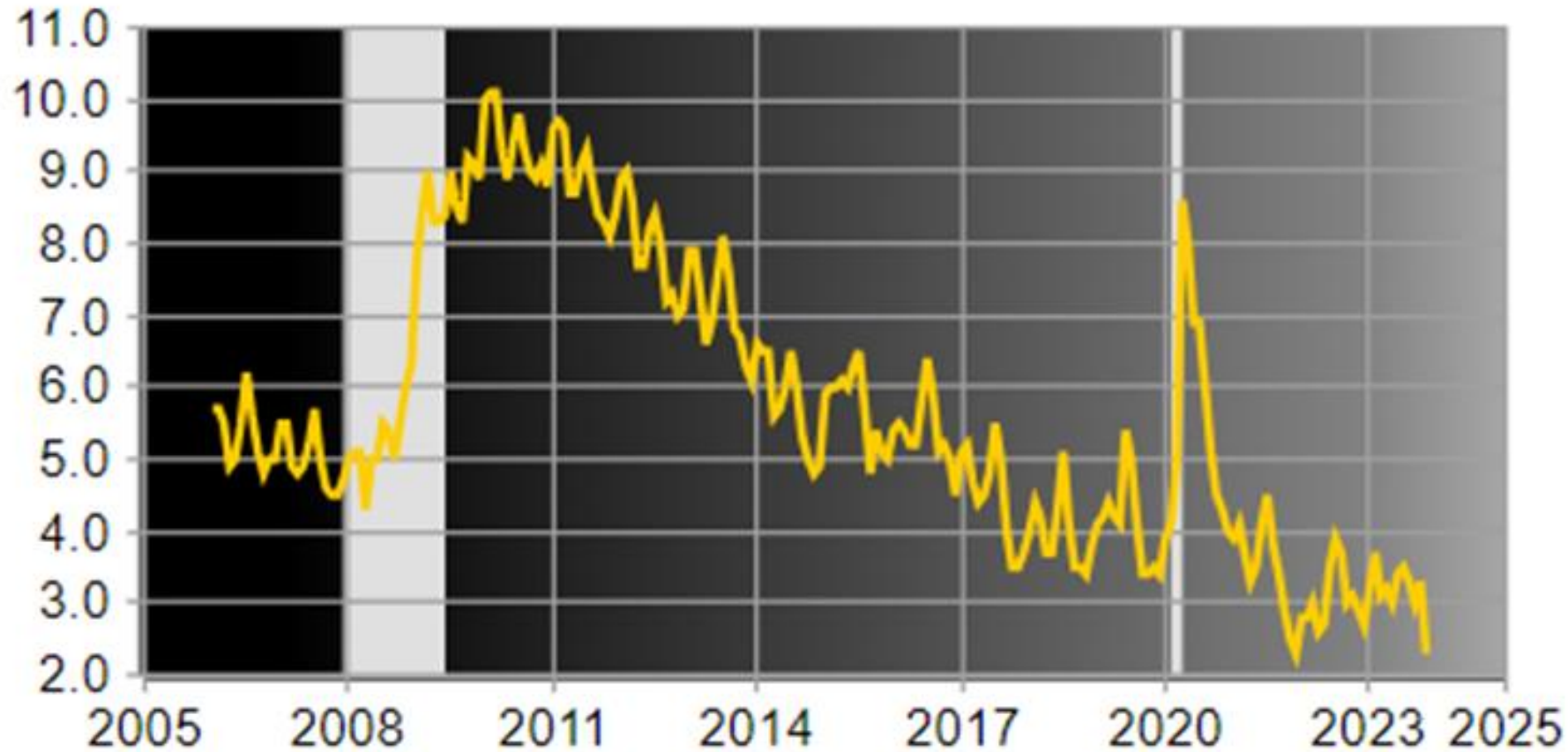




Labette County Economy

UNEMPLOYMENT RATE

Unemployment Rate - Labette County, KS - Civilian Labor Force (not seasonally adjusted)

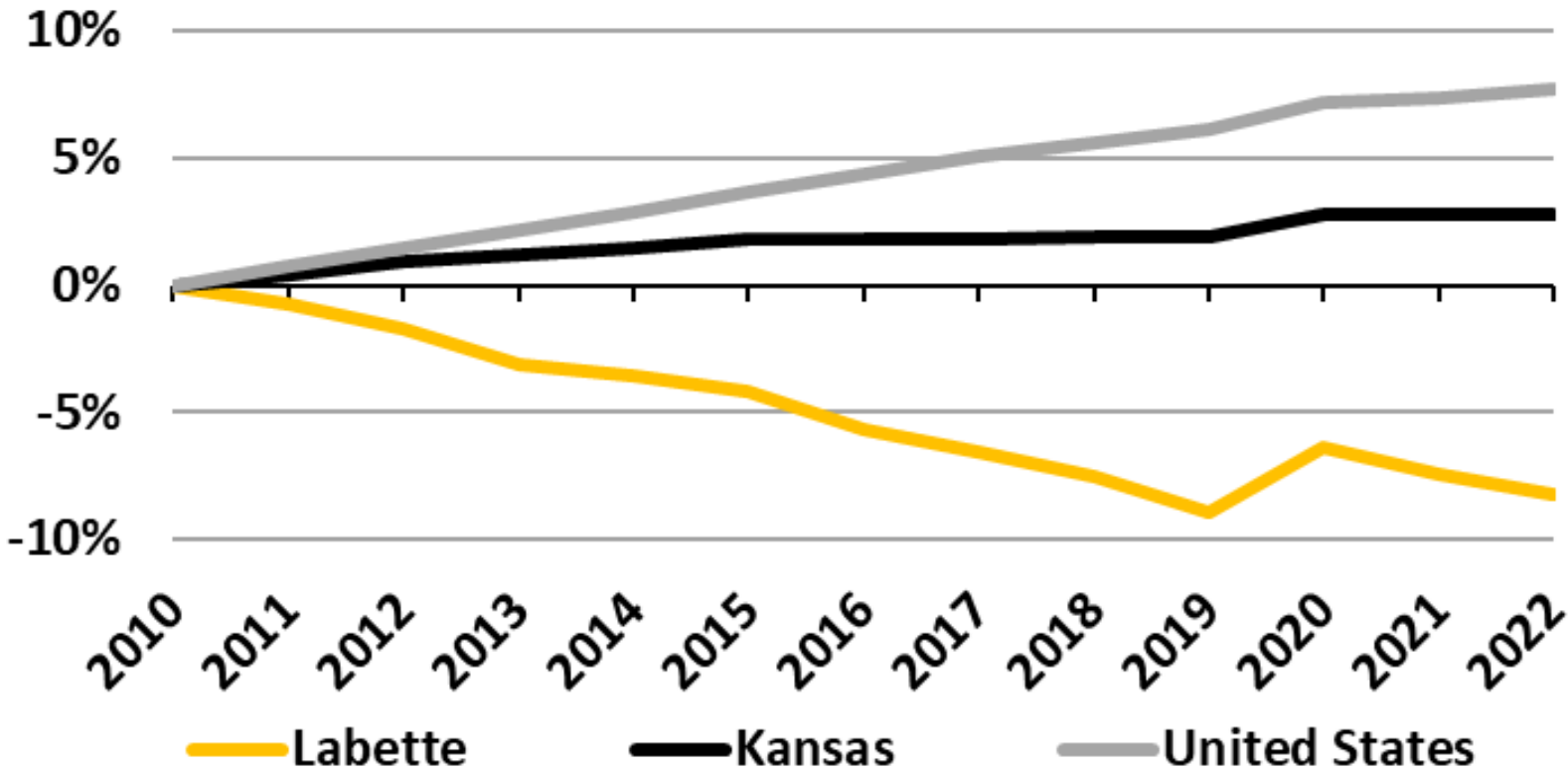


Source: CEDBR, BLS - LAUS



POPULATION GROWTH

Labette County Population

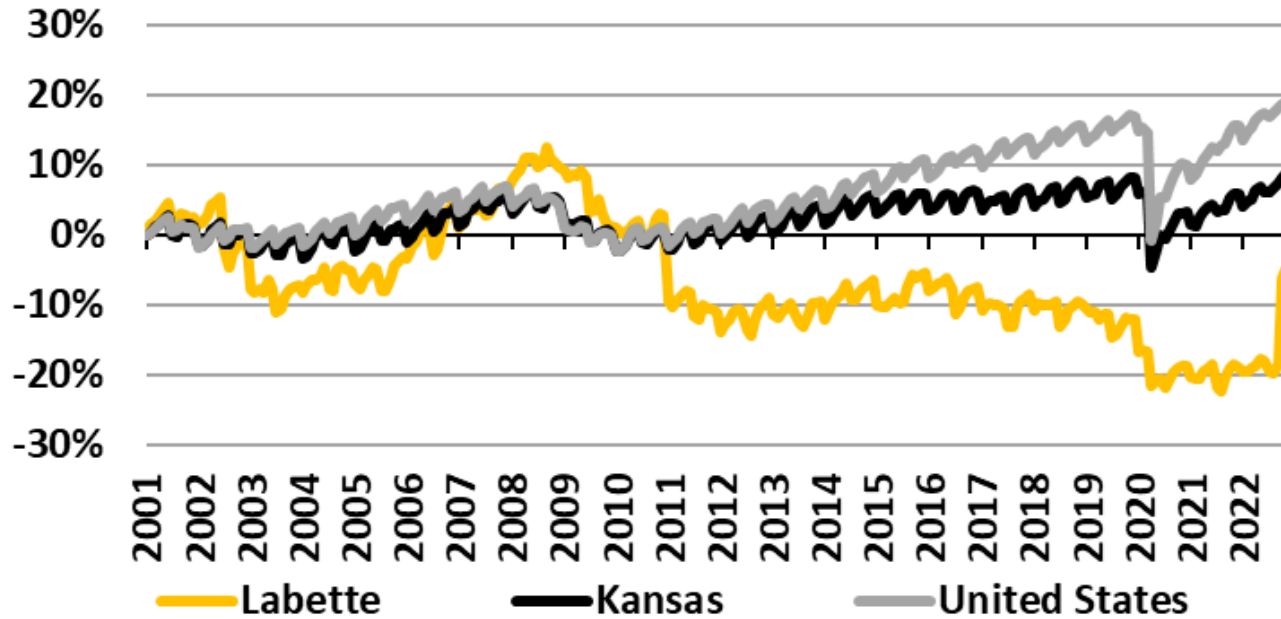


Source: CEDBR, Census - CPT & NSP, (Cumulative)



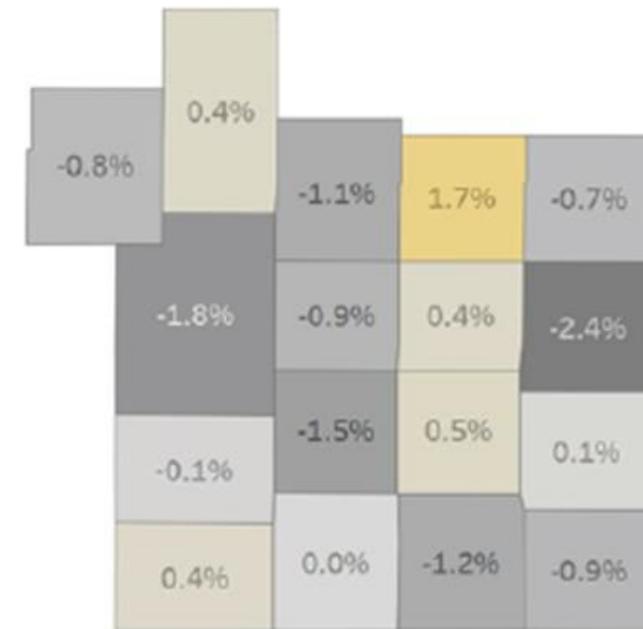
EMPLOYMENT GROWTH

Labette County Employment



Source: CEDBR, BLS - QCEW, (Cumulative)

Employment Growth — 2017-2022



EMPLOYMENT AND WAGES BY INDUSTRY

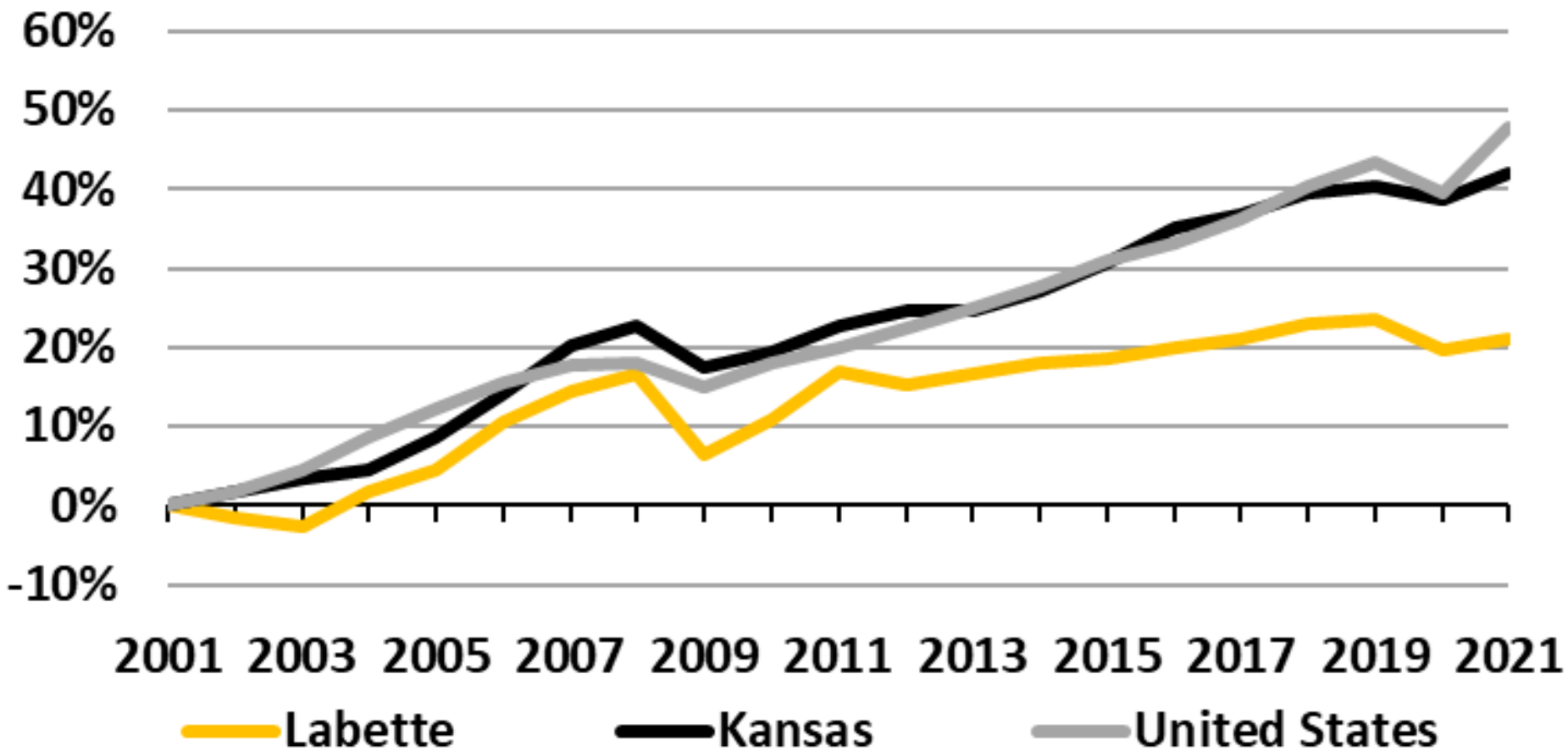
Employment by Industry

Labette County						
Industry	Employment			Annual Pay		
	2021	2022	Difference	2021	2022	Difference
Natural Resources and Mining	Suppressed	37	N/A	Suppressed	\$ 40,006	N/A
Construction	Suppressed	111	N/A	Suppressed	\$ 46,163	N/A
Manufacturing	1,648	1,754	6.4%	\$ 48,509	\$ 52,606	8.4%
Trade, Transportation, and Utilities	1,522	1,515	-0.5%	\$ 43,126	\$ 44,360	2.9%
Information	63	76	20.6%	\$ 38,338	\$ 40,164	4.8%
Financial Activities	230	224	-2.6%	\$ 45,401	\$ 48,773	7.4%
Professional and Business Services	296	315	6.4%	\$ 45,927	\$ 61,651	34.2%
Education and Health Services	852	1,124	31.9%	\$ 34,449	\$ 32,134	-6.7%
Leisure and Hospitality	391	430	10.0%	\$ 15,504	\$ 15,689	1.2%
Other Services	153	144	-5.9%	\$ 20,641	\$ 21,793	5.6%
Federal Government	80	80	0.0%	\$ 59,375	\$ 62,348	5.0%
Local Government	2,149	2,149	0.0%	\$ 39,929	\$ 41,478	3.9%
State Government	566	566	0.0%	\$ 40,684	\$ 46,111	13.3%
Total, All Industries	8,083	8,527	5.5%	\$40,830	\$42,897	5.1%

Source: CEDBR, BLS - QCEW

GDP GROWTH

Labette County GDP

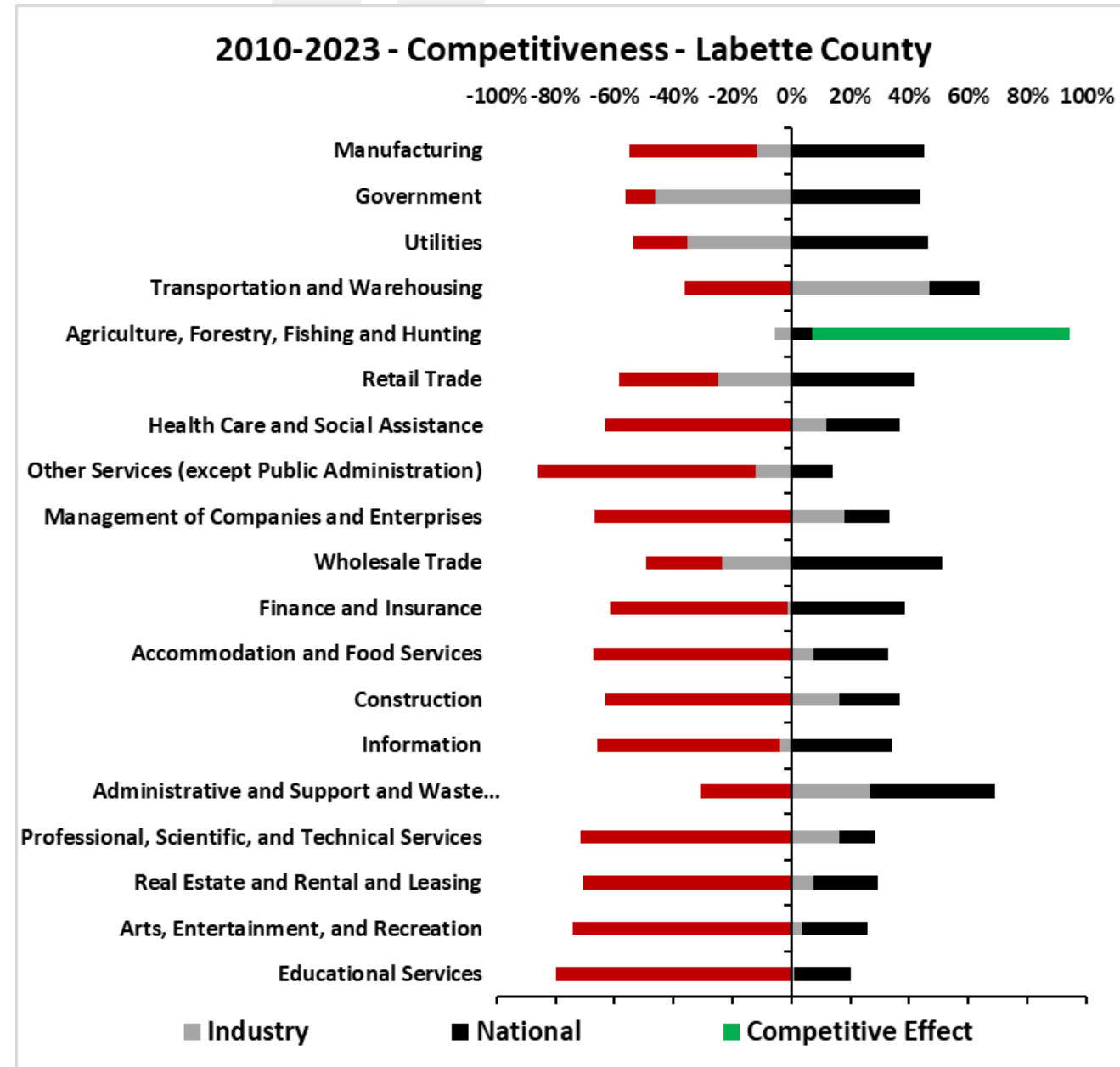


Source: CEDBR, BEA, (Cumulative)



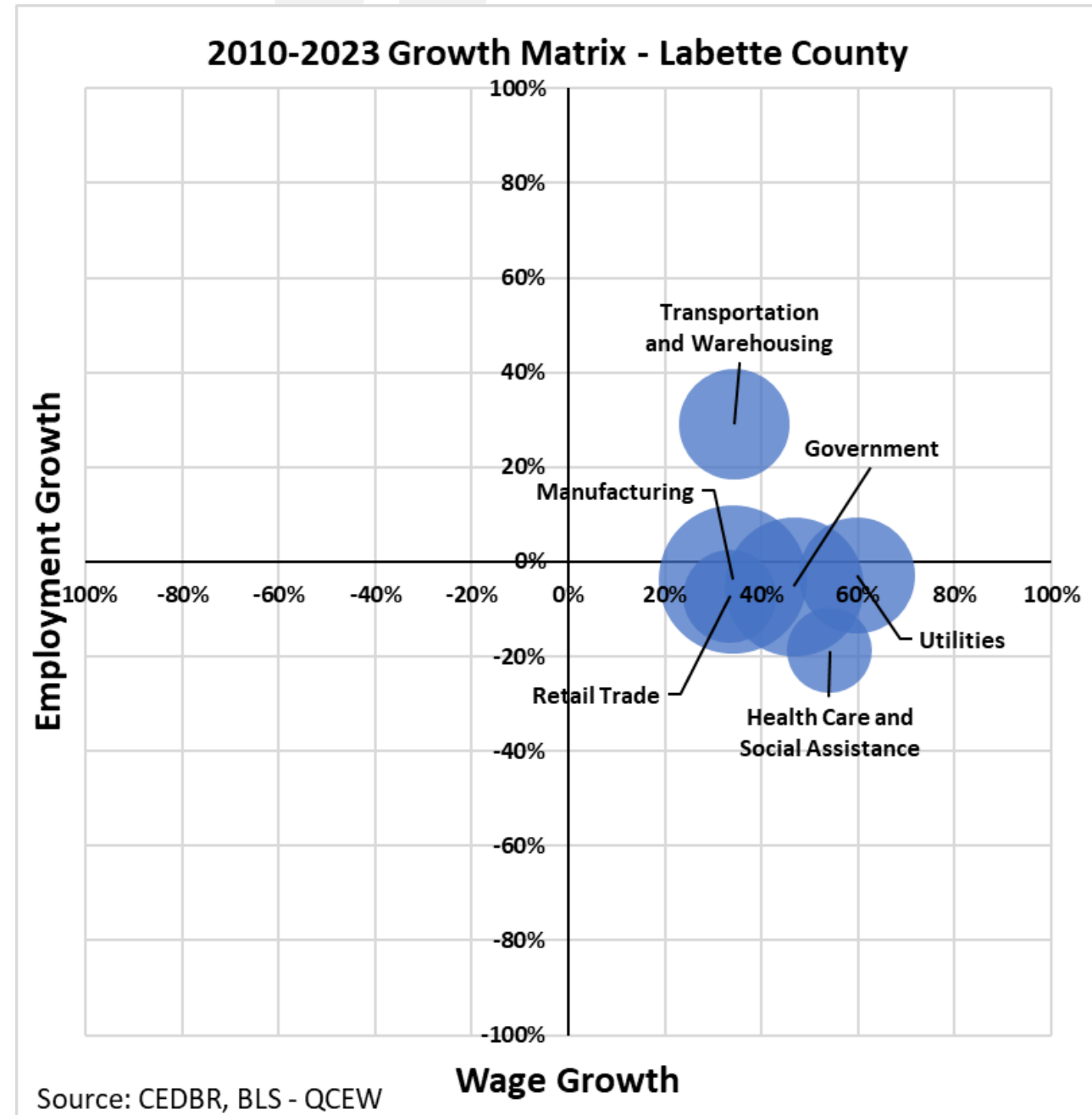
SHIFT SHARE

- **More detail** at: <https://kb.lightcast.io/en/articles/6957549-understanding-shift-share>
- **Purpose:** Highlights the regional competitiveness in certain industries
- Gray: **Industry Mix Effect** – Growth if the regional industry grew at the same rate as that same industry nationally
- Black: **National Growth Effect** – job growth an industry is expected to gain or lose according to the industry’s national job growth
- Green/Red: **County Competitiveness Effect** – Difference between observed growth and the expected growth based on the Industry Mix and National Growth Effects.



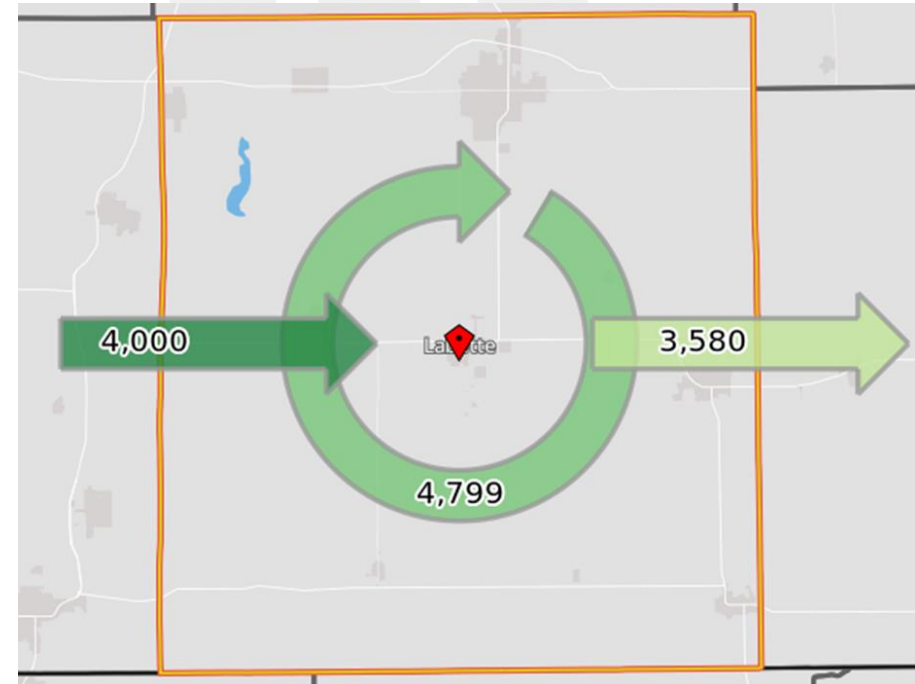
INDUSTRY GROWTH MATRIX

- **Purpose:** Illustrates relationship of employment to wage growth of concentrated industries
- **Upper right** quadrant indicates a booming industry environment
- **Size** of bubble indicates industry employment concentration
- **Growing wages without growing employment may signal tight labor markets**



LABOR FORCE INFLOW, INTERNAL FLOW, AND OUTFLOW

- Left: **Inflow** – How many people live outside Labette County but commute in to work
- Center: **Internal Flow** – How many people both live and work in Labette County
- Right: **Outflow** – How many people live in Labette County but commute out to work



Where Our Workers Live		
County	Count	Share
Labette County, KS	4,799	54.5%
Neosho County, KS	710	8.1%
Crawford County, KS	617	7.0%
Montgomery County, KS	538	6.1%
Cherokee County, KS	327	3.7%
Wilson County, KS	139	1.6%
Sedgwick County, KS	123	1.4%
Johnson County, KS	108	1.2%
Allen County, KS	101	1.1%
Bourbon County, KS	82	0.9%
All Other Locations	1,255	14.3%

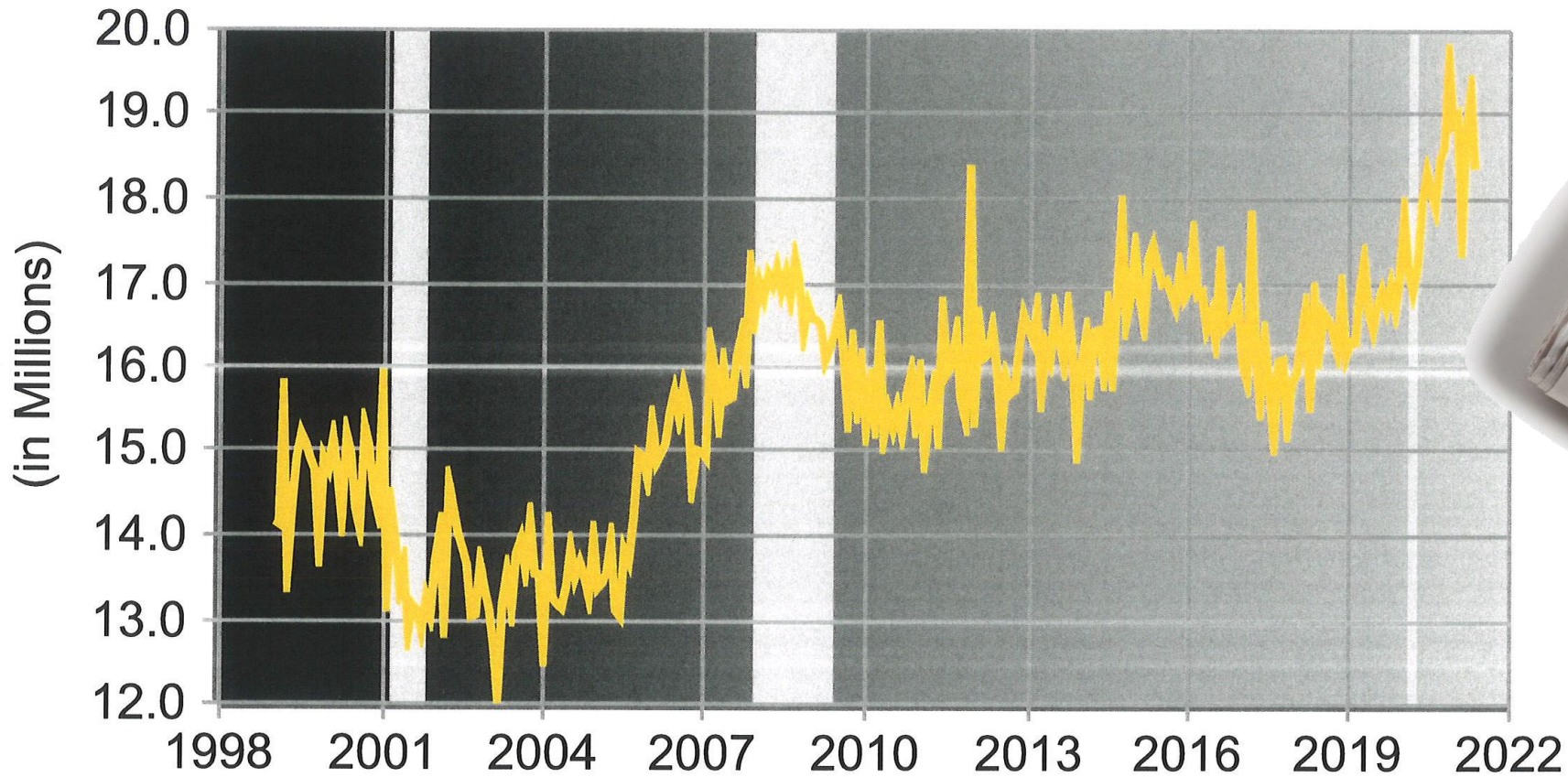
Source: CEDBR, Census - LEHD 2021

Where Our Residents Work		
County	Count	Share
Labette County, KS	4,799	57.3%
Montgomery County, KS	685	8.2%
Crawford County, KS	406	4.8%
Sedgwick County, KS	267	3.2%
Johnson County, KS	246	2.9%
Neosho County, KS	220	2.6%
Jasper County, MO	168	2.0%
Cherokee County, KS	126	1.5%
Shawnee County, KS	113	1.3%
Wilson County, KS	87	1.0%
All Other Locations	1,262	15.1%

Source: CEDBR, Census - LEHD 2021

SEASONALLY ADJUSTED RETAIL SALES

Labette



Source: CEDBR, KS Dept. of Revenue



THE REALIGNING OF ECO DEVO



HOUSING



WORKFORCE



CHILD CARE

Unemployment Rate

Labette County

November 2023

2.3%



Industrial ? -

Retail ?

Industrial – Currently as many as six major employers in Parsons have shelved plans for expansion needing as many as 500 new employees.



Retail – Major retail expansion has been curtailed since COVID. In roads have been made with hotel, retail and restaurants, love location do not like work force

TOOLS

- Limited tools coming into COVID
- Department of Commerce and the KHRC creating new tools
 - RHID up to 25 years
 - RHID added SB-90 – downtown living
 - MIH grants
 - New funding KHRC
 - \$650,000, applied 3 times as City
 - Tax Credits split from MIH
 - Housing Study, done for Labette & City
 - HEAL Grant applied for



HOUSING

Demolition



In-Fill

**NEW
CONSTRUCTION**

The City Commission has approved a minimum of \$250,000 from the economic development fund to be put into all three housing priority areas. Plus, additional funding in the 2024 budget year.

DEMOLITION

- **PRO –**

Dedicated \$200,000 of current Eco Devo budget to go towards demolition.

In addition to Land Bank

- **Con –**

Timely to complete





CREATED 2021



- ❖ **We have a success story!**
- ❖ **Staff attended national land bank conference.**
- ❖ **Began with 2 houses coming into land bank**
- ❖ **Land bank has now accepted 7 additional properties**
- ❖ **Expect as many as 8 more to be submitted for acceptance**

- **Created in late 2021**
- **Address the needs of properties that have back taxes**
- **Creating a mid-level stock of houses sorely needed in the community**
- **We have a success story!**



**DEDICATED FUNDING
TO LAND BANK STAFF**

SUCCESS STORY

- One of the first two houses submitted to the land bank.
- Bid out to a local building company
- Minimum expense to purchase from Land Bank
- Must fulfill remodel on a timeline





HOUSING

BUILDING

THE

THREE LEGGED STOOL



DEMOLITION



IN-FILL



NEW CONSTRUCTION









NEW HOUSING



JOB'S INC.

Partnership and loan from the City's UP fund for \$100,000 to secure an additional 11 acres connected to the original 34 acre parcel planned for development. Site is inside city limits and would be accessible immediately by all utilities including city owned water and sewer systems. Partnership allows platting and preliminary engineering to be completed on the entire 34 acre site for future development of as many as 100-plus homes.



34 Acres owned by JOBs Inc. being
platted for 100-plus houses



34 ACRES PLATTED AND ENGINEERED

In cooperation with JOB's Inc. as the land owner the City has contracted with BG Consulting to complete a 2-phase engineer project for infrastructure and platting of the entire 34 acres of land. This will include preliminary platting, future utility and infrastructure location in addition to lot location and future home numbers within the development. The city commission approved funding for this along with the additional funding approved for the land bank and demolition of structures.

NEW HOUSING

- ✓ 34 Acres acquired east side of town by JOBS Inc.
- ✓ City paying for the area to be completely engineered for infrastructure
- ✓ Intent to create an RHID district already approved by the Department of Commerce
- ✓ As many as 80 new houses suggested minimum of \$225,000, with 11 acres available for custom build lots.



TEAM PARSONS



JOAN VITT

Joan has been named the Land bank manager for the City. She identifies and researches targeted pieces of property for consideration of the Land Bank. She also assists those wishing to donate or apply for land to/from the Land Bank



LAURA MOORE

Laura is the Community Development and Planning and Zoning Director for the City. She is also a full time grant writer. Laura's department can assist in zoning issues or other location challenges for new housing or businesses.



JIM ZALESKI

Jim is the Director of Economic Development for the City of Parsons and sits on the Land Bank Board. He is also an ex-officio board member of JOBs Inc. and the PCDC boards, he has been with Eco Devo 5 years and with the City for 15 years.



TYLER RIGGS

Tyler is the Code Enforcement Officer for the City and serves as the eyes and ears of the City on the street. In addition to his code enforcement duties He arranges site visits for those interested in applying for a land owned by the Land Bank

This initiative also has access to the City's in-house legal department as well as other City resources



THANK YOU



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