

MONTGOMERY COUNTY LOCAL ECONOMIC UPDATE

Melissa Johnson, Executive Director
Montgomery County Action Council



Center for Economic Development
and Business Research

BARTON SCHOOL OF BUSINESS

WICHITA STATE UNIVERSITY



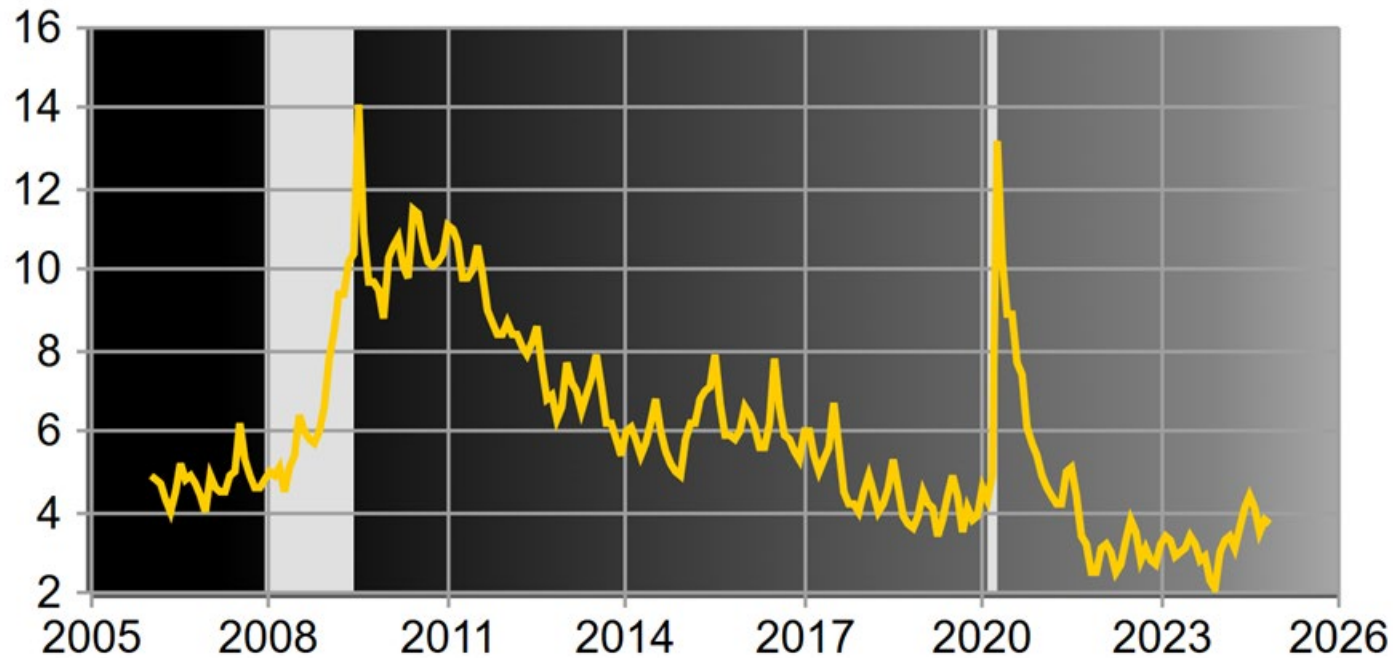
TOPICS FOR LOCAL UPDATE

- Review local economic trends
 - Unemployment
 - Population
 - Employment Growth
 - Wages
 - Commuting Patterns
- Strategies for addressing trends
 - Talent Attraction
 - Business Recruitment & Retention
 - Housing Development:
 - New Development
 - In-fill Housing
 - Adaptive Reuse/Renovation



UNEMPLOYMENT RATE

unemployment rate - Montgomery County, KS - civilian Labor Force (not seasonally adjusted)

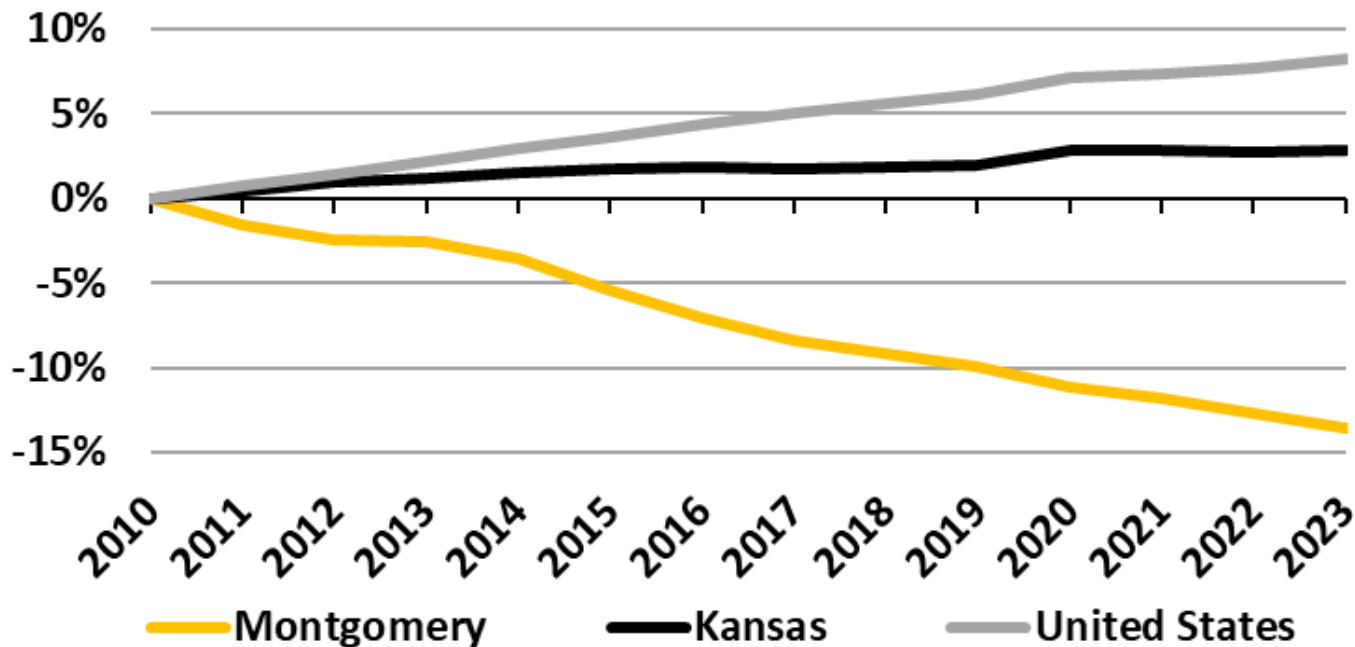


- How do we meet our local employer's workforce needs when unemployment remains at an all-time low?
- Employer feedback indicates concerns around poaching local talent from each other, which drives up wages without increasing skillset.



POPULATION GROWTH

Montgomery County Population



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

- Downward trend since 2010
- *How do we stop "brain drain?"*
- *How do we recruit talent to Montgomery County, the SEK region, and Kansas?*




Marketing Montgomery County for Workforce Recruitment

*This 16-page recruitment guide
is available for local employers
to recruit talented workers
to our community.*




SCAN ME


WELCOME HOME!



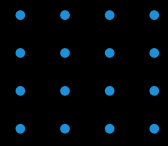
Choose
MONTGOMERY COUNTY
KANSAS
to live, work and play



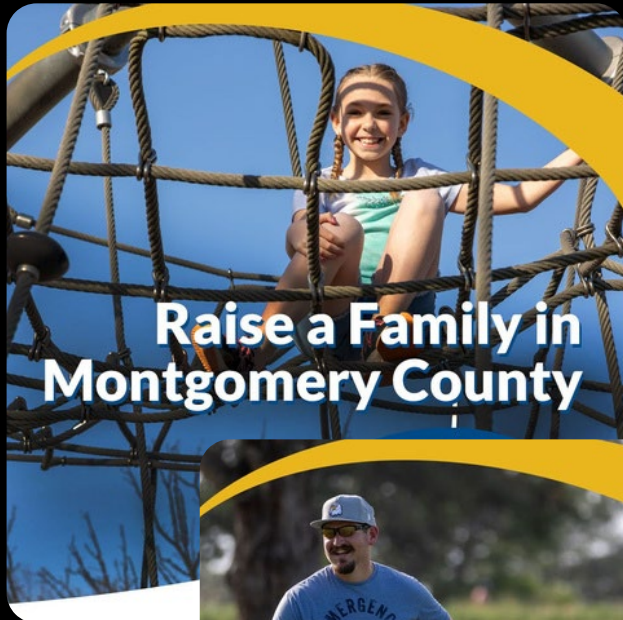
*Refreshingly rural and pleasingly progressive,
Montgomery County, Kansas, offers an enviable
quality of life with just the right balance of
diversity, safety, affordability, opportunity and
community.*



actioncouncil.com



Talent Attraction Campaign



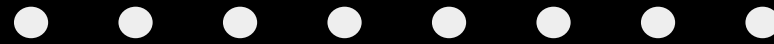
**Raise a Family in
Montgomery County**



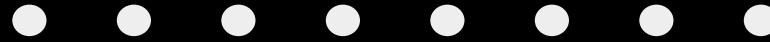
**Fun
Activities
for All**



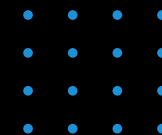
Goal: To reduce “brain drain” by connecting local talent with local employers and by recruiting others to live, work, and play in Montgomery County.



1. Targeted ads on Facebook and Google
2. Employer-sponsored matching funds available for relocation and retention (while grant funds last!)
3. Resume portal for MCAC members



- 200+ form submissions
- 40+ reported jobs
- 20 employer visits
- 49 signed agreements with more in the works!



Marketing Montgomery County with Incentives through Kansas Rural Opportunity Zones

- *Local employers become sponsors for their employees who are seeking student loan forgiveness*
- *Those relocating from out of state may qualify for 100% Personal State Income Tax Credit*
- *Contact MCAC to learn more!*



The graphic features the Kansas Department of Commerce logo (a bison) and the text 'KANSAS OFFICE OF RURAL PROSPERITY' in the top left. In the top right, there are three yellow stars and a green wavy line. The main title is 'Kansas Rural Opportunity Zones'. Below it, a paragraph describes the natural beauty and incentives of rural Kansas. A second paragraph explains that 95 counties are designated as Rural Opportunity Zones, offering financial incentives. Two green rounded rectangles contain the text 'Student Loan Repayment Assistance' and '100% Personal State Income Tax Credit'. The bottom section has a dark blue background with the title 'Student Loan Repayment Assistance' and a list of bullet points. To the right, a yellow box contains the text '100% Personal State Income Tax Credit' and a question about moving to Kansas. Below this, a photo shows two women sitting on a dock by a lake. Two QR codes are present: one on the left and one in the bottom right corner.

KANSAS
OFFICE OF RURAL PROSPERITY

Kansas Rural Opportunity Zones

Kansas is filled with the natural beauty, simplicity and communal bonds of rural life. We want you to experience the peace and joy of rural Kansas so much that we'll even throw in some added bonuses.

The state of Kansas has designated 95 counties as "Rural Opportunity Zones," which means moving there comes with significant added benefits. Designated counties offer one or both of the following financial incentives for new full-time residents:

- Student Loan Repayment Assistance
- 100% Personal State Income Tax Credit

Student Loan Repayment Assistance

- Administered By Kansas Department of Commerce (KDC)
- Partners with Counties, Cities, Employers, and Foundations
- Provides up to \$15,000 in Student Loan Repayment Assistance over 5 years

Eligibility Requirements

- You must have a newly established permanent address in a participating county so long as that address was established after the county began participating in the program.
- Applicants must have an active student loan balance in their name, as well as an associate's, bachelor's or post-graduate degree prior to moving to the participating county.
- To apply, you will need to provide proof of domicile in the ROZ County, proof of previous permanent residency, transcripts with degree dates and student loan balance with distribution dates.

kansascommerce.gov/roz

100% Personal State Income Tax Credit

Are you thinking about moving to Kansas, or have you recently become a resident?

New residents to Kansas who move into one of our Rural Opportunity Zones may be eligible for a 100% personal state income tax credit!

Learn more about the ROZ Tax Credit at: ksrevenue.gov/prtaxcredits-roz.html
Email: kdor_tac@ks.gov

TALENT ATTRACTION

WORK HERE

LIVE HERE



KANSAS

PLAY HERE

CONTACT US

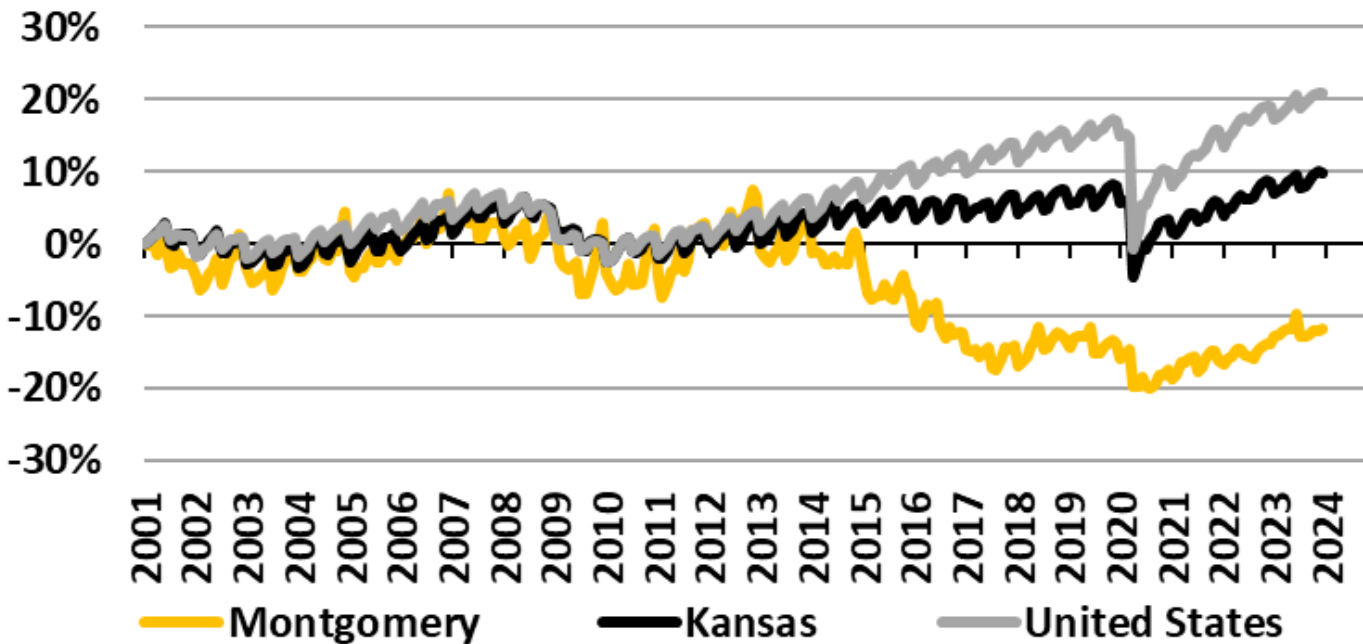


LOVE, KANSAS



EMPLOYMENT GROWTH

Montgomery County Employment



Source: CEDBR, BLS - QCEW, (Cumulative)

- Recruit business & industry to Montgomery County
- Increase # of quality jobs (*high skill, high demand, high wage*)
- Promote economic diversity by identifying unmet needs and recruiting those businesses to Montgomery County



BUSINESS RECRUITMENT

This 20-page business recruitment guide is available for local economic developers to recruit new businesses to our community. It contains:

- *Community Profiles*
- *Geography/Transportation highlights*
- *Workforce Heat Map*
- *Overview of Incentives*
- *Links to Available Properties*
- *Valuable Resources*

OPPORTUNITY AWAITS!

Choose
MONTGOMERY COUNTY
KANSAS
for business

Deceivingly rural with a modest population and laidback pace, Montgomery County, Kansas, is poised for an economic explosion other small counties can only dream about.

MCAC
MONTGOMERY COUNTY
ACTION COUNCIL

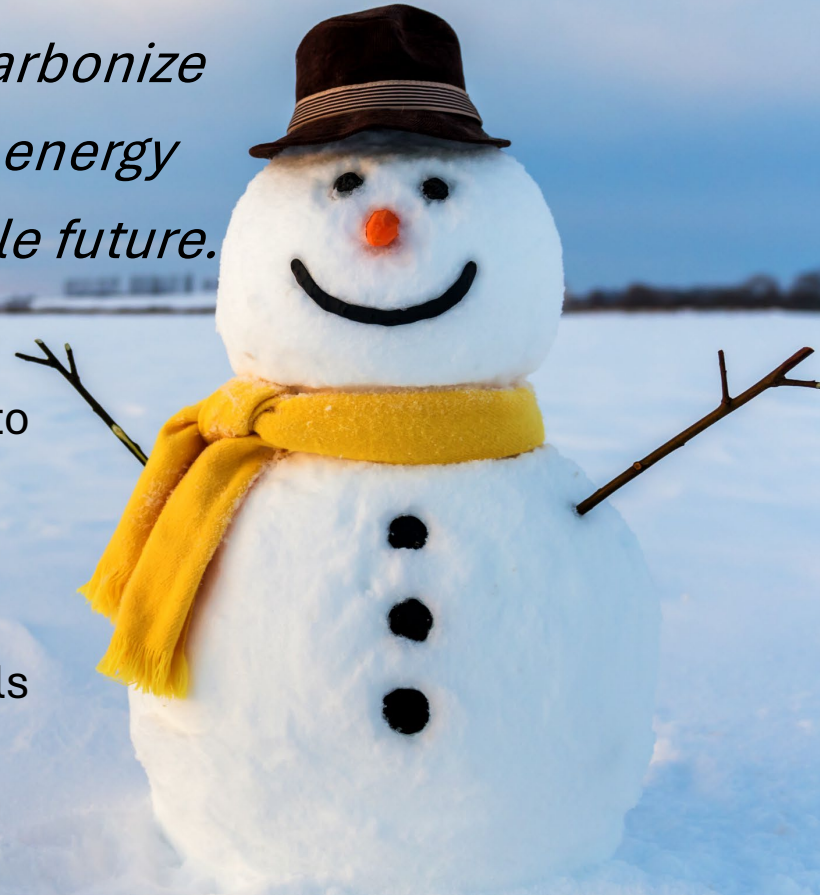
actioncouncil.com



Azure Sustainable Fuels

Goal: *To develop, design and construct a renewable fuels production facility to create a significant source of SAF to help decarbonize the aviation industry and support the energy transition to create a more sustainable future.*

- SAF allows aviation fuel users to emit up to 80% less emissions in flight operations.
- SAF is considered a “drop in” fuel that blends seamlessly with traditional jet fuels to reduce carbon emissions.



Azure Sustainable Fuels

- Azure recently completed their Front End Engineering Design (FEED) study for the project. FEED confirmed they can construct and operate a facility safely and that the construction and operation costs support the business case.

- The project will provide significant economic growth with 1500 construction jobs and 150 full time jobs, ancillary business opportunities, increase in demand for hotels, restaurants, and local services.
- Azure has received all required construction permits.
- They are working on getting agreements in place with customers to make a final investment decision in 2025.
- If the project reaches a successful final investment decision, we expect the detailed engineering, construction, and startup phases of the project to require a 36–40-month timeline (2029).



EMPLOYMENT AND WAGES BY INDUSTRY

Employment and Wages by Industry						
Montgomery County	Employment			Annual Pay		
Industry	2022	2023	Difference	2022	2023	Difference
Natural Resources and Mining	182	184	1.1%	\$40,346	\$43,628	8.1%
Construction	584	647	10.8%	\$62,078	\$63,635	2.5%
Manufacturing	2,894	2,965	2.5%	\$75,282	\$76,397	1.5%
Trade, Transportation, and Utilities	2,177	2,226	2.3%	\$41,258	\$42,553	3.1%
Information	62	73	17.7%	\$38,888	\$38,896	0.0%
Financial Activities	340	352	3.5%	\$52,321	\$49,570	-5.3%
Professional and Business Services	1,008	1,029	2.1%	\$46,516	\$47,494	2.1%
Education and Health Services	3,090	3,312	7.2%	\$28,832	\$28,483	-1.2%
Leisure and Hospitality	1,032	1,081	4.7%	\$16,054	\$16,662	3.8%
Other Services	300	314	4.7%	\$38,618	\$41,256	6.8%
Federal Government	106	101	-4.7%	\$53,773	\$60,671	12.8%
Local Government	2,386	2,379	-0.3%	\$33,560	\$34,452	2.7%
State Government	119	128	7.6%	\$44,087	\$48,130	9.2%
Total, All Industries	14,279	14,791	3.6%	\$43,881	\$44,564	1.6%

Source: CEDBR, BLS - QCEW



MEDIAN WAGES IN MONTGOMERY COUNTY 2022-2024

2022	2023	2024
\$14.80/hour	\$17.13/hour	\$17.74/hour
\$30,784 annually	\$35,630 annually	\$36,899 annually

*For comparison purposes,
the median wages
for Azure Sustainable Fuels
is \$28/hour or \$58,240 annually!*

#qualityjobs



Economic Impact

CVR Energy's **Coffeyville Refinery** is undergoing a major turnaround this spring. This turnaround project looks to bring **3,000+** workers to our community for several months.

Economic Impact:

- Increased demand for temporary home rentals, hotels & RV parks
- Increased traffic in our local restaurants, shopping centers, and event venues
- **Plan accordingly:** stock up on inventory, hire more waitstaff & clerks, expand hours



Economic Impact, *Cont'd*

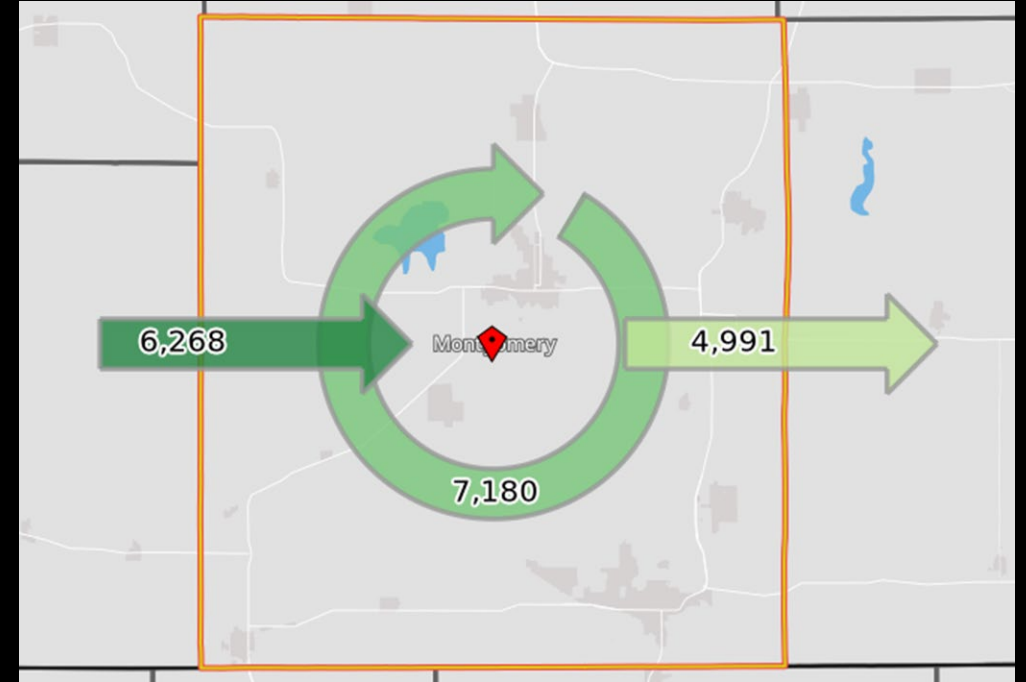
The Refinery turnaround workers began arriving in our area this month, with the peak # of 3,000 workers in town early to mid-March.

CVR's Nitrogen Fertilizer Plant will begin a smaller turnaround this fall and they expect to bring **1,500+ workers** to our community in October 2025.



LABOR FORCE INFLOW, INTERNAL FLOW, AND OUTFLOW

- Left Arrow: **Inflow** – How many people live outside Montgomery County but commute into the county for work
- Center Circle: **Internal Flow** – How many people both live and work in Montgomery County
- Right Arrow: **Outflow** – How many people live in Montgomery County but commute out to work



Where Our Workers Live			Where Our Residents Work		
County	Count	Share	County	Count	Share
Montgomery County, KS	7,180	53.4%	Montgomery County, KS	7,180	59.0%
Labette County, KS	656	4.9%	Labette County, KS	629	5.2%
Washington County, OK	440	3.3%	Wilson County, KS	520	4.3%
Nowata County, OK	434	3.2%	Johnson County, KS	439	3.6%
Sedgwick County, KS	333	2.5%	Sedgwick County, KS	432	3.5%
Crawford County, KS	326	2.4%	Crawford County, KS	281	2.3%
Wilson County, KS	322	2.4%	Nowata County, OK	179	1.5%
Johnson County, KS	298	2.2%	Neosho County, KS	176	1.4%
Neosho County, KS	274	2.0%	Shawnee County, KS	173	1.4%
Cowley County, KS	241	1.8%	Washington County, OK	140	1.2%
All Other Locations	2,944	21.9%	All Other Locations	2,022	16.6%

Source: CEDBR, Census - LEHD 2022



A REGIONAL APPROACH ON HOUSING

City & County Leaders are taking a county-wide approach to increase our housing inventory:

- Single-family homes
 - New Construction
 - In-Fill Development
 - Renovations
- Multi-family units
- Adaptive Reuse
- Temporary Housing
- Down payment assistance



Quarterly Meetings & Newsletters



QUARTERLY UPDATE

WWW.ACTIONCOUNCIL.COM

Looking Back on 2024

There was a large turnout for the MCAC Quarterly Meeting on November 21 at the Independence Country Club. The meeting was sponsored by FirstOak Bank and featured a keynote from Matthew Godinez, Assistant Secretary for Quality Places and Kansas Department of Commerce. The meeting also included robust community updates from Montgomery County, Caney, Cherryvale, Coffeyville and Independence. We are grateful to all who attended and to all individuals and businesses who collaborate with us all year long to promote a thriving Montgomery County.



December 2024

Montgomery County Action Council
The Economic Development Agency
for Montgomery County

Save the date



Join us at an upcoming

LISTENING SESSION
Local Consult Project Scoring



Kansas Department of Transportation Listening Tour

Tuesday, December 10
1:30 - 3:30 p.m.
Pittsburg State Overman
Student Center - 302 East
Cleveland Avenue, Pittsburg, KS

Montgomery County Economic Outlook Conference

Wednesday, January 29
8:00 - 10:00 a.m.
Coffeyville Community College
Spencer Rounds Theatre -
400 W 11th St, Coffeyville, KS
REGISTRATION COMING SOON!

01/04



Let's Stay In Touch

Follow us on Facebook & LinkedIn at Montgomery County Action Council
Our website is full of great resources at www.actioncouncil.com



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