

COMMUNITY PROFILE—Manhattan, Kansas



(785) 776-8829
www.manhattaned.org

HIGHLIGHTS

RECENTLY, THE CITY OF MANHATTAN HAS RECEIVED RECOGNITION:

- Selected in 2008 by Dept. of Homeland Security as the site for NBAF – the National Bio and Agro-Defense Facility (\$1.25B project to open in 2021)
- # 1 Best College Town To Live In, Even If You Are Not A Student (*TheStreet.com*, 2015)
- # 1 Best Small Community in U.S. for Business and Careers (*Forbes*, 2011)
- “Top Ten Best Cities for Job Growth – 2011” (*Newgeography.com*, 2011)
- One of “Ten Most Exciting Small Towns in America” (*movoto.com* 2013)
- K-State – “One of America’s Best Colleges” (*Princeton Review*, 2014)
- # 2 Metro for Economic Growth Potential (*Business Facilities*, 2010)
- “One of the Best Places to Live / Top 5 Best Commuting Times” (*CNNMoney.com*, 2010)
- One of the “100 Best Places to Live” (*RelocateAmerica.com*, 2009)
- Riley County – “Least Economically Stressed County in the U.S., Over 25,000 Population” (*Associated Press*, 2009)
- “Top 10 Best Places to Retire Young” (*CNNMoney.com*, 2007)
- Manhattan High School rated in top 5% of U.S. high schools three years running. (*Newsweek*)
- Manhattan High School -- Top Athletic Program in Kansas (www.sportsillustrated.com, 2007)
- Public School System – USD 383 – awarded 93 State Standards of Excellence for student scores on the 2010-2011 Kansas State Assessments

DEMOGRAPHIC INFORMATION FOR THE MANHATTAN AREA:

- 2015 City of Manhattan population – 56,069
- Retail sales exceed \$1 billion annually
- Economic impact of major manufacturers and employers is over \$200 million
- 21 parks totaling 1,000 acres
- Adjacent to Fort Riley Army base; 95 percent of the adult population are high school graduate level or above. Tri-county population > 123,000

POPULATION CHARACTERISTICS

Year	Population	Households*	K-State Enrollment**
1980	32,644	12,321	19,547
1990	37,712	14,253	21,137
2000	44,831	16,949	21,929
2005	49,642	18,507	23,182
2006	50,737	19,140	23,332
2011	53,678	20,008	23,863
2012	54,282	20,225	24,378
2015	56,143	20,951	24,146

* Source: Census Bureau ** K-State Registrar

POPULATION PROFILE

Median Age:	Riley County	23.8
Age Group:	0-19	25.0%
	20-34	45.9%
	35-54	15.0%
	55-64	6.7%
	65 +	7.4%

Source: U.S Census Bureau, 2010

KANSAS STATE UNIVERSITY

- K-State employees, students and visitors spend over \$280 million annually in the local economy
- Annual research activity funding is over \$220 million

FT. RILEY

- Over 18,000 troops. 55,000 people are affiliated with the post (active duty, family members, support staff, retirees, etc)
- Ft. Riley makes a \$2.2 billion annual economic impact to the Central Flint Hills Region

INCOME

Number of Households:	20,740
Median Household Income:	\$42,833

SALES TAX ACTIVITY BY SECTOR

Retail Trade	59%
Food / Accommodations	14%
Wholesale Trade	6%
Utilities	5%
Information	5%
Services	2%
Manufacturing	2%
Construction / Other	7%

Source: Kansas Labor Market Information, 2013; City of Manhattan, 2013

COMMUNITY PROFILE—Manhattan, Kansas

WORK FORCE CHARACTERISTICS Riley Co.

Civilian Labor Force (CLF)	38,537
Total Employed	36,751
Total Unemployed	1,786
Unemployment Rate.....	4.6%
Manufacturing.....	1,855
Construction	1,285
Transportation & Warehousing.....	125
Trade:	
Wholesale	540
Retail.....	3,316
Information.....	413
Finance & Insurance	1,073
Real Estate, Rental & Leasing	510
Services.....	9,852
Government.....	7,472
Available Labor Pool*	33,802

Source: Kansas Labor Market Information, August 2010
 *Docking Institute of Public Affairs, Labor Survey, 2008

WAGES

MEDIAN HOURLY WAGE RATES IN SELECTED OCCUPATIONS

Occupation	Median Wage Rates
Architect.....	\$27.10
Assembler, Electronic Equip	\$10.13
Computer Support Specialist.....	\$19.12
Customer Service Representative.....	\$12.32
Human Resources Assistant.....	\$16.57
Licensed Practical Nurse.....	\$16.74
Maintenance, Machinery	\$17.43
Production Worker.....	\$11.73
Tellers.....	\$9.62

Percentage of Labor Force Unionized.....0%
 Work Stoppages in past two years.....0

Source: Kansas Wage Survey, Area 2-NE KS 2008

SITES & BUILDINGS

The Manhattan Corporate Technology Park (TecPark), a state of the art 190 acre business park adjacent to the Manhattan Regional Airport, is located on a four-lane highway that conveniently provides access to I-70. The new business park is development-ready with all major infrastructure available. The TecPark is a “fiber park” with AT&T SONET / Ethernet Fiber Optic services.

For more information contact:
 (785) 776-8829 or johnp@manhattan.org

BUSINESS & INDUSTRY

MAJOR EMPLOYERS

Kansas State University	6,028
Fort Riley Civilian Personnel	3,543
Manhattan/Ogden USD #383	1,350
Via Christi Hospital.....	802
GTM Sportswear	660
Meadowlark Hills Retirement Community	448
Wal-Mart.....	400
City of Manhattan	374
Florence Manufacturing.....	350
Hy-Vee.....	300
Manko Window Systems, Inc.	245
Riley County	240
Farm Bureau & Affiliated Services	225
Big Lakes Developmental Center, Inc.	225
CivicPlus.....	210
Menard's.....	200
Dillons Food Market.....	173
Center for Grain and Animal Health Research....	155
Parker-Hannifin Corporation.....	150
Central Mechanical Construction Co. Inc.....	140
Target	140

TRANSPORTATION

TIME IN TRANSIT FROM MANHATTAN

City	Days by Truck	Days by Train
Atlanta	1	5
Chicago	1	2
Dallas	1	3
Denver	1	2
Kansas City	1	1
Los Angeles	2	5
Minneapolis	1	4
New York	2	5
St. Louis	1	2
Seattle	2	5

AIR TRANSPORTATION

The Manhattan Regional Airport has a new \$3.2 million terminal, offering a full service control tower and a concrete runway spanning 7,500 feet, and can support commercial aircraft as large as a B-757. **Daily nonstop jet service to/from Dallas/Fort Worth and Chicago O'Hare via American Airlines/American Eagle is offered.** Air freight service is also available. The airport is adjacent to the TecPark. Van shuttle service to and from Kansas City International Airport is provided at varying times. Pick-up and drop-off service is available at your place of business or residence.

COMMUNITY PROFILE—Manhattan, Kansas

TRANSPORTATION (continued)

TRUCK TRANSPORTATION

- 15 common carriers serve Manhattan daily
- Two common carriers operate local terminals
- Several single product haulers
- Major truck lease company

PACKAGE SERVICE

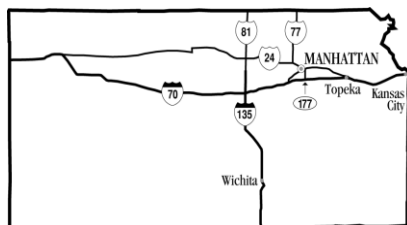
- All nationwide companies providing next day and overnight package service
- UPS terminal
- Federal Express terminal

RAIL SERVICE

- Manhattan is a Union Pacific freight line
- Lines and spurs into East Manhattan Industrial Park

HIGHWAYS

Eight miles from Interstate 70, U.S. Highway 24, Kansas Highway 177, Kansas Highway 18, Kansas Highway 113.



CLIMATE

Manhattan Average Daily Temperature:

January.....	24 F	July	81 F
April	59 F	October.....	49 F

Average annual precipitation..... 33.71 inches
 Average annual snowfall 17.4 inches

Source: Weather Data Library, Kansas State University, 2010



TAXES

KANSAS INCOME TAX (Joint Return)

- 2.7% on first \$30,000 income
- 4.6% on income over \$30,000

KANSAS CORPORATE INCOME TAX

For corporations whose facilities are solely within state lines, the tax is 4% of the net income. Flat rate.

Corporations having facilities both inside an outside the state have the option of the “3-factor-formula” or the “2-factor-formula.”

3-factor-formula:

$$\frac{\text{Sales in Kansas}}{\text{Total Sales}} + \frac{\text{Property in Kansas}}{\text{Total Property}} + \frac{\text{Payroll in Kansas}}{\text{Total Payroll}}$$

2-factor-formula:

$$\frac{\text{Sales in Kansas}}{\text{Total Sales}} + \frac{\text{Property in Kansas}}{\text{Total Property}}$$

*For more information contact the Kansas Department of Commerce and Housing.

MANHATTAN SALES TAX

City	1.25%
County	1.00%
State	<u>6.50%</u>
Total	8.75%

ASSESSED VALUATION

30% Agriculture
 25% Commercial
 11.5% Residential

MANHATTAN PERSONAL PROPERTY TAX

\$1 per \$1,000 assessed valuation

Tax is levied on:

- Mobile Homes
- Mineral leaseholds interests
- Motor vehicles
- Commercial and industrial property

PROPERTY TAX BREAKDOWN –2014

USD #383	.40
City of Manhattan	.32
Riley County	.27
State of Kansas	<u>.01</u>
	1.00

Source: City of Manhattan

COMMUNITY PROFILE—Manhattan, Kansas

TAXES (continued)

TAX STRUCTURE

Total property tax rate for city, county and state (mill levy)

Property Tax Rate	2016	2012	2011	2006
City	46.951	42.156	41.917	36.235
County	39.767	34.782	32.281	34.341
School	55.960	51.637	49.283	43.832
State of KS	1.500	1.500	1.500	1.500
Total	144.180	130.075	124.981	115.908

UNIVERSITIES AND COLLEGES

Enrollment:

K-State	24,581
Manhattan Area Technical College	1,297
Manhattan Christian College	383

K-State ranks *first* nationally among public universities in its number of Rhodes, Marshall, Truman, Goldwater, and Udall scholarships since 1986.

K-State ranks tenth among ALL universities in Rhodes, Marshall, Truman, Goldwater and Udall scholars since 1986 (*source: K-State Registrar*):

- | | | |
|--------------|---------------------|--------------------|
| 1. Harvard | 5. Duke | 9. Cornell |
| 2. Yale | 6. M.I.T. | 10. K-State |
| 3. Stanford | 7. Univ. of Chicago | |
| 4. Princeton | 8. Brown | |

PUBLIC SCHOOLS (USD 383)

ELEMENTARY

Schools: 9
Enrollment: 2,808
Teacher/Pupil Ratio: 1/23

JR. HIGH/MIDDLE SCHOOL

Schools: 2
Enrollment: 710
Teacher/Pupil Ratio: 1/18

SENIOR HIGH

Schools: 1	ACT Avg.	23.1
Enrollment: 1,772	State Avg.	21.9
Teacher/Pupil Ratio: 1/18	National Avg.	21.1

PRIVATE SCHOOLS

ELEMENTARY

Schools: 4
Enrollment: 413
Teacher/Pupil Ratio: 1/20

JR. HIGH/MIDDLE SCHOOL

Schools: 3
Enrollment numbers are included in elementary

HIGH SCHOOL

Schools: 1
Enrollment: 41
Teacher/Pupil Ratio: 1/20

HEALTH CARE

Hospitals	# of Beds
Via Christi Center	150
Manhattan Surgery Center	13

Medical Doctors 168	Optometrists 19
Dentists.....47	Osteopaths 3
Chiropractors30	Podiatrists.....2

UTILITIES

Electric service is provided by Westar Energy and natural gas service is provided by Kansas Gas Service. Water and sewer service is supplied by the City of Manhattan. AT&T and Cox Communications are local telephone service providers.



501 Poyntz Avenue
Manhattan, KS 66502
785-776-8829
785-776-0679 fax

www.manhattaned.org