

# HELENA BUSINESS CLIMATE & TRENDS From 2003 to Jan. 2007

*(updated January, 2007)*

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# HELENA – Your Montana Capital City!

- ❖ Historically Most Stable Economy Of The Larger Cities In Montana
- ❖ Higher Median Income Levels
- ❖ Many corporate offices located here
- ❖ 41% of Local Economy is State Govt. Jobs  
(62% if add in Fed/Local Govt.)



# FACTS TO KNOW....

- 82% of L&C County's population lives in the Greater Helena Area
- Helena's share of Lewis & Clark County's employment & income is close to 90%
- 2000 Census – 79% of county's growth occurred in Greater Helena Area
- Continue at current growth rate..... (17.3% 1990-2000) we will have 60,000 people in the valley compared to 48,000 currently (by year 2025)



# Employment in Helena Area...

**Dec 2002: 4.3%**

**Dec 2003: 3.3%**

**Dec 2004: 3.8%**

**Dec 2005: 3.4%**

**Dec 2006: 2.6%**



# EMPLOYMENT: Median Wages

US Bureau of Economic Analysis:

**HELENA - \$31,937.**

(highest micropolitan city in MT)

**LEWIS & CLARK COUNTY –  
\$32,171.**

(5<sup>th</sup> highest county in Montana)  
(behind Stillwater, Rosebud,  
Sweetgrass, Fallon, and Yellowstone)



# BUSINESS FACTS...

- 78% of all businesses in the Helena Area have 10 or less employees
- There are over 3500 businesses in the entire Helena Valley
- 3000 Jeff. Co. & 600 Broadwater County workers travel to Helena to work each day.



## Interesting fact:

Helena has the largest population within a 90 minute drive of any city in Montana

**226,000 people**

(doesn't include Missoula.....10 minutes further away..!)

*From 2005 study done w/Travel Montana, MDT & Mt. Aeronautics Division*



# Residential Permits

- **RESIDENTIAL – City of Helena**
  - 2001 – 164 permits = \$10.14 million
  - 2002 – 151 permits = \$12.5 million
  - 2003 – 157 permits = \$12.3 million
  - 2004 - 203 permits = \$20.8 million
  - 2005 – 217 permits = \$26.2 million
  - **2006 – 241 permits = \$36.5 million**
  - -----
  - **PLUS 447 Septic Permits in valley outside city limits.....**





# FACTS ABOUT THOSE RESIDENTIAL PERMITS

Of those 241 homes within city limits:

37 were valued over \$200,000.

25 were valued over \$300,000.

9 were valued over \$500,000.

1 was valued over \$1,000,000.



# ADD IN THE REST OF THE “Dwelling” Structures....

397 structures built in city limits of Helena...  
(homes, multiple family dwellings,  
remodels, garages, carports, etc. – within  
the city limits....

\$103.33 million dollars....



# Commercial Building permits

- 2001 – 151 permits - \$37.1 million
- 2002 – 150 permits – \$22.5 million
- 2003 – 173 permits - \$30.16 million
- 2004 – 153 permits - \$42.26 million
- 2005 – 158 permits - \$58.04 million
  
- **2006 – 179 permits – 59.1 million**



# TOTAL PERMITS IN HELENA

## TOTAL PERMITS – ALL PROJECTS

2001 – 2231 permits - \$56.95 million

2002 – 2066 permits - \$41.86 million

2003 – 2181 permits - \$50.36 million

2004 – 2666 permits - \$70.4 million

2005 – 2592 permits - \$97.43 million

**2006 - 2807 permits - \$106.66 million**



# Interesting facts about those commercial permits

Of those commercial permits:

14 were \$200,000. - \$500,000.

9 were \$500,001. - \$999,999.

7 were over \$1 million – under \$4 million

1 was over \$4 million

1 was over \$9 million

1 was over \$10 million



# LARGEST Projects in 2006

- ❖ **Costco** – 11.06 million (with gas station)
- ❖ **Lowes** – 9.88 million
- ❖ **UM Helena** – Roberts St. - 4.58 million
- ❖ **MDM Supply** – 2.47 million
- ❖ **Town Pump** – Custer – 2.1 million
- ❖ **UM Helena** – airport – 1.98 million
- ❖ **Pepsi Warehouse** – 1.95 million
- ❖ **Friendship Center** – 1.64 million



# GREAT NORTHERN AREA

- Project Nearly Complete: Lewis & Clark  
Montana Experience Project
- Project Nearly Complete: Children's  
Discovery Museum
- ***Coming to this area:***
  - Mt. School Boards Building,
  - Ahmann Bros. Realty & Condo building
  - Sage Spa and deluxe condo building
  - Wild Plum Bakery & Market, Old Distillery  
Lofts Project



# WEST SIDE OF HELENA

- **MT. FWP Renovation - \$472,000.**
- **Mountain West Bank - \$340,000.  
(new)**
- **Howard's Pizza Renovation -  
\$200,000.**





# **DOWNTOWN GROWTH**

**MT. Dept. of Architects & Engineers**

**1.4 million**

**Completed:**

**Galusha Higgins & Galusha Bldg.**

**O'Reilly's Pub**

**Coming: Base Camp remodeling and  
moving into Gaslight Cinema**



# NORTH SIDE OF HELENA

- **Lowe's 9.88 mil**
- **Big Sky Center (Mt.Fly Goods)  
\$800,000.**
- **Pizza Hut (by Hastings) \$500,000.**
- **Old Pet's R #1 Remodel (Snap 24 hr.  
Fitness, more) \$380,000.**
- **Murdoch's Remodel \$250,000.**



# EAST SIDE AND CEDAR ST.

**WESTERN STATES INSURANCE**  
remodel \$200,000.

**MOUNTAIN WEST BANK**  
EXPANSION \$900,000.



# MIDTOWN TO PROSPECT & 11<sup>th</sup>

**UM Helena – 4.58 million**

**MDM Supply – 2.47 million**

**Friendship Center – 1.68 million**

**Enterprise Rent-a-Car \$939,000**

**DPHHS Remodel - \$750,000.**

**Valley Bank Remodel - \$600,000.**



# More MIDTOWN TO PROSPECT & 11<sup>th</sup>

BEASON Enterprises - \$330,000.

PLUS:

Bank of the Rockies completed

Great Harvest Bread (remodeled  
old Pizza Hut)



# AIRPORT AREA...

- Costco \$10.65 million
- Town Pump \$2.1 Million
- UM – Helena \$1.98 Million
- PEPSI Warehouse – \$1.95 million
- MACO Insurance Building – \$882,000.
- Last Chance Tennis - \$347,000
- Summit Aeronautics 25,000 + 75,000 sq.ft.

ALSO:

- Soccer Fields building (near completion)
- DJ's Automotive completed



# MORE AIRPORT AREA...

**MT. AIR GUARD – Completed their building which can house 5 Chinook Helicopters**

## **COMING:**

- ❖ **2.2 million Southside Taxiways Project**
- ❖ **Snow Removal/Fire Station – '08 \$3-5 million**
- ❖ **Fire Training Center Expansion and related projects. \$947,000.**
- ❖ **Skyway Strip Mall (by Home Depot)**
- ❖ **Chili's and Macaroni Grill**
- ❖ **Burnham Development (Residential & Comm.)**



# SOUTH SIDE

- SHODAIR HOSPITAL EXPANSION  
(20 beds and pool, etc. ) \$3.25  
million
- Mountain West Bank Branch \$2.9  
million





# Other proposed GROWTH...

- **Walgreen Drug Store – 11<sup>th</sup> & MT. Ave.**
- **Quizno's and Papa Murphy's on North Side**
- **Taco John's & Good Time Burger – Prospect Ave.**
- **State Fund Building....where?**
- **Mt. History Museum – Capital Hill Mall**
- **Student Assistance Foundation Building**
- **Outback Steakhouse?**



# Expansion through more employees...

- Student Assistance Foundation – new building – more employees
- Heritage Propane – more employees, possible expansion?
- Northrup Grumman – More employees, possible expansion
- Summit Aeronautics – expansion (100,000 sq. ft.) more employees
- Every engineering firm in Helena is growing
- Averaged 10-15 new construction-related businesses licensing with the city past 10 months
- And the list goes on.....



# Military Impact

- Military facilities and services has grown substantially over the past 5-10 years.
- 1042 active duty troops in Helena
- Montana Veterans' Claim work impact on Helena **\$2.1 million** dollars
- *Notable: Veteran's benefits of \$60.4 million to MT each year (for every \$1 of state fund dollars we receive \$91. Federal \$)*
- Community Impact by Army & Air National Guard Dollars = **\$64.2 million dollars in Helena** (compared to \$59.1 in Great Falls)



# Tourism is good business for Helena...

- Montana Historical Society – one of Helena's largest draws for visitors – a new museum will make Helena a tourism destination for history buffs and families.
- Helena is still rated among top 100 art towns in America
- Nearly 69 million/year tourism \$ spent in Helena Area



# CHAMBER growth indicators

## Relocation Packets

- ❖ Normal year prior to 2004.....3-400 packets
- ❖ 2004.....2500 packets
- ❖ 2005 & 2006.....+5000 packets

## Tourist Packets

- ❖ Normal years.....8-10,000 packets
- ❖ 2005 & 2006.....20,000 packets



# OTHER INFORMATION

## POLICOM ECONOMIC STRENGTH REPORT

*(FOR CITIES Over 10,000 but UNDER 50,000)*

- *POLICOM addresses the condition of an economy from the viewpoint of economy's impact upon the "standard of living" of the people who live and work in an area. The rank can indicate growth or decline.*
- *The highest ranked areas have had rapid, consistent growth in both size and quality for an extended period of time.*



# Policom Ranking:

**2004:**

- **OF 573 cities across the nation**
  - – Bozeman ranked 9<sup>th</sup>
  - - Helena ranked 37<sup>th</sup>

**2005:** Helena ranked 14<sup>th</sup>!!! (Bozeman still 9<sup>th</sup>)

**2006:** Helena ranked 7<sup>th</sup> !!!

- (Bozeman dropped to 10<sup>th</sup>)



- Progress and growth is always the preferred alternative to being stagnant or having a regression.....

It's a great time to live in  
Montana's Capital City!





# CREDITS.....

- City of Helena Planning Office
- Mike McHugh - L & C County Planning Office
- Jeff Wadekamper, Helena Airport
- Mt. Research & Analysis Dept. (U of M)
- [www.ourfactsyourfuture.com](http://www.ourfactsyourfuture.com)
- [www.policom.com](http://www.policom.com)
- US Census 2000
- Helena Area Chamber of Commerce



**The  
Helena Area  
Chamber of Commerce**

**YOUR BUSINESS ADVOCATE**

*(Taking Care of Business!)*