

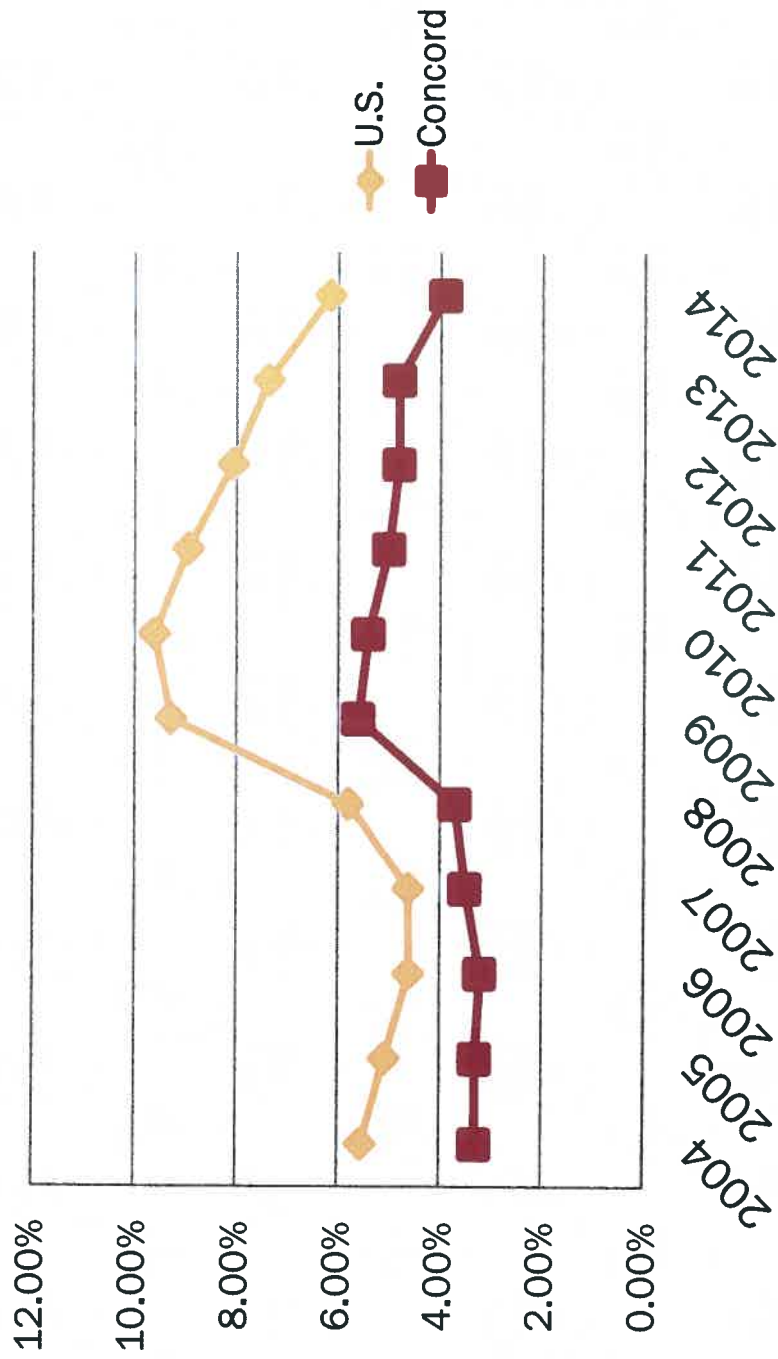
City of Concord

Overall Economic Development Performance
Report
(OEDP)
2014-2015

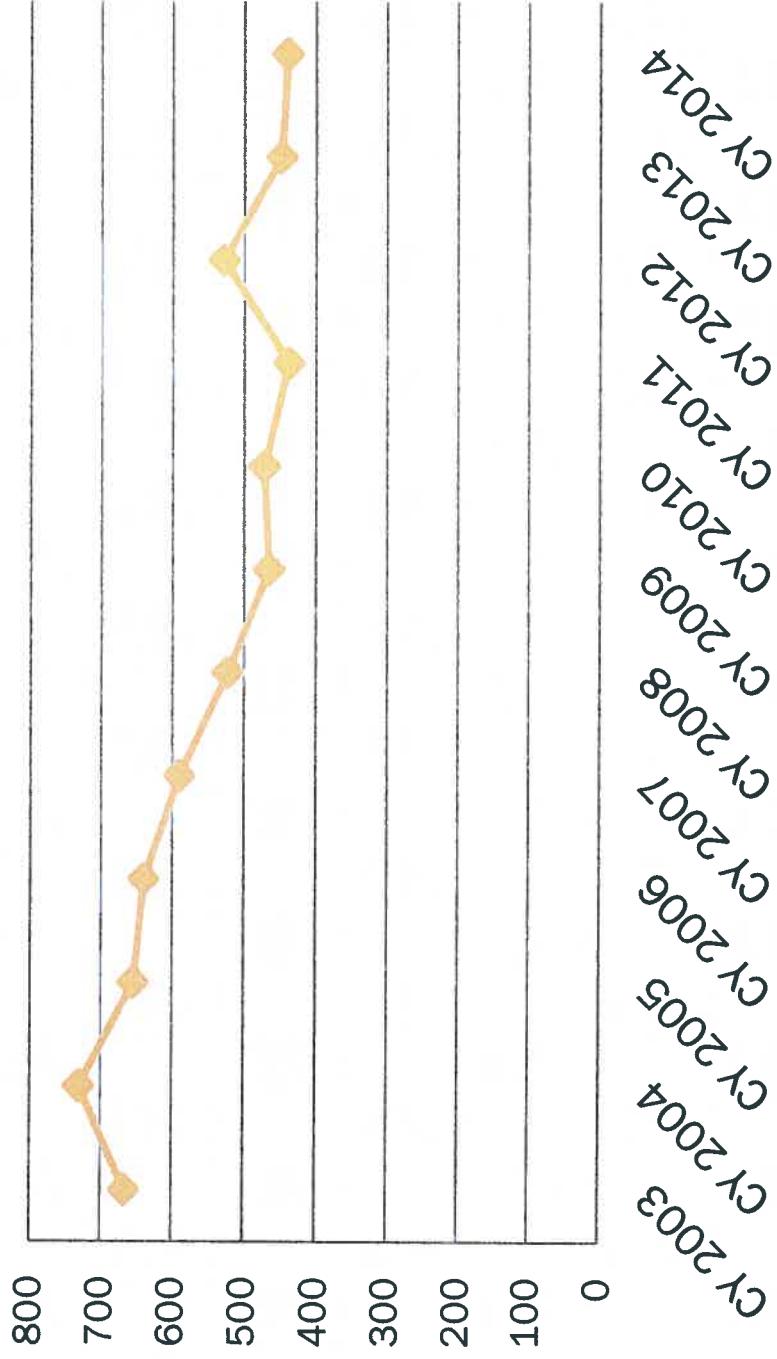
Data Sources

- o “New Hampshire Market Outlook 2015,” CB Richard Ellis, New England.
- o NH Housing Finance Authority
- o NH Department of Employment Security
- o U.S. Bureau of Labor Statistics
- o New England Commercial Property Exchange
- o City of Concord
- o Central NH Planning Commission
- o Norton Asset Management
- o Field Survey, January 13, 2015

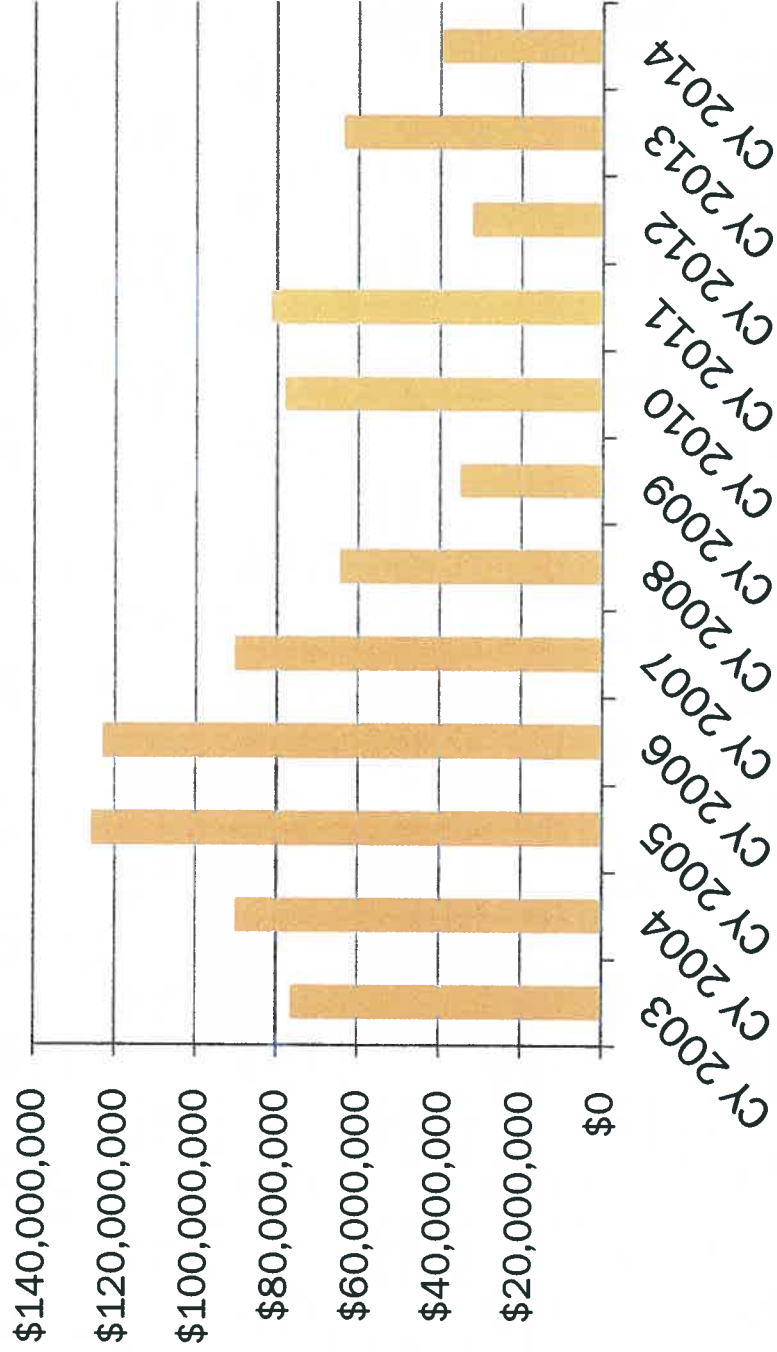
Unemployment Rate



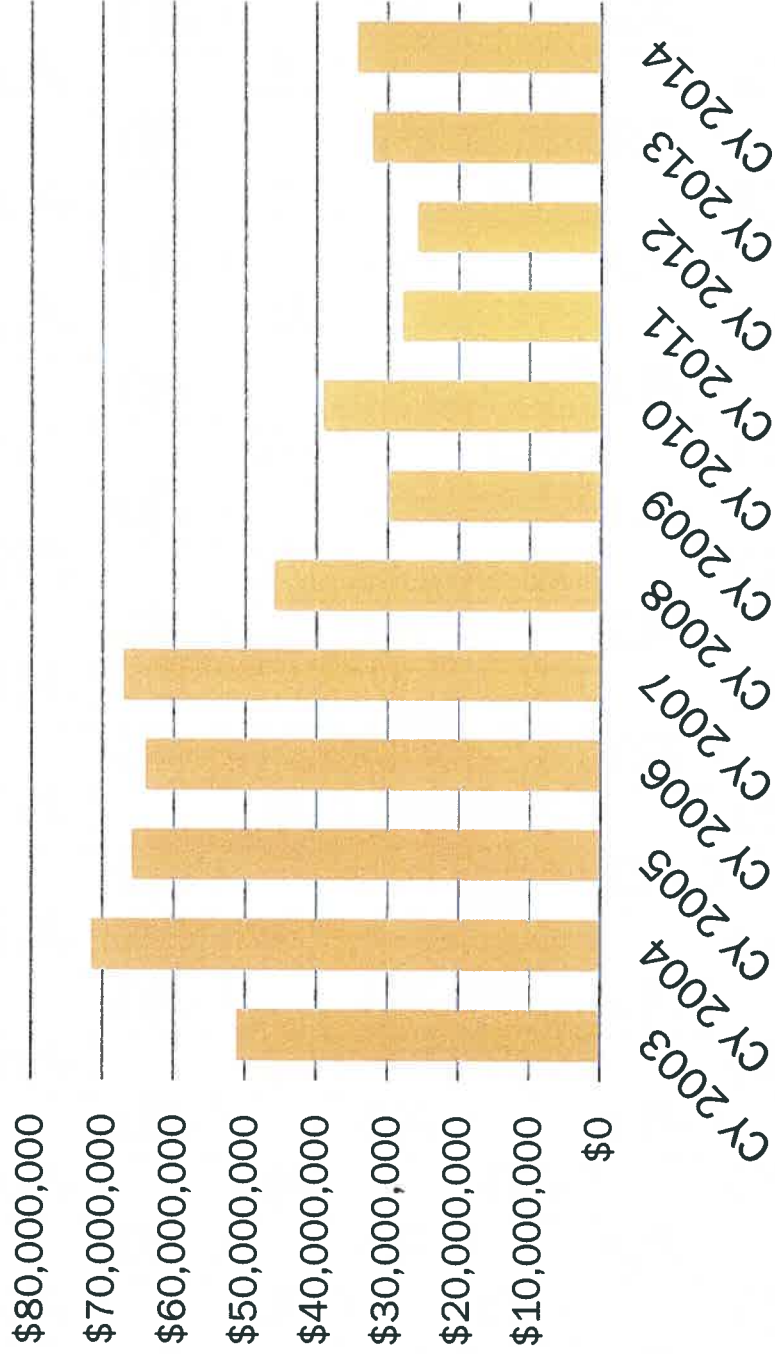
Volume of Building Permits



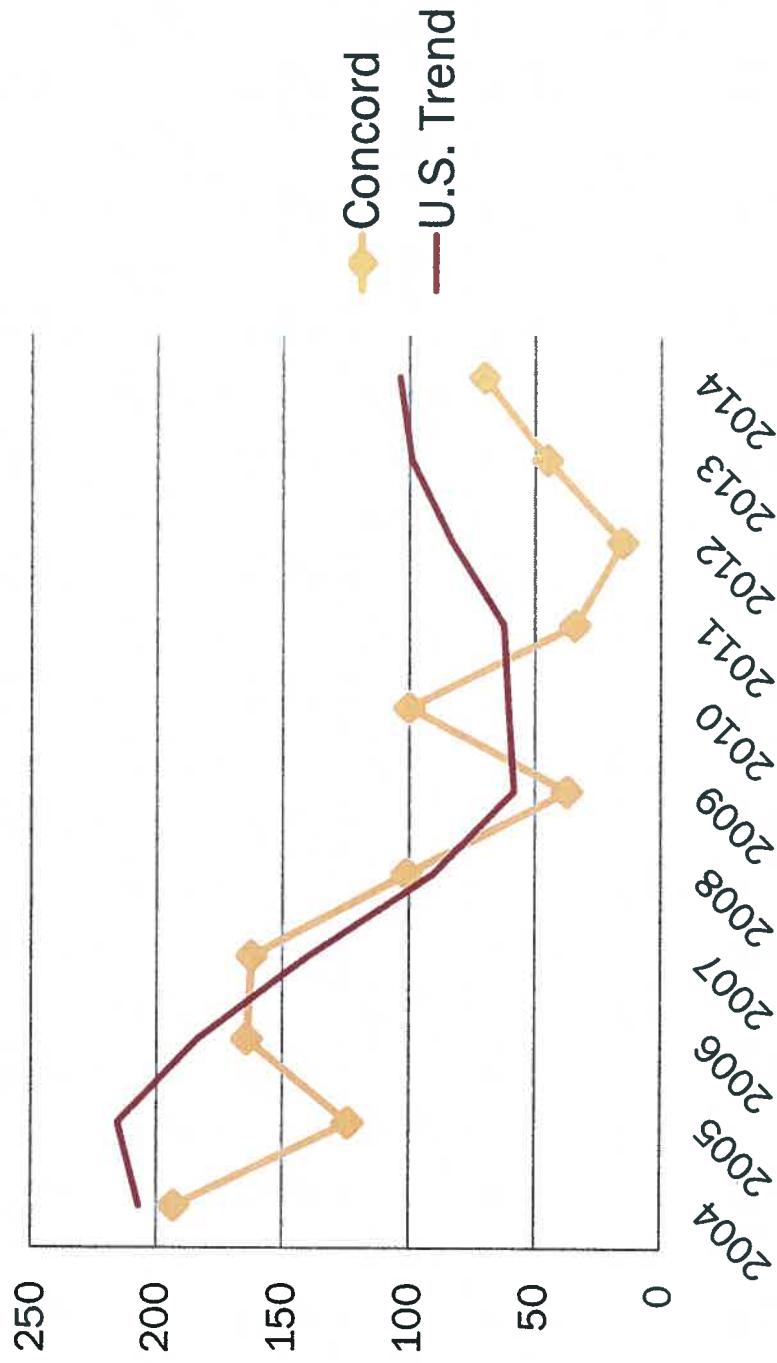
Total Building Permit Value



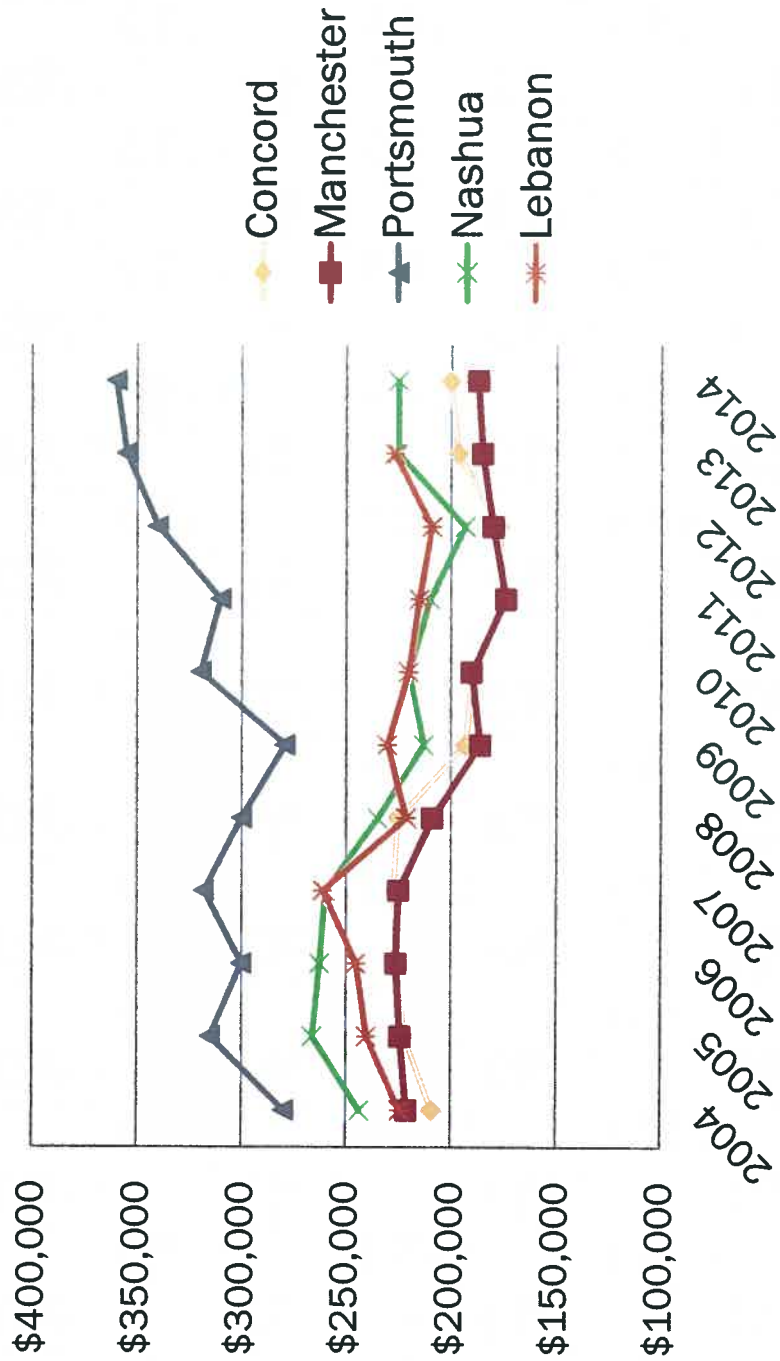
Taxable Building Permit Value



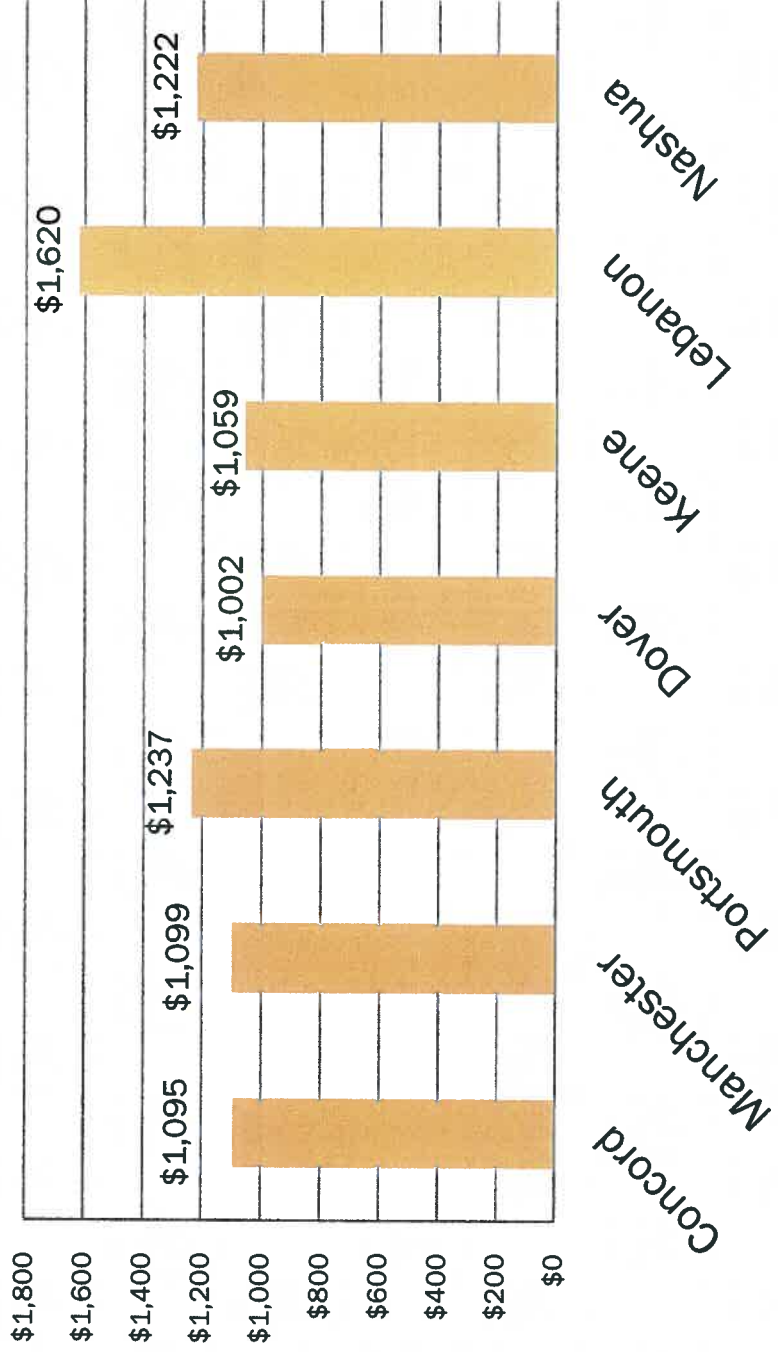
New Dwelling Units



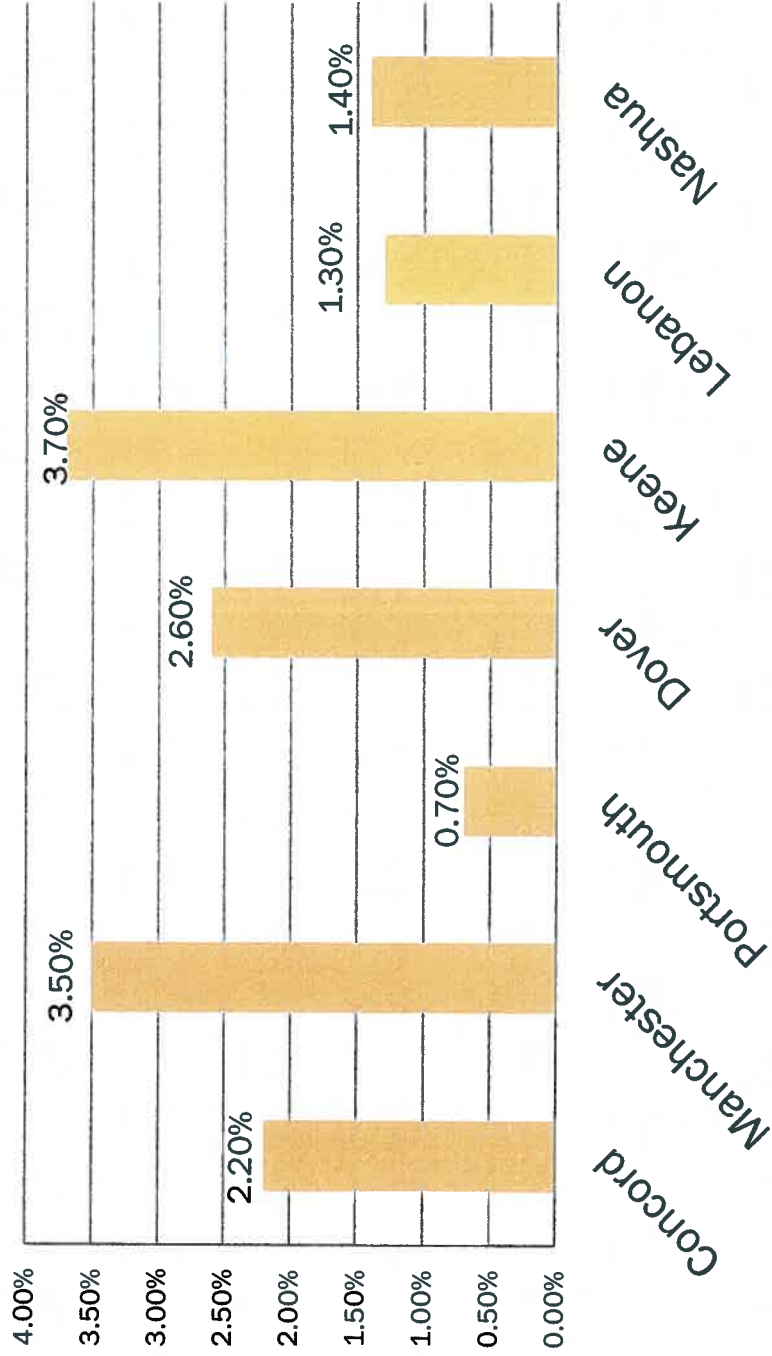
Median Home Price



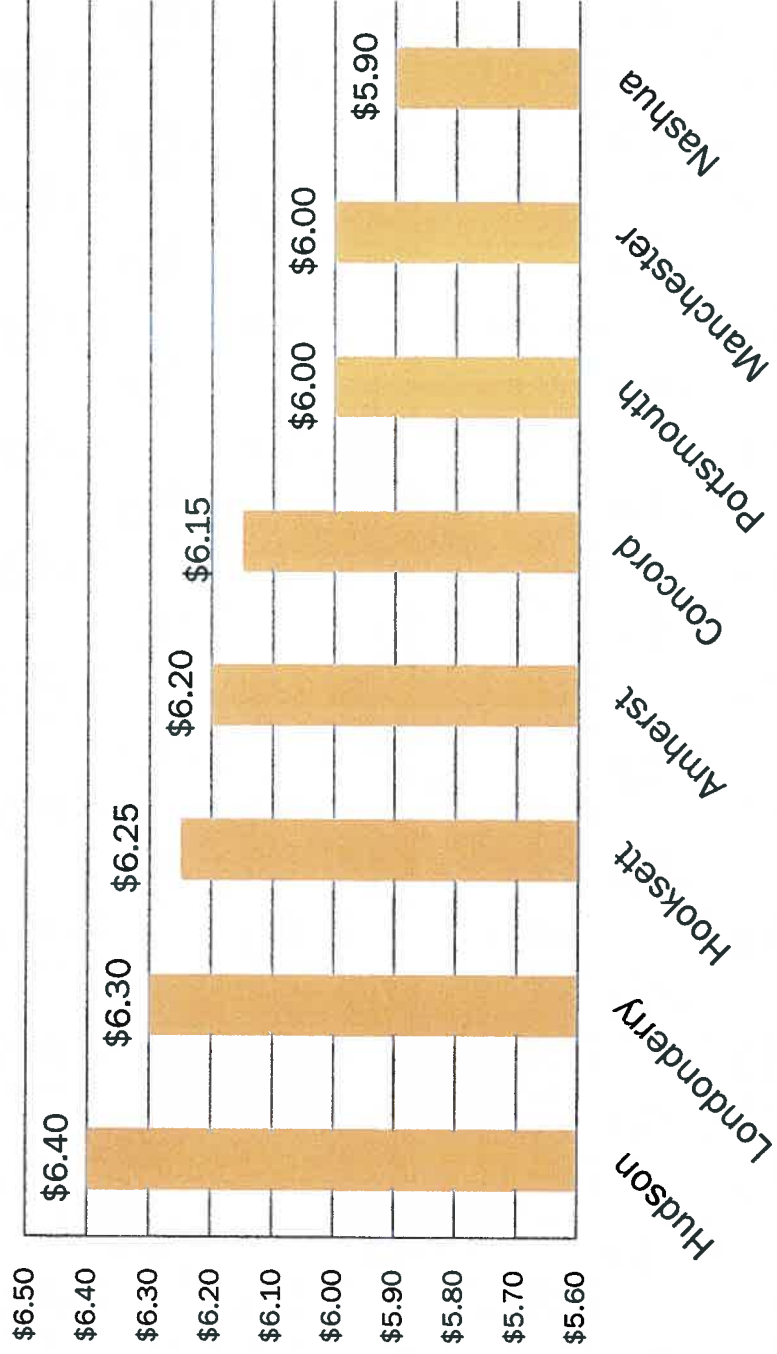
Average Rent-2BR (2014)



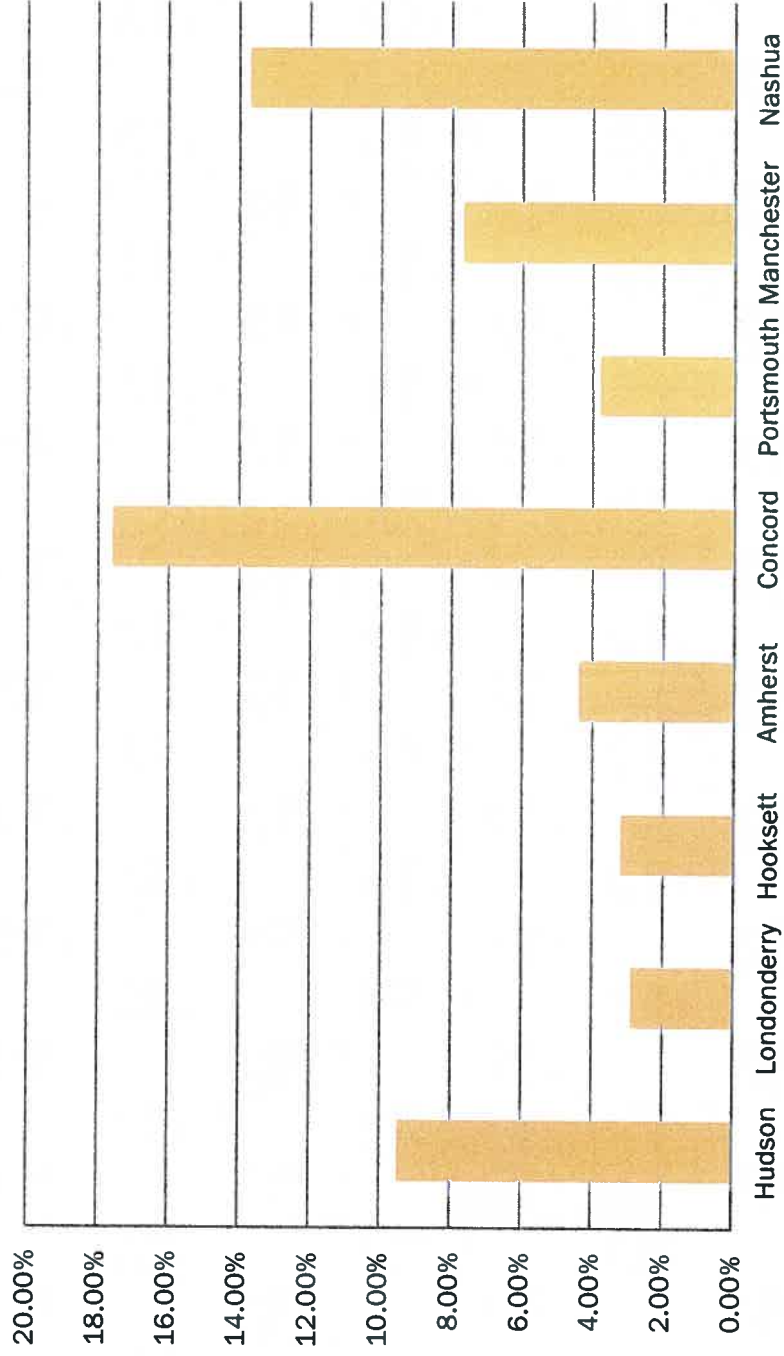
Rental Residential Vacancy Rate-2014 (All Units)



Average Industrial Asking Rent-2014 (NNN)

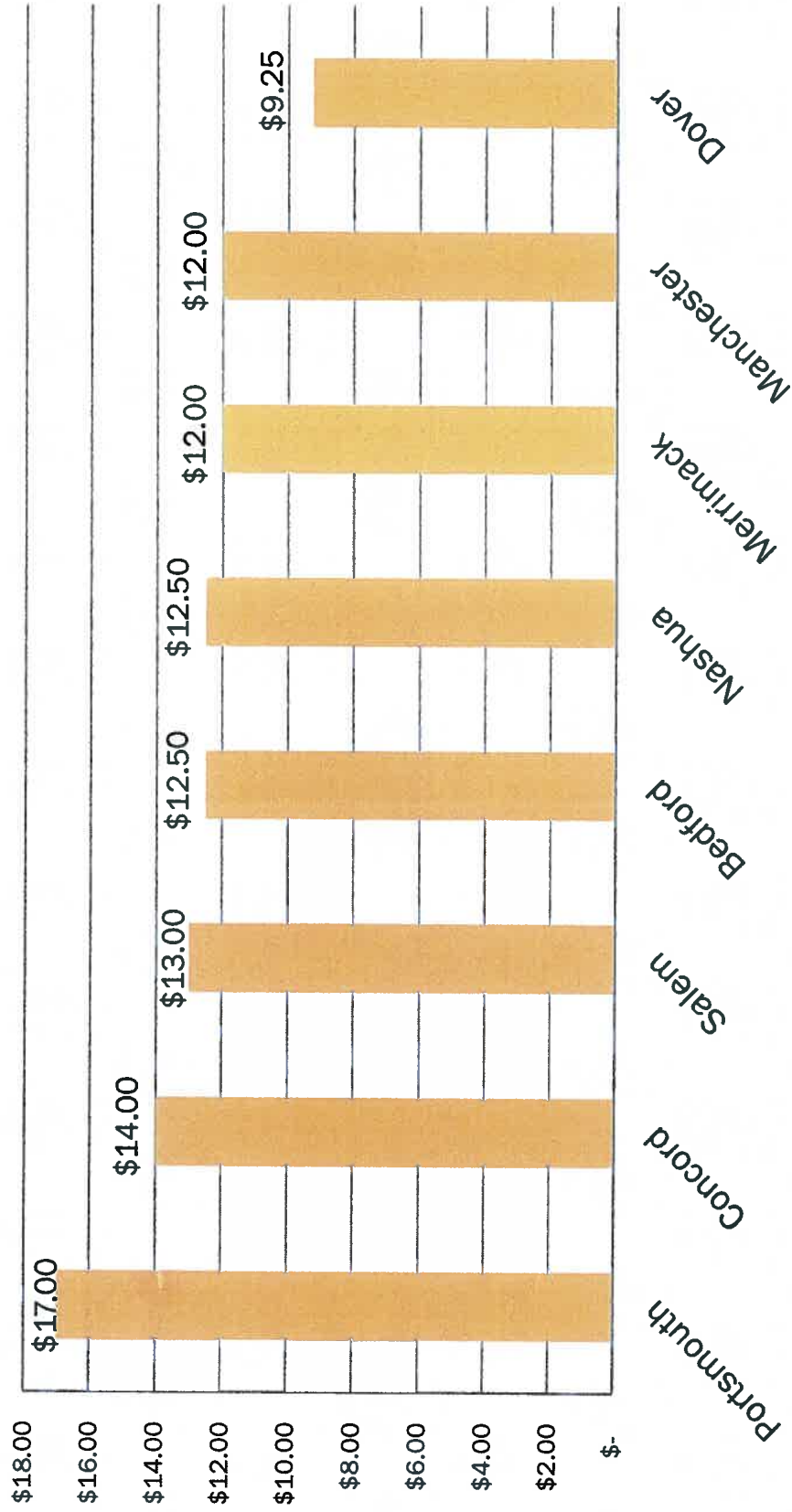


Industrial Vacancy Rate-2014*

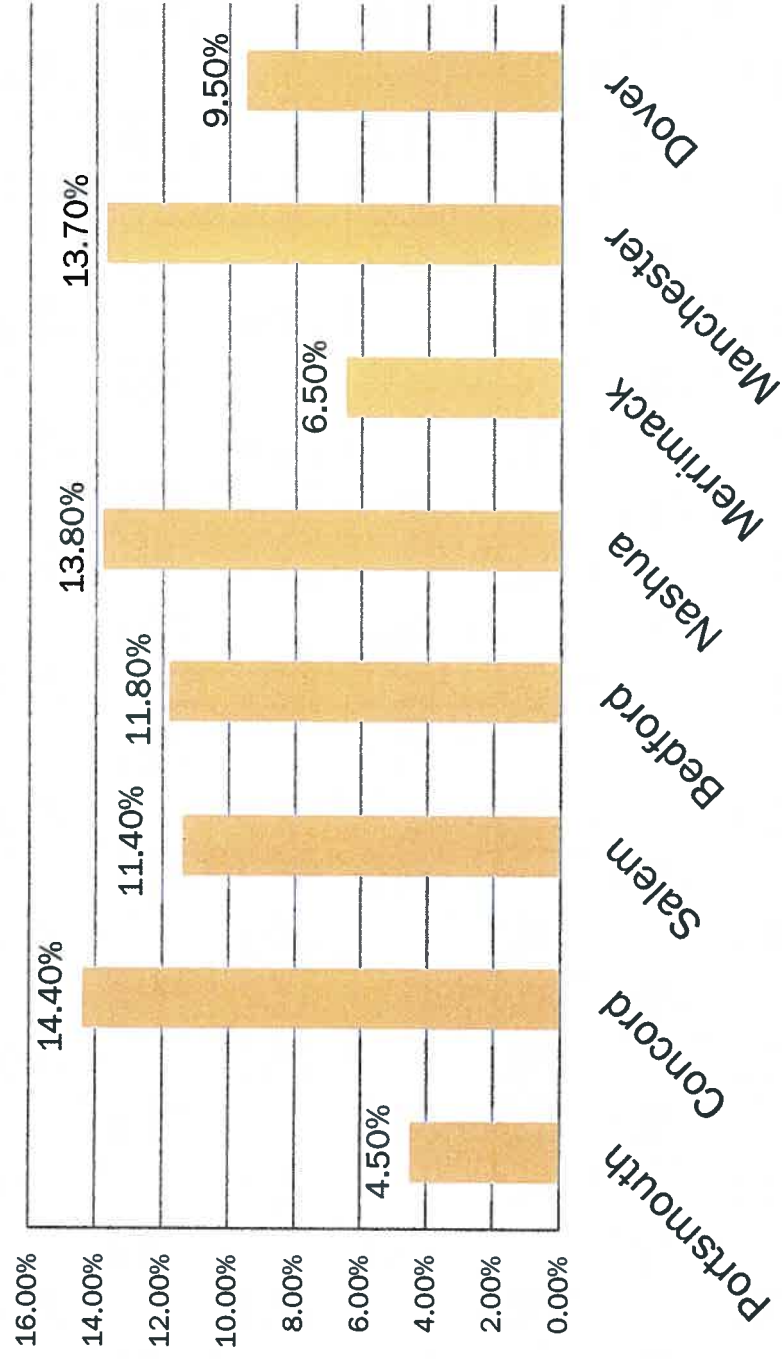


*Former Rivco Property accounts for 41% of the city's total vacancy. Without it, the vacancy rate would be 10.4%.

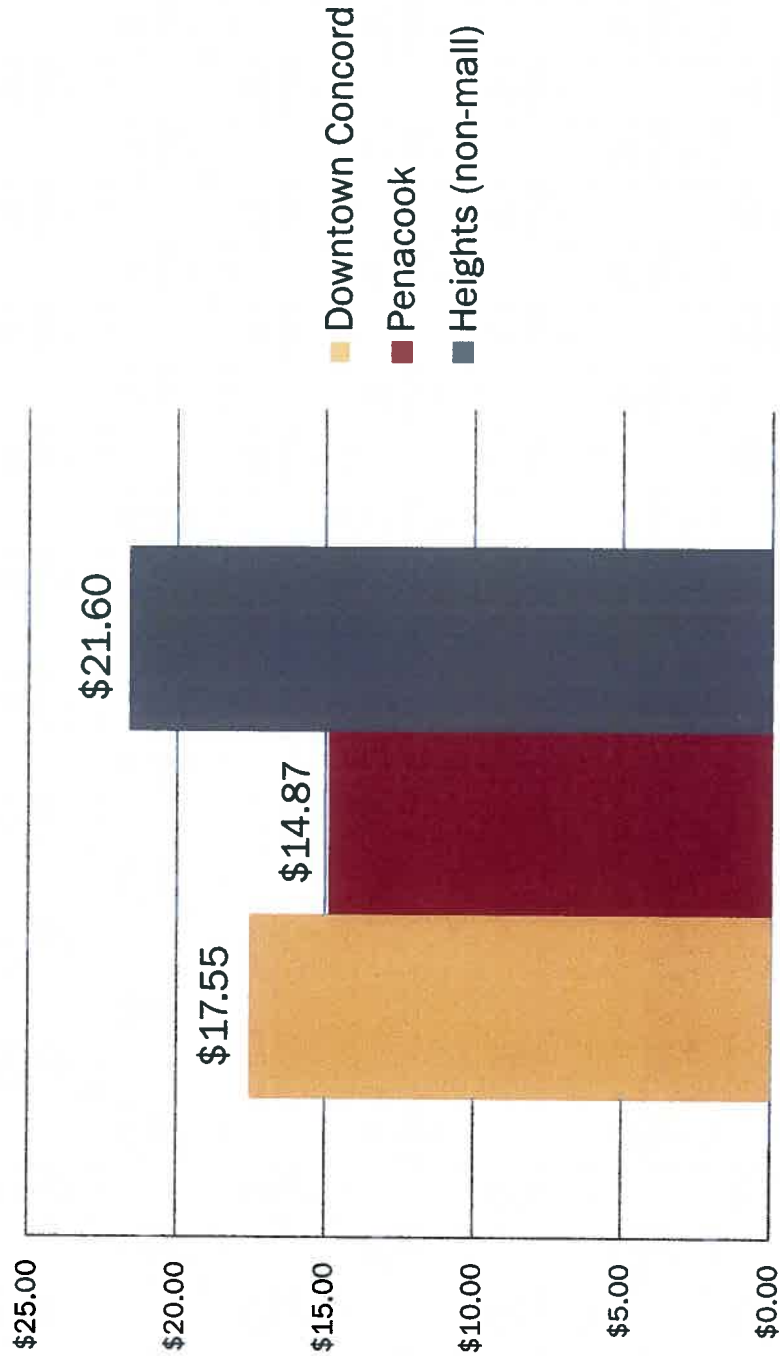
Average Office Asking Rent-2014 (NNN)



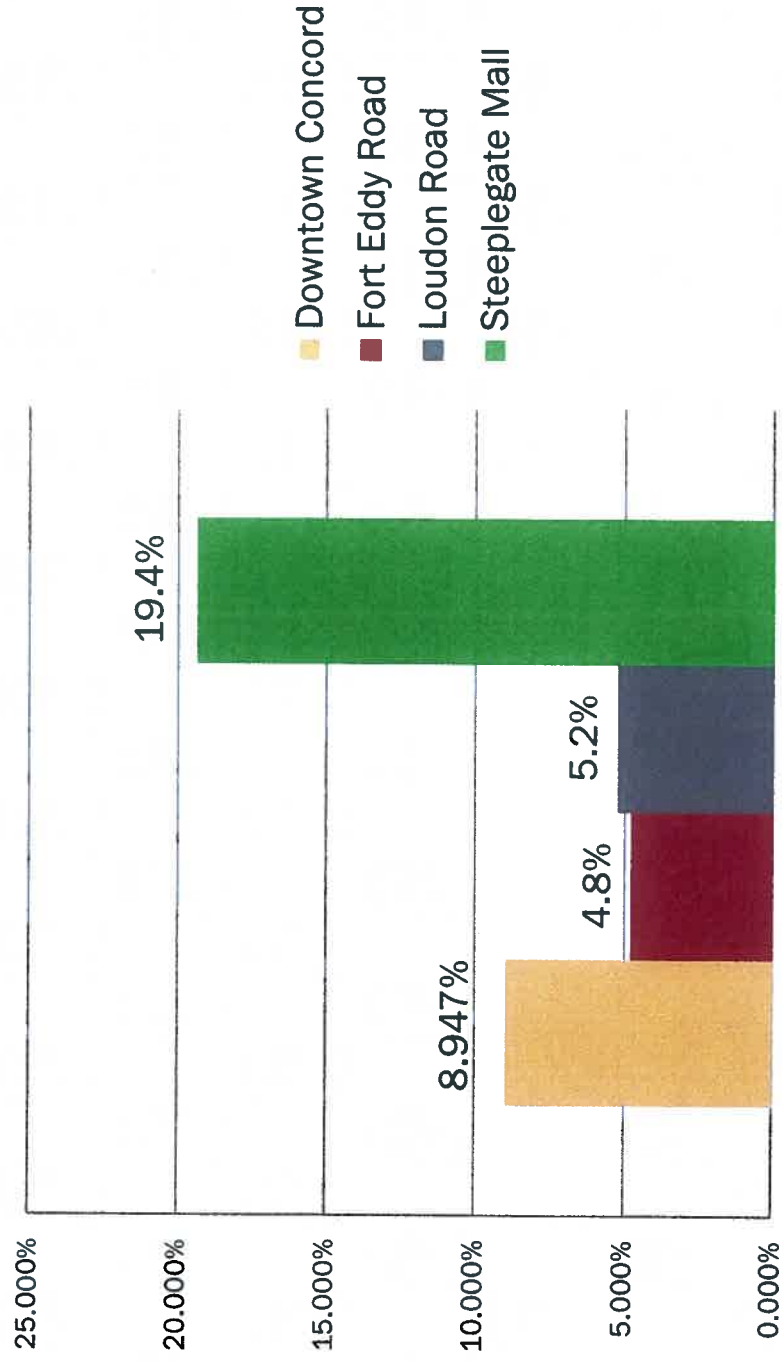
Office Vacancy Rate-2014



Avg. Retail Asking Rents-Jan '15 (S.F. Gross Equivalent)



Retail Vacancy Rates-Jan. '15 (By Storefront Per Location)



City Bond Rating

- o AA+ (Standard & Poor's)
- o Aa1 (Moody's)
- o Amongst only 19% of all rated communities in U.S. in 2014 to receive AA+.

Policom Economic Strength Ranking

	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
Concord, NH	1	1	1	4	8	5	3	1	1	1	1
Williston, ND	2	4	22	110	195	319	417	516	571	571	570
Helena, MT	3	2	2	2	6	9	13	23	7	14	37
Minot, ND	4	7	12	21	53	93	107	140	157	213	220
Dickinson, ND	5	8	16	108	177	270	352	411	466	433	371
Clarmont-Lebanon, NH-VT	6	37	45	60	71	52	32	27	18	28	40
Barre, VT	7	9	15	28	29	19	17	11	21	18	19
Winnemucca, NV	8	na	na	na	na	na	na	na	na	na	na
Indiana, PA	9	21	32	54	100	148	225	307	355	416	477
Bozeman, MT	10	19	9	7	7	6	8	8	10	9	9

Short to Mid Term Trends

- o Manufacturing to continue decline in region (reasons include cost and scarcity of trained labor and high utility costs).
- o Professional, Scientific, and Technical Services to increase.
- o Health Care continues to grow significantly. Consolidations likely.
- o Aging of population will impact development (rise in senior/assisted housing and related services).

Challenges for NH

- o High energy costs
- o Needed transportation infrastructure improvements at State level (I-93/Rail)
- o Lack of coherent and attractive NH recruitment “brand” for next generation of entrepreneur/business investor

Positive Signs for Concord

- o Housing construction on the rise
- o Political stability
- o Available land
- o Main Street project's "buzz"
- o City's quality of life

Questions?