

# 2019 ECONOMIC OUTLOOK SEMINAR

FEB 12, 2019

Local Report: Kalispell, MT

# RECOVERY FROM 2008 FINANCIAL CRISIS

## Then:

- Unemployment over 10% for three years, 2008-2011
- Private sector payroll decreased 10%
- Employment decreased by 5,000 jobs

## Now:

- Flathead population growth twice the U.S. rate
- Professional services increased \$49M 2007-2017
- Medical services have significant growth
- Air traffic up 13.6%; GNP near high

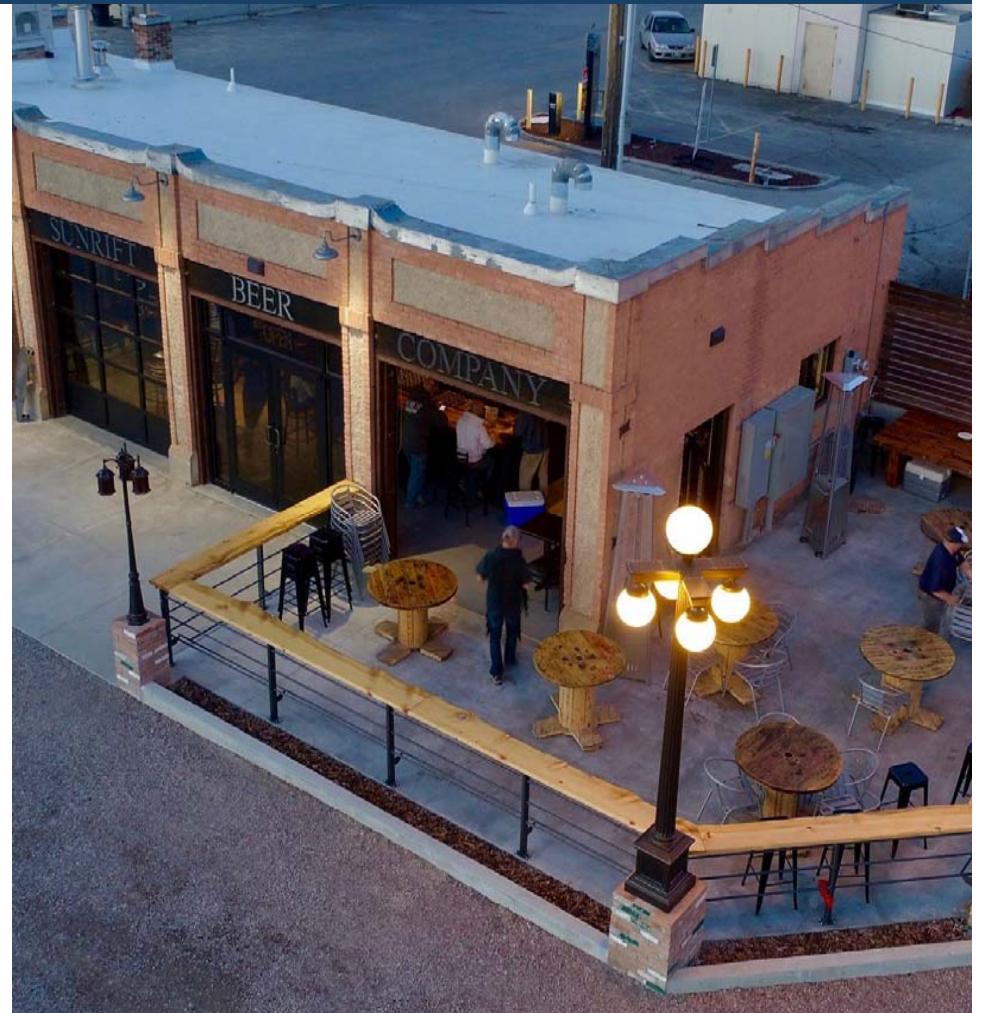
# DOWNTOWN

## 2018 Openings

Bias Brewing  
SunRift Beer Company  
Vilya Spirits  
Scottibelli's  
First American Title  
Est. 1989 Salon

## Coming Up

Fresh Life Church  
MontaVino  
Saba Pizzeria  
Railroad Tracks Out 2020



# RETAIL & RESTAURANTS

## 2018 Openings

Green Nissan  
Green Hyundai  
Kalispell Volkswagen  
REI  
MOD Pizza  
Panera Bread  
Harbor Freight Tools  
Kobe Steak & Sushi  
T-Mobile  
Urban Bricks  
Gunsight Saloon – Columbia Falls  
Whitefish Credit Union – Columbia Falls  
Sacred Waters Brewing Co.

## Coming Up

Big Mountain Ciderworks  
Nelson's Hardware - Whitefish



# HOSPITALITY

## 2016 - 2018

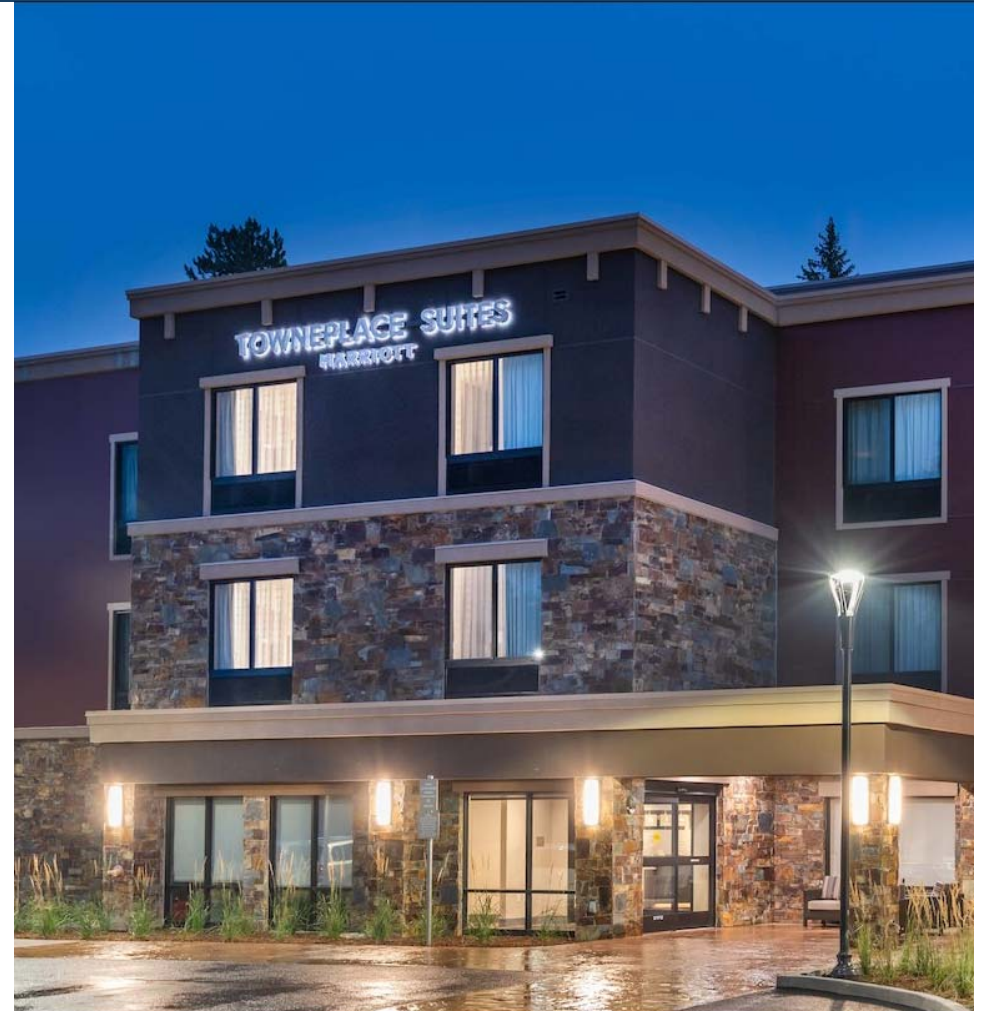
20% increase in rooms

- Marriott Springhill Suites, Kalispell
- Firebrand Hotel, Whitefish
- Hampton Inn and Suites, Whitefish
- Cedar Creek Lodge, Columbia Falls
- Marriott Towneplace Suites, Whitefish
- Country Inn & Suites, Kalispell

## Coming Up

MyPlace, Kalispell – 86 rooms

102 RV sites; 25 Cabins, West Glacier



# EDUCATION & COMMUNITY

## 2018 Openings

Rankin Elementary School, \$15m

Flathead County Fairgrounds update

## Coming Up

FVCC Library, \$3M

FVCC Student Center, \$15M

FHS & Elementary Updates, \$39M

Kalispell Bypass, \$20M

West Side Interceptor, \$14M

Glacier Park International Airport Terminal Expansion,  
\$50M+ coming 2020



# HEALTH CARE

## 2018 Openings

KRH Emergency Room, \$14m

Digestive Health Institute \$12.9m

Immanuel Lutheran Communities Villas at Buffalo Hill, \$14.5m

Immanuel Lutheran Communities Skilled Care Center, \$3.2m

Flathead Oral Surgery

Flathead Endodontics

## Coming Up

Montana Children's Medical Center, \$37.8m



# INDUSTRIAL

Tony Brockman

## 2018

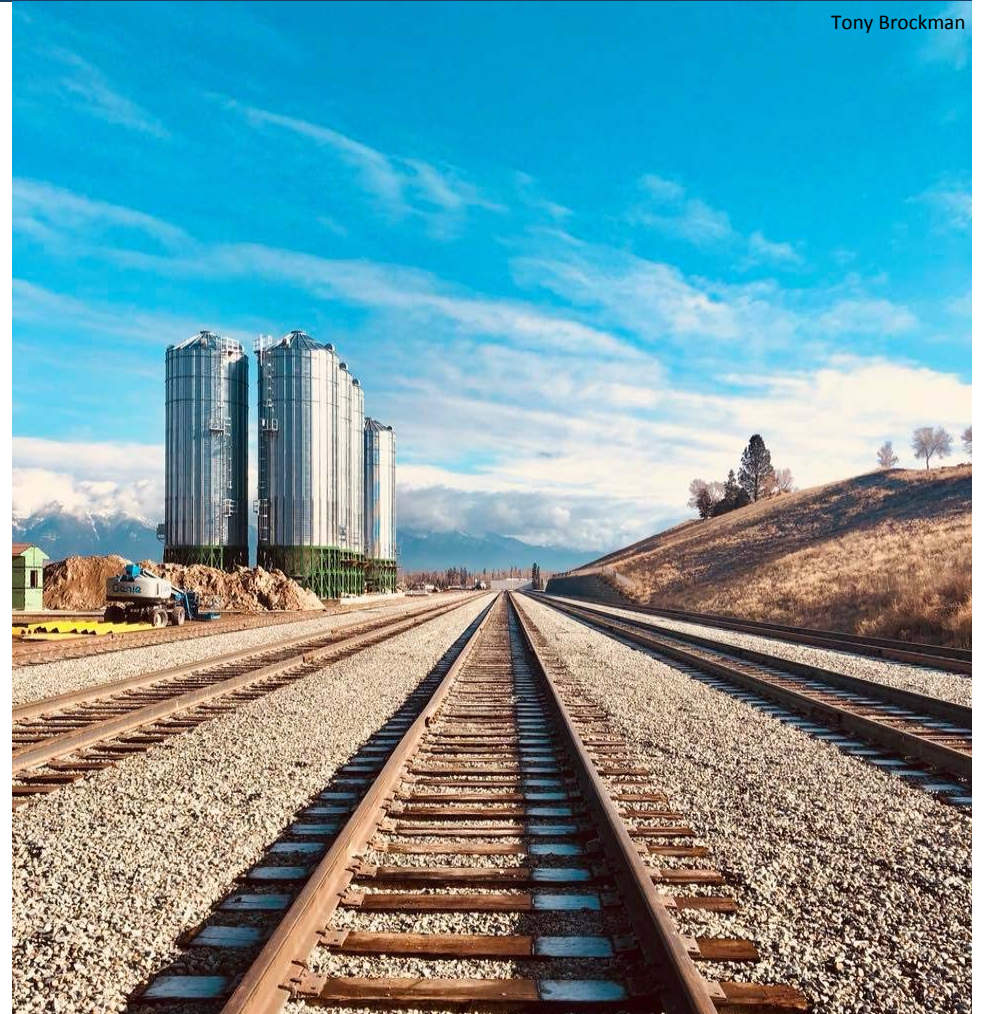
World Spice Merchants  
Bio Energy Systems

## Coming Up

CHS relocation  
Northwest Drywall relocation  
J Fit  
Spotted Bear Spirits – expanded distilling facility

## Multi-Family

Surge of multi-family projects seeking approval





# AFFORDABLE HOUSING: TWO APPROACHES

## Kalispell: Zoning for Density

- B3 Zone: 60ft height limit, -0- setbacks, 50% parking reduction, multi-family permitted. Near jobs and services
- Outlying: Permitting design options that allow for greater density, varied lot sizes

## Whitefish: Implementing Affordable Housing Plan

- Voluntary: with a Planned Unity Development (PUD), density bonus is 10% of units are deed restricted as affordable (changed to 20% last year).
  - Saw limited use (around 10 in last 10 years, but 47 new ones with one project approved las week)
- Code Amendment Proposal coming soon: requirement of 20% deed restricted units for new subdivisions and developments that need discretionary permits
- Also includes developer offsets such as increased building height limits and density; reduced parking, lot sized, streamlined processed, etc.