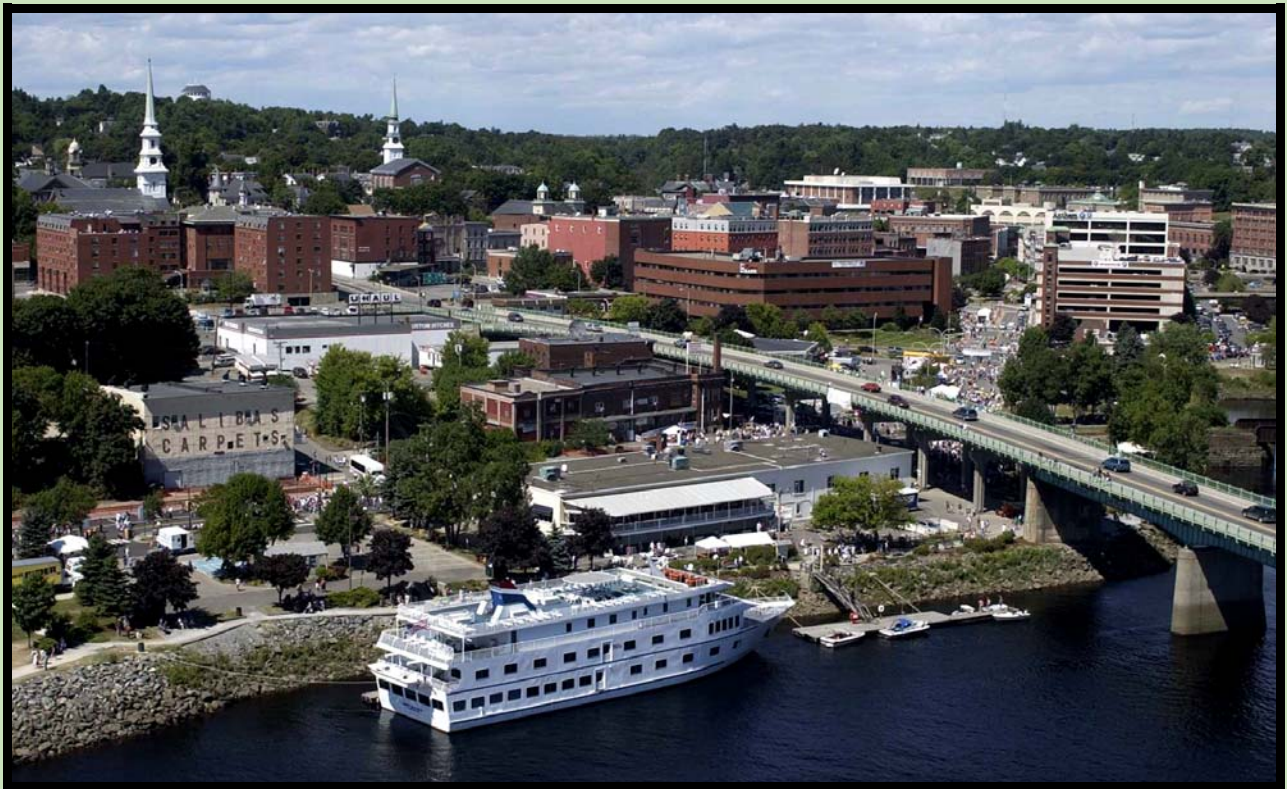


CITY OF BANGOR, MAINE USA 2007 ECONOMIC STATUS UPDATE



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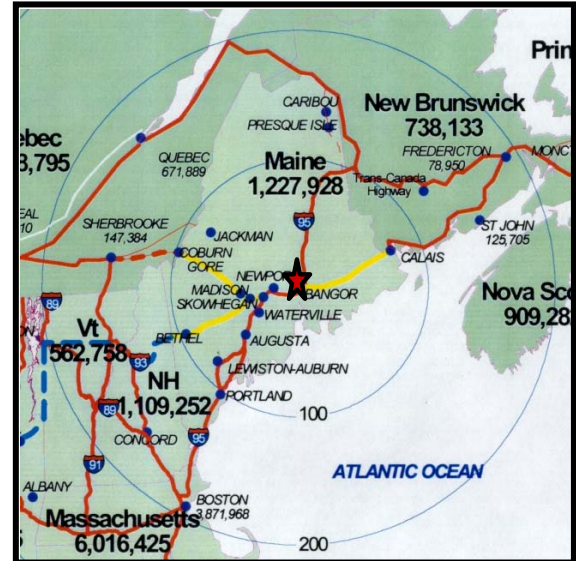
For more information please contact:
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Geographic & Community Context

Geographic Context

The State of Maine is New England's largest state, representing half of the total area occupied by the six New England states. The state boasts 3,478 miles of coastline and has 4,523 square miles of lakes and ponds. The City of Bangor is located in south central Maine at the navigable terminus of the Penobscot River, 30 miles north of the Atlantic Ocean.

Bangor is at the center of the metropolitan markets of Montreal, Quebec, Halifax, Saint John, Boston and New York. Located within ten driving hours of 22% of the U.S. population and 50% of the Canadian population, the Bangor region offers access to the powerful Northeastern corridor and beyond.



Community Context

Bangor is the economic center for all of central, northern and Downeast Maine. The combination of opportunity, affordability and urban amenities continually attracts professionals and businesses to the Bangor area. The Bangor area is also a major center of learning for the state, which contributes to our population's higher than average educational level and assures employers a quality workforce.

The City of Bangor combines traditional New England charm with a very modern sensibility; an enriching balance that gives Bangor a unique quality of life. You don't have to take our word for it. Bangor's quality of life has earned Bangor a place at the top of many national "best places" lists, including:

- "Five Star Quality of Life Metro" *Expansion Management*
- "U.S. Cities and States of the Future" *Foreign Direct Investment*
- "Best Place to Live" among all small metropolitan areas *Places Rated Almanac*
- "Top Ten Quality of Life places to live" *World Trade*
- "Dream Town" *Demographics Daily*
- "Safest Metropolitan Area" in the United States *Morgan Quinto Press*
- "Outperforming School System" *Standard and Poor's*
- "One of a Dazzling Dozen Metro Areas" *BusinessWeek*

Common criteria cited for Bangor's quality of life include vitality, supply of good jobs, affordability, freedom from stress, connection to cultural mainstream, health care, educational system, low crime rate, transportation, recreational opportunities, and energetic Arts schedule as just some of the factors that determined its selection.

Introduction

The City of Bangor Annual Economic Status Update is designed to provide an overview of, and a context for, how the City of Bangor is doing economically. It looks at the most current economic data available, both in terms of how Bangor looks now compared to past years and also how Bangor fares when compared to other Maine cities, regions, the State of Maine, and the nation. The update will present basic population change trends, housing starts, demographic information, personal income data and provide a concise overview of development activity, retail sales and labor market data.

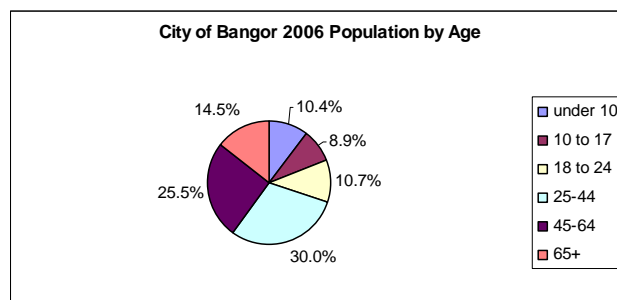
Population

Bangor is the third largest city of Maine's five hundred thirty-two minor civil divisions, and is one of only eight cities that have populations over 20,000. The City of Bangor's annual population estimate released June 2007 by the U. S. Census Bureau was 31,008, down 1.48% since 2000. Similar to Bangor, Maine's largest city, Portland, has also seen a population decrease (1.93%) since 2000 as people moved out of Portland and into Portland's bedroom community towns.

However, Bangor's economic influence in population is not limited to the geographic boundaries of the City limits. Because many towns around Bangor serve as bedroom communities with people commuting into Bangor for employment opportunities, the true picture of population based economic growth in Bangor is more accurately reflected by looking at a larger geographic area. For example, looking at a geographic area of about a ten mile radius around Bangor, we find that since July 1, 2000 population in sixteen towns within that ten mile radius of Bangor increased by a combined total of 3,265. The top two increases were seen in Hermon and Levant with a 16.5% and a 15.1% growth in population respectively. On a county level, Penobscot County saw an increased population of 2,261 for a growth rate of 1.6% since 2000. The fastest growing county in Maine was York with an 8.3 % increase and at the other end of the spectrum Washington County saw negative population growth of 1.9%.

City of Bangor Population by Age

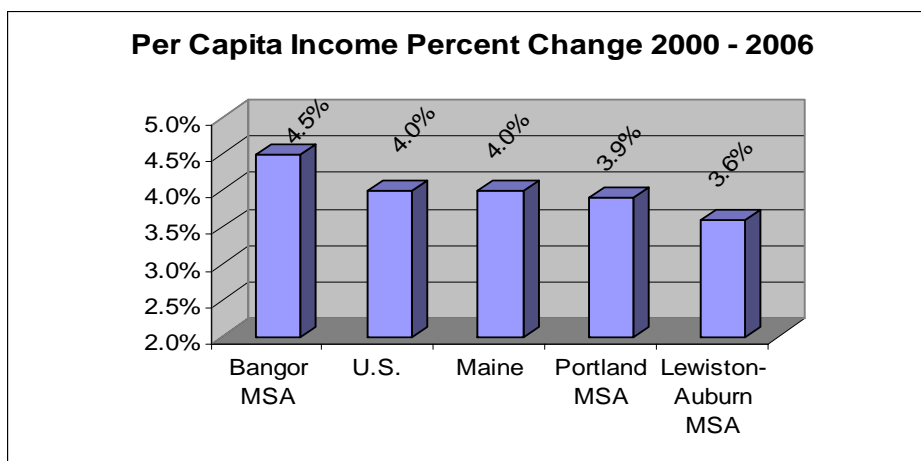
The City of Bangor's population age distribution is 10.4% under the age of 10, 8.9% from 10 to 17, 10.7% from 18 to 24, 30% from 25 to 44, 25.5% from 45 to 64, and 14.5% who were 65 years of age or older. Breaking down the age group of under 18, there were 1,696 (5.3%) under 5, 1,612 (5.1%) from 5 to 9 years, 1,691 (5.3%) from 10 to 14 years, and 1,136 (3.6%) from 15 to 17 years. (Source: Office of Research and Planning, MSHA)



Per Capita Income

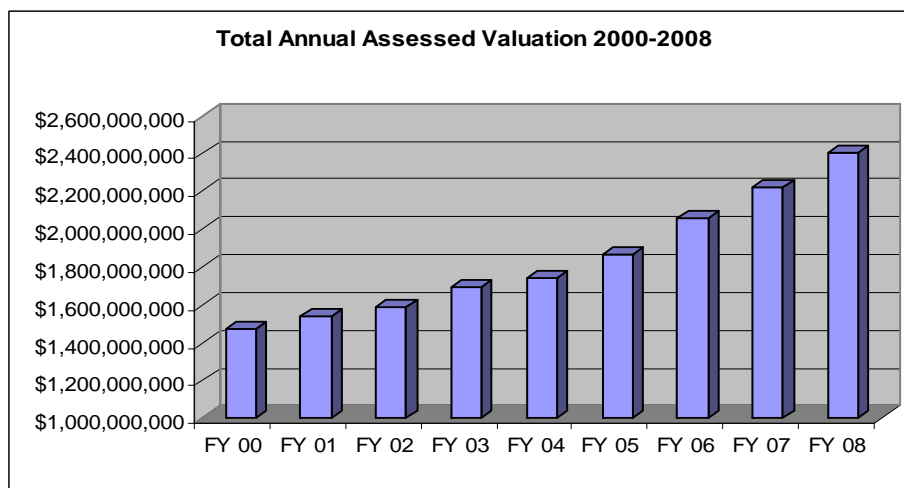
In 2006 (the latest MSA level data available) the Bangor Metropolitan Statistical Area (MSA) per capita personal income (PCPI) was \$30,021, up 4.6 percent from 2005. Comparatively, the Lewiston-Auburn MSA per capita personal income was \$29,722 and the Portland MSA was \$36,752. For that year Maine's per capita income was \$32,095 and the U. S. was \$36,714.

Looking at the period 2000 to 2006, the Bangor MSA has enjoyed an annual average PCPI growth rate of 4.5 percent, compared to a Maine and U. S. average of 4 percent annual growth. Maine's two other MSAs, Lewiston and Portland, grew 3.6 percent and 3.9 percent, respectively from 2000-2006.



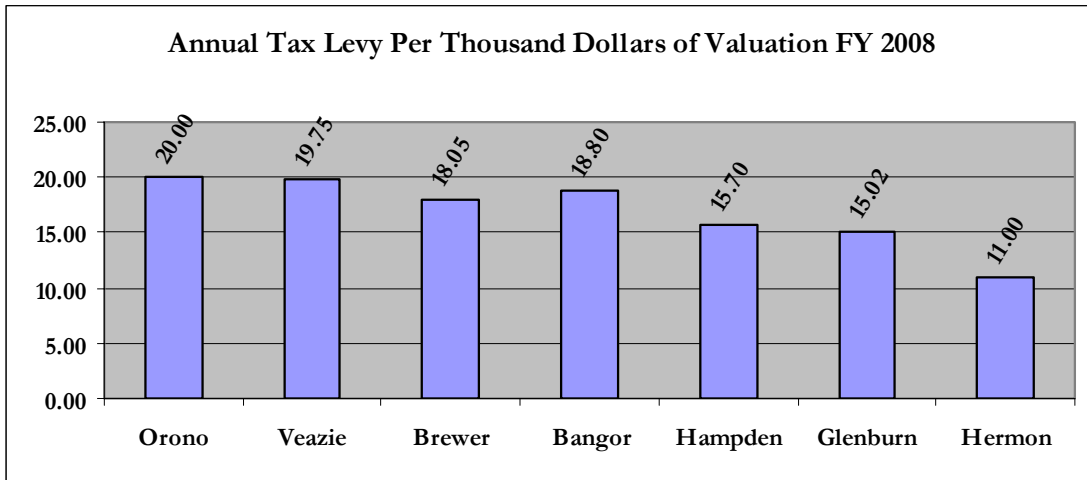
Assessed Valuation

Bangor's total assessed valuation was \$2,406,088,800 for fiscal year 2008, an increase of 8.3% from fiscal year 2007. Total assessment grew 63% in the eight year period of 2000 to 2008. For comparative purposes, Bangor's total assessed valuation increased by 24.7% in the ten year period from 1991 to 2000.



City of Bangor Mill Rate

The chart below shows Bangor's mill rate compared to surrounding towns. (Source: Respective town office)



Cost of Housing

There were 14,117 households in Bangor in 2007, an increase of 586 households since 2001. More than half (53.2%) of all the occupied housing units in Bangor in 2007 were renter occupied. That is almost twice as high as the 27.9% rate for the State as a whole. The 2007 average cost for a one bedroom rent in Bangor, including utilities, was \$653, a two bedroom was \$816, and a three bedroom was \$984. Average rents for the State were \$663 for a one bedroom, \$847 for a two bedroom, and \$1,010 for a three bedroom.

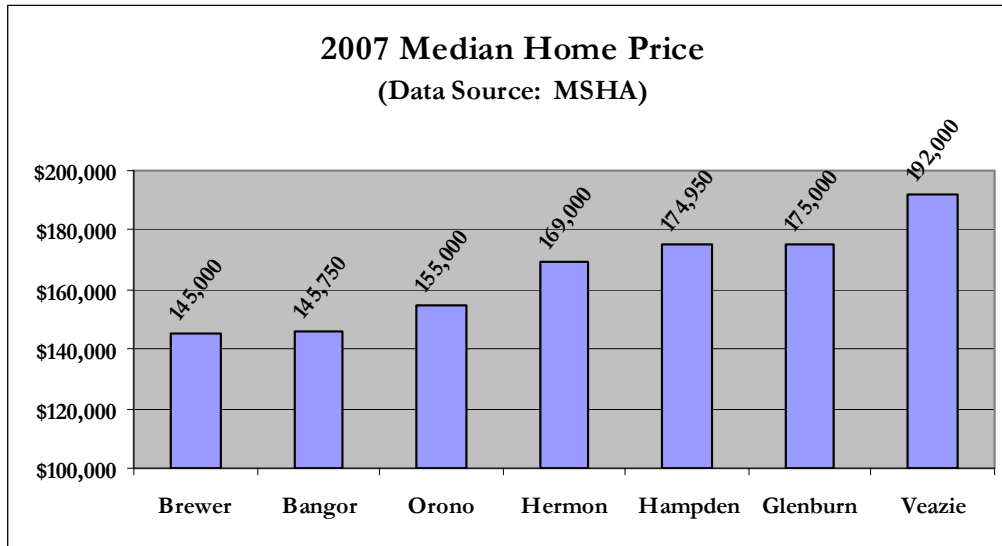
City of Bangor 2007 Rent (with utilities)	
1 Bedroom	\$653
2 Bedroom	\$816
3 Bedroom	\$984

Source: Maine State Housing Authority Office of Research and Planning

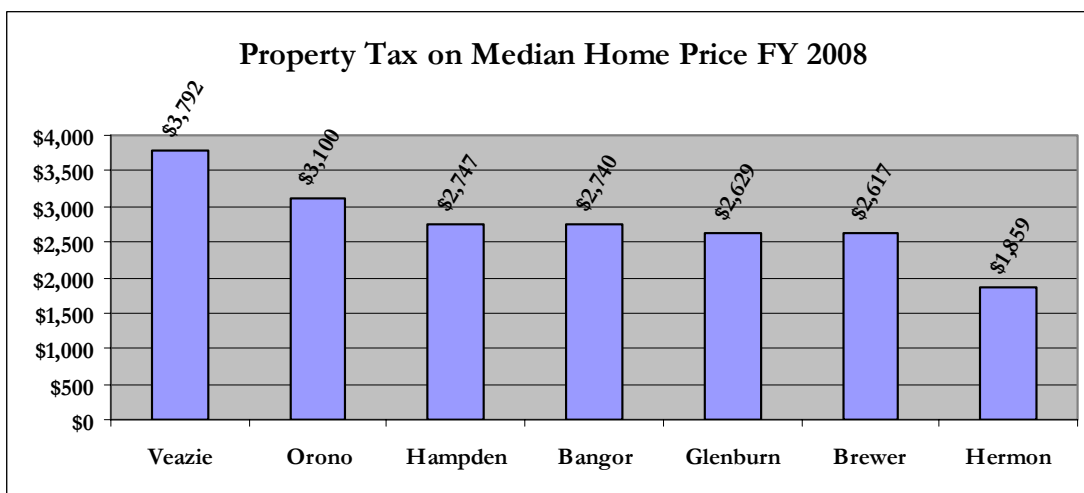
The Maine State Housing Authority lists the State of Maine 2007 median home price as \$185,900 with a wide range of home prices throughout the various towns and cities in Maine from a low of \$41,110 in Anson and \$44,500 in Mars Hill to a high of \$520,000 in Mount Desert and \$462,500 in Kennebunkport. The Bangor Housing Market 2007 median home price is listed at \$143,000 ranging from a low of \$79,250 in Enfield and \$95,000 in Plymouth to a high of \$215,000 in Dedham and \$212,000 in Holden.

The chart below shows the median home price in Bangor as well as the six towns Bangor shares borders with; Brewer, Veazie, Glenburn, Hermon, Hampden and Orono. The median home price range of \$145,000 to \$192,000 shows that the median home price of \$145,700 in the City of Bangor is less than virtually all of the towns surrounding Bangor. With the exception of Brewer which is \$750 less than Bangor, we find the median home prices in those five

adjacent towns compare to Bangor as follows: median home price in Orono is \$9,250 more than it is in Bangor, Hermon is \$23,250 more than Bangor, Hampden is \$29,200 more than Bangor, Glenburn is \$29,250 more than Bangor, and Veazie is \$46,250 more than Bangor.



The chart below shows how Bangor's property taxes compare to the six towns immediately surrounding Bangor. Multiplying each town's median home price by its mill rate gives us the property tax for a median priced house as a basis for comparison. Property taxes in Bangor and its nearest neighbors range from \$3,792 in Veazie to \$1,859 in Hermon with Bangor exactly in the middle at \$2,740. The property tax difference between Bangor and surrounding towns is \$881 less in Hermon, \$123 less in Brewer, \$111 less in Glenburn, \$7 more in Hampden, \$360 more in Orono and \$1,052 more in Veazie. Considering the level and range of services Bangor offers its citizens, Bangor is quite the bargain!



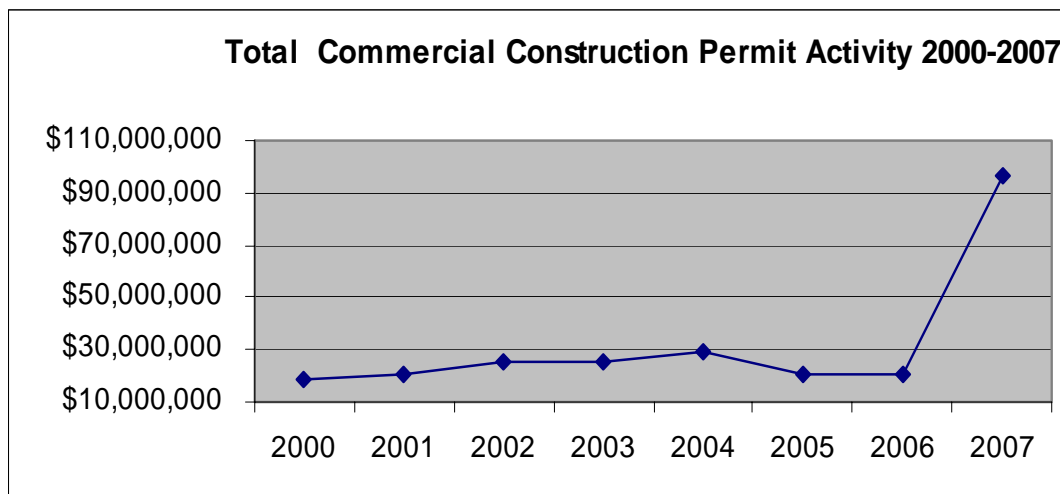
Development Activity

The City of Bangor experienced a tremendous level of development permit activity in calendar year 2007. Construction was visible throughout the City with major projects on Main Street, Exchange Street, Broadway, and the Stillwater and Hogan road area leading the pack. Downtown, the City's industrial and business parks, the mall area and other retail districts all witnessed new commercial construction activity, which is key to the growth of Bangor's economic base.

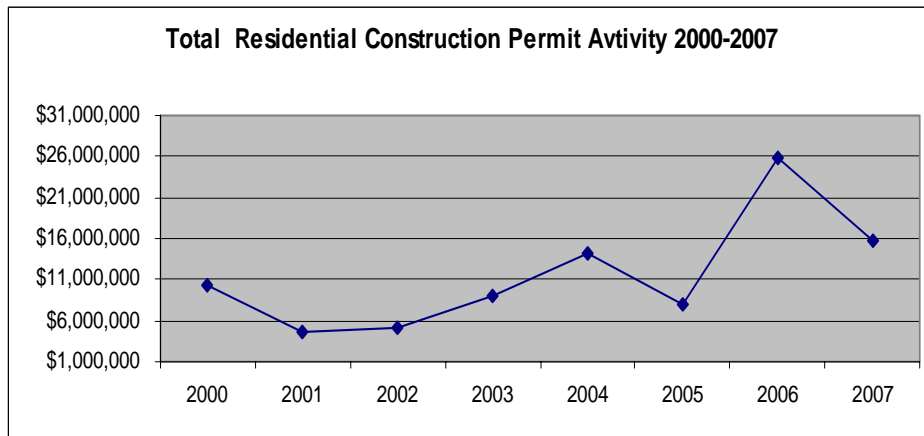
The construction permit activity data below is reported by the City of Bangor Code Enforcement Department using a national based permit fee to calculate estimated cost for construction permits. The Code Enforcement process provides an equitable standardized approach to capture the median construction cost for the type and use group of the proposed project. It is important to note that this process establishes only the cost of the actual building construction, not the cost of the total project. The total estimated cost of a project that is often reported in the media includes not only the base construction costs but also the cost of everything for the fit-out that is necessary to the project. Once the project is complete, the total value of the project will be captured by the Assessing Department and reported as an assessed value increase in 2008.

It is also important to note that many projects are completed in stages. For instance, a project involving a large retail store with a separate restaurant and smaller buildings may choose to obtain permits for each phase of the construction; one for the site ground work, one for the primary building, and separate permits for each additional building. Projects that require a multi-year construction schedule may, therefore, have stage one permitted in a different calendar year than later stages. In that event, the construction value of the project is reported across more than one calendar year.

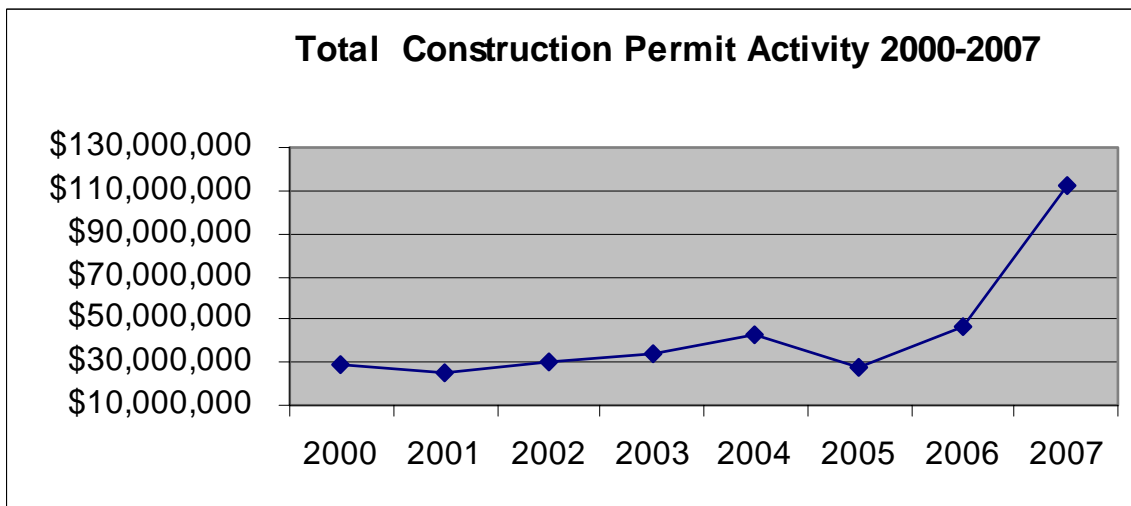
Data reported by Code Enforcement shows 2007 commercial construction permit value amounted to \$96,946,620, bringing the total dollar amount of commercial construction activity from 2000 to 2007 to \$256,483,807. Prior to 2007's almost \$97 million, the dollar range of commercial construction historically has been around \$20 million with a low of \$18,259,647 in 2000 to a high of \$28,847,381 in 2004.



2007 was also a good year for residential construction activity in Bangor, following record year activity in 2006. Permits issued for new home construction in 2007 totaled \$15,706,505, bringing the total dollar amount of residential construction activity from 2000 to 2007 to \$92,485,855. The combined two-year total of 2006 and 2007 amounted to \$41,465,501 in residential construction, compared to the five year period of 2000 to 2005 which totaled \$51,020,354. Once again, keeping in mind the process for capturing these dollar amounts we can look forward to a strong year in residential permit construction activity in 2008 as more of the projects we know are in the planning stages near completion.



The total of all construction permit activity in 2007 was \$112,653,125, again following a record year of \$46,717,741 in 2006. The total dollar amount of new construction in Bangor from 2000-2006 is an amazing \$348,969,662. Again, for perspective, the two year total of 2006 and 2007 is \$159,370,866 while the six year total from 2000 to 2005 is \$189,598,796.



Development Projects

The following list includes substantial development projects that received planning board or permit action in 2007. Some of these projects were nearing the end of their development cycle and were completed in 2007. Some projects were begun in 2007 and are still in early stages of their development cycle. Projects that are still in the early stages of their development cycle, such as still in the planning stage, are included in the list even though they have not obtained construction permitting from the Code Enforcement Department and are not, therefore, captured in the 2007 data on construction permit activity. These projects are included to provide a full picture of what is happening in Bangor beyond the constraints of the calendar year of 2007.

Bangor's unprecedented commercial construction boom was driven by a multitude of large projects reflecting a diverse range of economic development including retail, hotel, the Hollywood Slots development, a new court house, an Arts & Entertainment building at Husson College, new banks, restaurants, office space, and industrial and warehouse space. Also in the works are significant residential projects for elderly and senior people, large scale multi-unit housing projects, condominium projects, and clusters of residential subdivision projects provide many opportunities of increased housing to meet a wide range of needs.

2007 saw the opening of two new child care facilities in Bangor. Parkside Children's Learning Center completed transformation of the former UMS Chancellor's office on Maine Avenue for daycare use. The City and Penquis CAP completed renovation of the daycare facility on Venture Way. Both facilities provide a range of daycare services to meet the needs of employees of the many new businesses in Bangor.

Mall Area

In the mall area, Widewaters Stillwater Co. LLC is completing a 117,073 square foot retail center, a 27,988 square foot garden center, and a separate 9,990 square foot retail building, with an entrance between Circuit City and Chilli's on Stillwater Avenue. Two hotels are under construction, a 91 room Marriott Courtyard being developed by the Main Course Hospitality Group on the Sylvan Road, and a 135 room Hilton Garden Inn being developed by Dublin "5" LLC on the Haskell Road. Both are scheduled to open early summer of 2008.

Plans were approved for construction of a 209,816 square foot super Wal-Mart on a 50 acre site behind the Blue Seal Feeds store on Stillwater Avenue with construction to begin in the spring of 2008. Construction of a 2,975 square foot bank with drive-thru service, a 5,875 square foot restaurant, and a 14,000 square foot retail store are part of the Wal-Mart project. Plans were approved for construction of a 139,216 square foot Lowe's and two 6,006 square foot restaurants on the site of the current Wal-Mart on Springer Drive, construction to begin as soon as Wal-Mart moves to its new facility.

Triangle Center LLC is constructing a new Shaw's supermarket on Stillwater Avenue across the street from the Parkade shopping center. Home Depot is constructing a new store on Stillwater Avenue which will replace the current store. Three Rivers Development Corporation plans to construct a 12,000 square foot building for retail use at 700 Stillwater Avenue.

Main Street / Downtown

Construction of the new Hollywood Slots Racino is well under way on Main Street and remains on time and on budget. The Hollywood Slots Racino project includes a 136,885 SF, \$131 million gaming facility, a 4-story parking garage, and a 180,915 square foot, 7-story, 150 room hotel. The facility will cover 7.8 acres and employ 490 people with a payroll of \$15.6 million. Work began in mid-May with completion scheduled for July 14, 2008 for the slots facility; the hotel is scheduled to be finished one month later.

The \$37 million Penobscot County Judicial Center project on Exchange Street in downtown Bangor began construction work in October 2007 on the estimated 18 month long project.

Broadway – Hammond Street Area

Construction projects on Broadway included a new Bangor Savings Bank and Starbucks, Maine Savings Federal Credit Union, a Merrill Merchants Bank, construction of a 14,550-square-foot Walgreen's Pharmacy, Tim Horton's, a new dental office, and an 11,000 square foot office building for USDA.

Industrial

Projects for industrial use included construction of a 6,000 square foot building for manufacturing and assembly use with 35,358 square feet of parking and loading area and a 12,000 square foot building for office and warehouse use on Dowd Road, construction of a 9,000 square foot building for warehouse use on Hammond Street, and construction of a 1,500 square foot office building and a 9,600 square foot shop building for a concrete service business on Nadine's Way.

Housing / Residential

The process has started for significant increased housing capacity for elderly and senior people. Plans include construction of 40-units of elderly congregate housing on Husson Avenue; a 51,096 sq. ft. building for 55 units of affordable senior housing on Harlow Street; and a two-story, 91-unit assisted living facility (group housing) at the Corner of Ohio Street and Griffin Road. The 91-unit complex will be located adjacent to the Sunbury Village retirement home.

Penquis CAP completed construction of four, six-unit apartment buildings; two, two-unit apartment buildings, and a community center on the Griffin Road. New residential projects also completed include eight attached residential units on State Street; twenty-four single-family attached dwelling units (twelve duplexes) on Mount Hope Avenue; two four-unit buildings on Husson Avenue; twelve, four-unit attached residential buildings on Ohio Street; and four buildings with six condo units each on Bomarc Road. Under construction are thirty-two units of attached residential condominium housing (16 duplexes) on the Finson Road, eight additional dwelling units on Union Street, and the planning board reapproved construction of 36 residential condominium units on Essex Street.

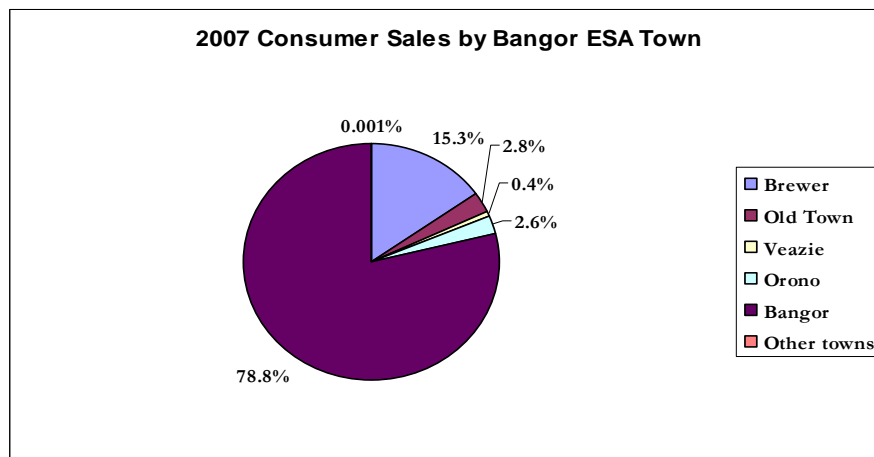
Residential subdivisions include a twenty-nine lot subdivision on Broadway, a ten-lot cluster on Molly Lane, a nine lot cluster off Kenduskeag Avenue, and both a two and a three lot cluster on Essex Street.

Retail Sales

For the purpose of reporting Retail Sales, the Maine State Planning Office has divided the state into eight geographic Economic Summary Districts (ESD). The eight Economic Summary Districts are Southern Maine, Cumberland, Androscoggin, Kennebec, Mid Coast, Eastern Maine, Penobscot, and Northern Maine. Within each district are smaller geographic units called Economic Summary Areas (ESA). The City of Bangor falls into the Penobscot ESD, in one of the six ESAs, the Bangor Economic Summary Area, that comprise the Penobscot ESD.

Bangor ESA Retail Sales

The chart below shows the breakdown of the 2007 Bangor ESA total retail sales by City. The City of Bangor has 78.8% of the total consumer retail sales of the Bangor ESA (Bangor, Brewer, Great Works, Indian Island, Old Town, Orono, Stillwater, Veazie).



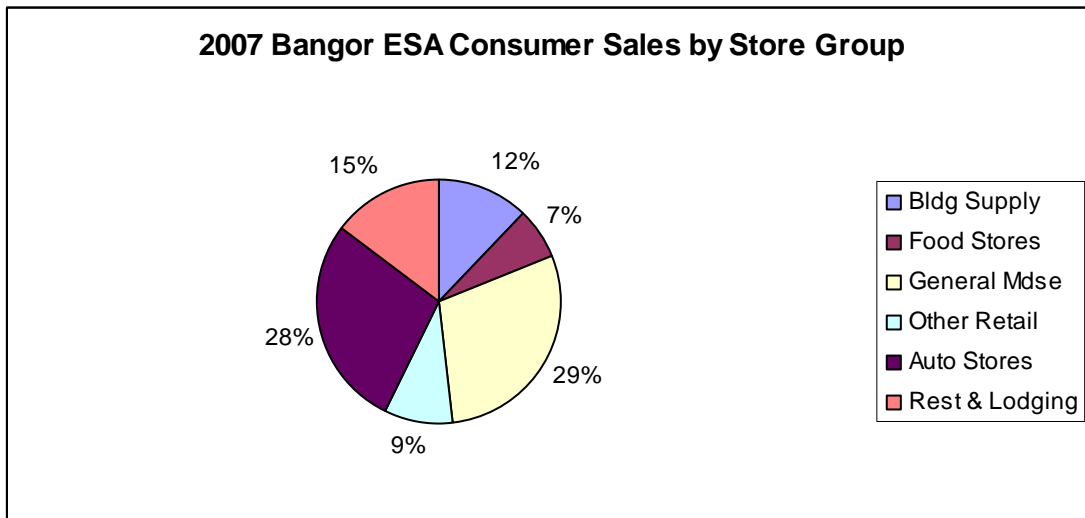
The Maine State Planning Office retail data is reported by seven store type groups, which are building supply, food stores, general merchandise, other retail, auto, restaurants and lodging. The sum of these seven store types sales is reported as Consumer Retail Sales. The term 'Total Retail Sales' refers to the sum of consumer retail sales and such things as utility sales and heating oil sold to commercial and industrial establishments.

For the sake of clarity, we offer the following working definitions of Maine's sales tax system coding for store types:

- 'Building Supply' includes durable equipment sales, contractors' sales, hardware stores and lumber yards.
- 'Food Stores' are all food stores from large supermarkets to small corner stores. The values reported are snacks and non-food items only, since food intended for home consumption is not taxed. The taxable values reported typically represent roughly 25% of actual store sales.
- 'General Merchandise' are department stores and stores carrying product lines typically found in department stores; including clothing stores, furniture stores, shoe stores, and home appliance stores.

- 'Other Retail' includes a wide variety of store types not covered elsewhere, including drug stores, jewelry stores, sporting goods stores, antique dealers, book stores, photo supply stores, gift shops, etc.
- 'Auto' includes all transportation related stores, including auto dealers, auto parts stores, motorcycle shops, aircraft dealers, boat dealers, auto rental, etc.
- 'Restaurants' includes all stores selling food for immediate consumption.
- 'Lodging' includes hotels, motels, campgrounds, bed & breakfasts, etc.

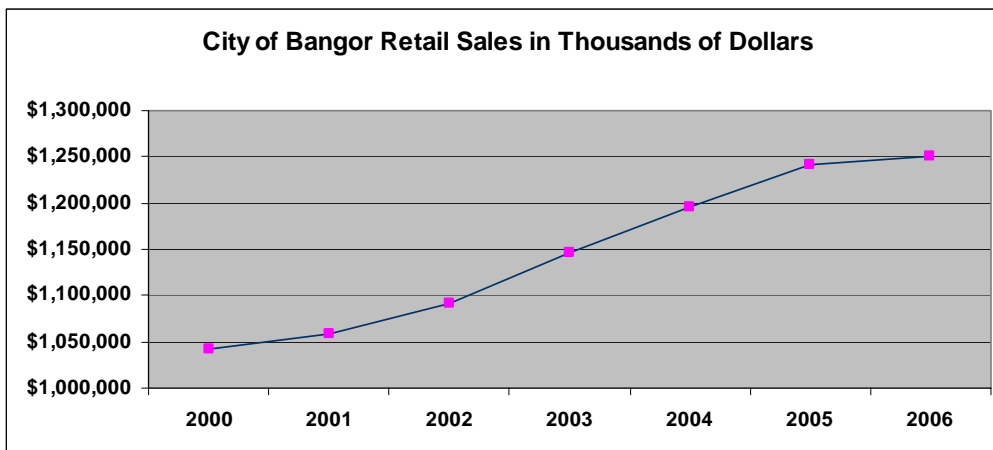
The composition of the Bangor ESA retail sales by store group as a percentage of consumer sales is shown in the following graphs. Auto Stores and General Merchandise are the largest store groups accounting for 28.3% and 28.1%, respectively, of consumer sales. Restaurant and Lodging is the third largest group with 14.3%. Building Supply at 12.9%, Other Retail at 10.2%, and Food Stores at 6.2% mean that our retail sales have a healthy diversity in product group. Below are charts that portray the Bangor ESA retail sales by store group.



Bangor ESA* 2006 Consumer Retail Sales			
In Thousands of Dollars			
	Bangor ESA	Bangor	All other towns
Bldg Supply	\$185,220	\$ 167,420	\$17,800
Food Stores	\$88,702	\$ 53,620	\$35,082
General Mdse	\$402,862	\$ 330,524	\$72,339
Other Retail	\$146,205	\$ 126,057	\$20,149
Auto Stores	\$406,361	\$ 320,463	\$85,898
Restaurants	\$173,109	\$ 116,476	\$56,633
Rest & Lodging	\$32,526	\$ 28,973	\$3,553
Total Consumer Retail	\$1,434,985	\$ 1,143,532	\$291,453
*Bangor ESA: Bangor, Brewer, Great Works, Indian Isl Sta, Old Town, Orono, Stillwater, Veazie			
Source: Maine State Planning Office			

City of Bangor Retail Sales

Bangor's total retail sales have grown 20% from \$1,041,449,100 in 2000 to \$1,250,536,300 in 2006. Personal consumption retail sales have increased over 22% in the same time period. From 2005 to 2006 consumer retail sales increased \$10,432,600. Overall, taxable consumer retail sales in the Bangor area are over three times as much as the local population would be expected to support.



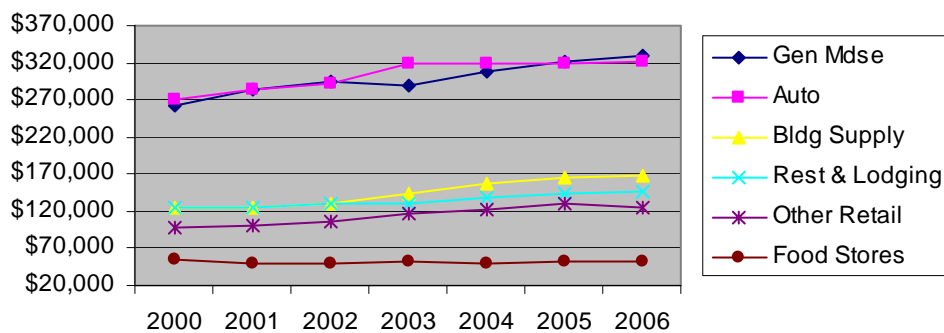
The composition of the City of Bangor's consumer retail sales by store group as a percentage is shown below. The most significant store group shares are General Merchandise and Auto Stores at 28% each. Building Supply has 15% of consumer sales, Restaurant & Lodging 13%, and Other Retail 11%. Food Stores sales comprise 5% of total consumer retail sales.

City of Bangor 2006 Total Consumer Sales by Store Group

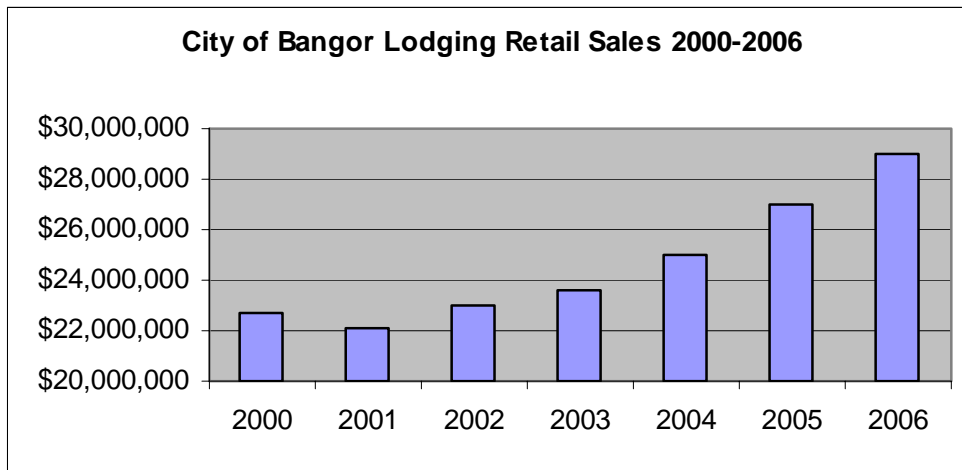


The following chart shows the dollar amount of sales in each store group from 2000 to 2006. In terms of percent growth from 2000 to 2006, exceptional growth is noted in Building Supply with 33.1% growth, Other Retail with 30.2%, Lodging with 27.6% growth, and General Merchandise with a 26.3% increase. Auto Stores had an 18.4% increase, the Restaurants store group grew 14.4%. Putting Restaurants and Lodging together, the combined increase was 16.8%. The Food Stores group showed a 4.6% decrease in sales from 2000 to 2006.

City of Bangor Retail Sales by Store Group 2000-2006 (in thousands of dollars)



Looking at store group change from 2005 to 2006, Food Stores increased 3% from \$51,847,000 in 2005 to \$53,619,800 in 2006, but is still lower than 2000's sales of \$56,222,100. General Merchandise increased by 2.4%, Building Supply 2.1%, and Auto .4%. Other Retail decreased by 4.1% this past year after very large increases (30.2%) since 2000. Lodging had the largest increase in retail sales from 2005 to 2006 with a 7.3% growth. In dollar amounts, Lodging increased \$1,980,500.



Labor Market

The Bangor Labor Market Area consists of the following towns:

- Penobscot County (part): Alton, Argyle, Bangor, Bradford, Bradley, Brewer, Carmel, Charleston, Clifton, Corinth, Dixmont, East Central Penobscot unorganized territory, Eddington, Edinburg, Enfield, Etna, Exeter, Garland, Glenburn, Greenbush, Hampden, Hermon, Holden, Howland, Hudson, Kenduskeag, Lagrange, Levant, Lowell, Maxfield, Milford, Newburg, Newport, Old Town, Orono, Orrington, Passadumkeag, Penobscot Indian Island, Plymouth, Stetson, Veazie
- Hancock County (part): Amherst, Aurora, Dedham
- Waldo County (part): Frankfort, Winterport

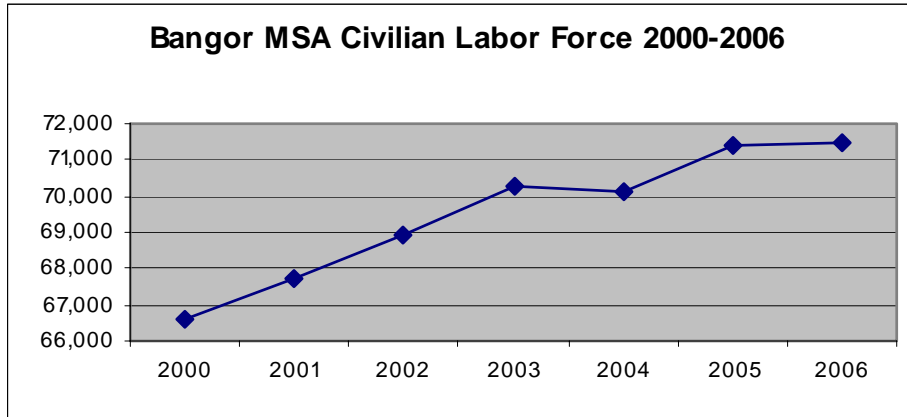
Labor Market Area Data

The Maine Department of Labor reports two different types of labor information for the Bangor LMA. The type we are most familiar with is the data on Civilian Labor Force numbers, the number of people employed and unemployed, and the unemployment rate. Civilian Labor Force data is based on place of residence. It shows how many people who live in the Bangor LMA are employed, regardless of where they work. A person who lives in Bangor but works in a different labor market will be included in this data as employed.

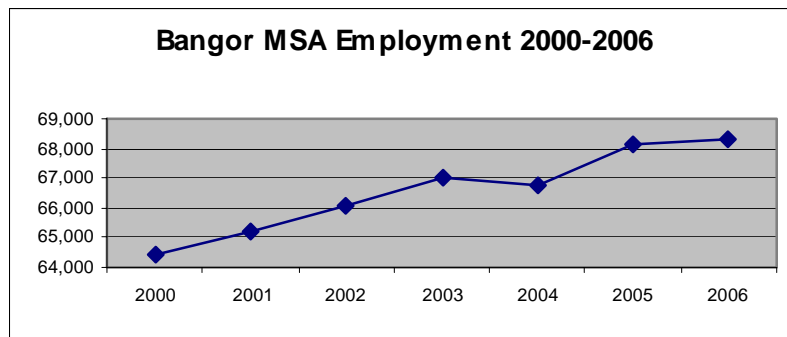
The second type of data is based on place of work, or where the job is. This data shows how many and what kind of jobs there are in the Bangor LMA, regardless of where the people live who are employed in those jobs. This data set, reported as *Nonfarm Wage and Salary Employment*, does not capture jobs from agriculture or from self-employment. The ability to look at the two types of data is significant because together they allow us to see not only how many people in the Bangor LMA are employed, but also to see how many jobs and the types of jobs there are in the Bangor LMA.

Civilian Labor Force, Employed, and Unemployed

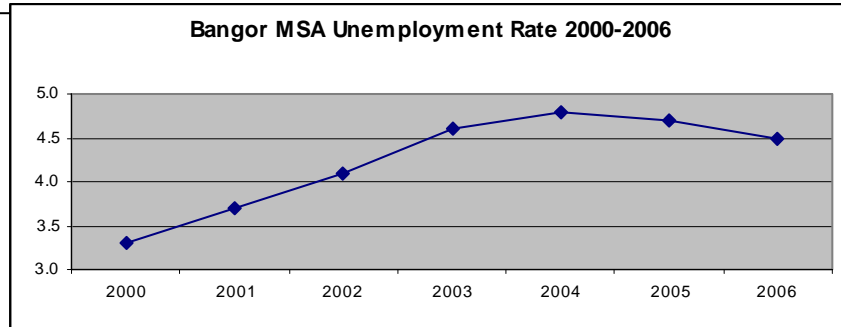
The Maine Department of Labor reported the 2006 annual average data for the Bangor LMA civilian labor force as 71,500.



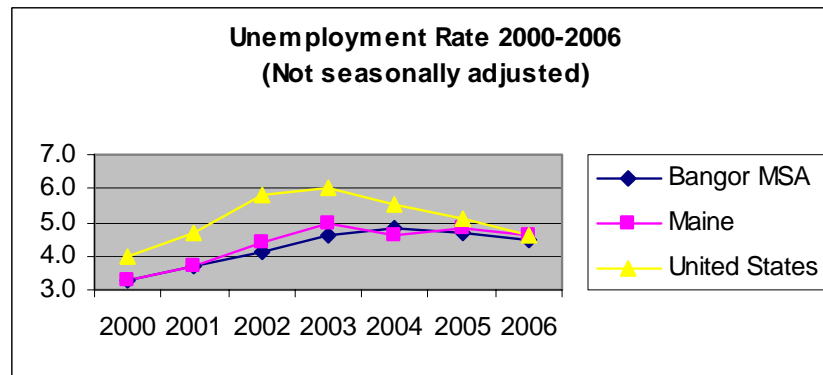
The number of people employed in 2006 in the Bangor MSA was 68,300, representing an increase of 3,900 from 2000.



The Bangor MSA 2006 unemployment rate of 4.5% is slightly lower than the national (4.6%) and the State (4.6%) rates. Unemployment rates in Maine were lowest in the Portland-South Portland-Biddeford MSA (3.4%) and York (3.6%) labor market areas. The highest labor market area unemployment rates in the state, Millinocket and Calais, were 8.7% and 8.2%, respectively.



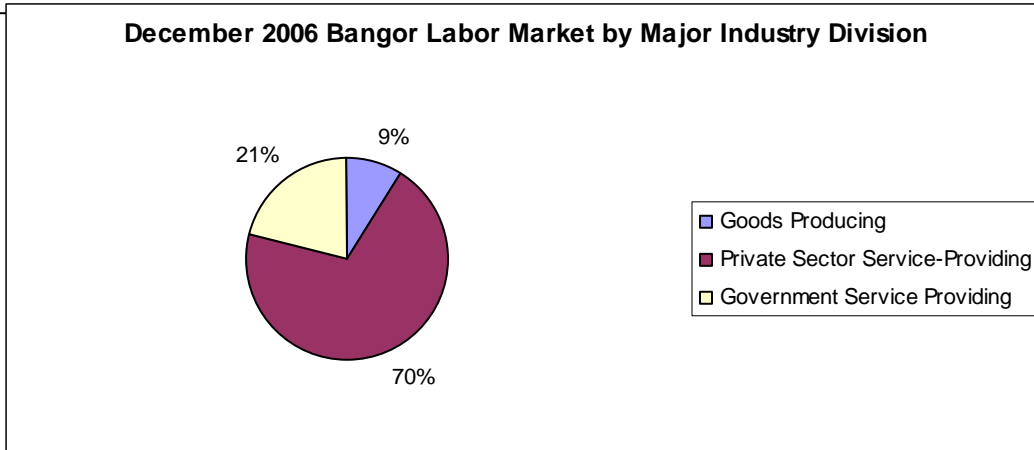
The chart below shows the Bangor MSA unemployment rate compared to Maine and the United States over time.



Nonfarm Wage and Salary Employment

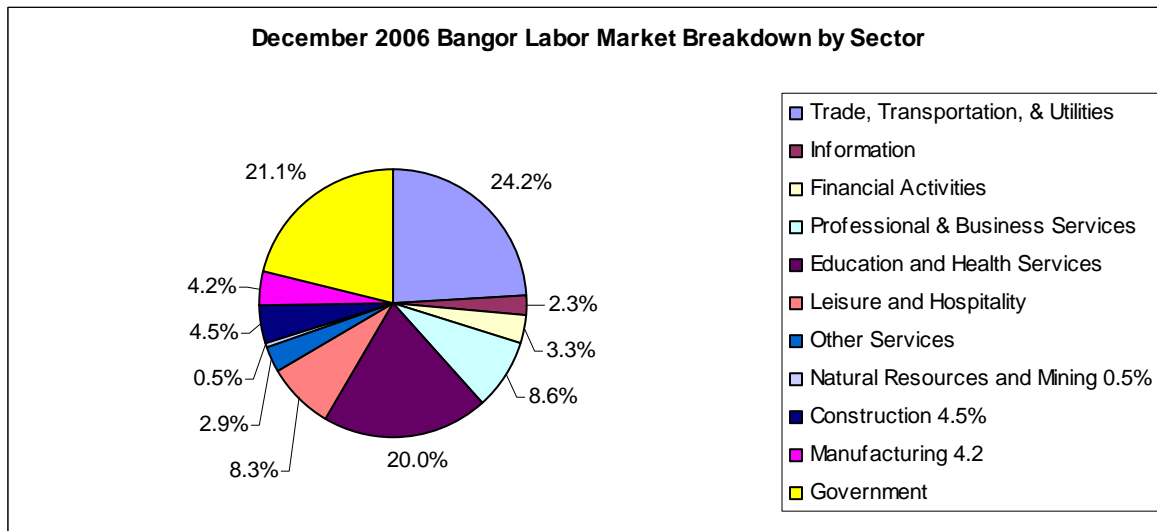
Nonfarm Wage and Salary Employment is reported by Major Industry Division. This is the data that is based on place of work, or where the job is. This data shows how many and what kind of jobs there are in the Bangor LMA.

As you can see from the pie charts below, approximately 91% of employment in the Bangor Labor Market is in the Service Sector with 21% from the Government sector and 70% from the private sector. About 9% of employment is in the Goods Producing division.



Within the Goods Producing Industry, manufacturing accounts for 4.2% of total employment representing 2,800 jobs, construction accounts for 4.5% of total employment representing 3,000 jobs, and natural resources and mining accounts for .5% of total employment representing 300 jobs.

The Service-Providing Industry accounts for 59,900 jobs, or approximately 91% of employment in the Bangor Labor Market. The chart below shows the labor market breakdown by sector.



Trade, Transportation, & Utilities is the largest sector representing 16,000 jobs, 24.2% of employment. Of that 24.2%, Retail Trade comprises 16.2% (10,700 jobs). Education and Health Services account for 13,200 jobs, 20% of employment. Both Professional & Business Services with 5,700 jobs (8.6%) and Leisure and Hospitality with 5,500 jobs (8.3%) have a healthy presence in the Bangor Labor Market. The Financial Activities segment accounts for 2,200 jobs in Bangor's labor market.

Government also plays a major role in the labor market with 13,900 people employed in that Major Industry Division. The pie chart below shows the Nonfarm Wage and Salary Employment breakdown for both Goods Producing and Service-Providing (government and private). In sum,

Bangor enjoys a healthy economic diversity in its labor market with employment in a broad range of sectors.

December 2006 Bangor MSA Nonfarm Wage and Salary Employment by Major Industry Division		
	<u>Dec-06</u>	<u>% Total</u>
<u>Total Private</u>	<u>52,100</u>	<u>78.9%</u>
Goods Producing	<u>6,100</u>	<u>9.2%</u>
<i>Natural Resources and Mining</i>	300	0.5%
<i>Construction</i>	3,000	4.5%
<i>Manufacturing</i>	2,800	4.2%
Service-Providing	<u>59,900</u>	<u>90.8%</u>
<i>Trade, Transportation, & Utilities</i>	16,000	24.2%
<i>Wholesale Trade</i>	2,300	3.5%
<i>Retail Trade</i>	10,700	16.2%
<i>Transportation, Warehousing, and Utilities</i>	3,000	4.5%
<i>Information</i>	1,500	2.3%
<i>Financial Activities</i>	2,200	3.3%
<i>Professional & Business Services</i>	5,700	8.6%
<i>Education and Health Services</i>	13,200	20.0%
<i>Leisure and Hospitality</i>	5,500	8.3%
<i>Other Services</i>	1,900	2.9%
<u>Government</u>	<u>13,900</u>	<u>21.1%</u>
Total Nonfarm Wage & Salary Employment	<u>66,000</u>	<u>100.0%</u>

Source: Maine Department of Labor, Division of Labor Market Information

[2004-2006 Nonfarm Wage and Salary Employment](#)

Bangor MSA Nonfarm Wage and Salary Employment decreased by 1,200 between December 2004 and December 2006. The decrease of 1,200 included 800 jobs from the government sector and 400 from the private sector. In the private sector there were 800 jobs lost in the Goods Producing Industry. Not surprisingly, 700 of those were in manufacturing primarily due to the Georgia Pacific paper mill closure in Old Town.

The Service-Providing industry lost a net total of 400 jobs between December 2004 and December 2006. The 400 net loss includes the reduction in government employment of 800 that was offset by gains in the Trade, Transportation, and Utilities industry, Professional & Business Services, Education and Health Services, Leisure and Hospitality, and the Information Industry. Two other industries, Financial Activities and Other Services saw a reduction of 200 and 100, respectively.

Bangor MSA Nonfarm Wage and Salary Employment by Major Industry Division				
	<u>Dec-04</u>	<u>Dec-05</u>	<u>Dec-06</u>	<u>Change 04-06</u>
<u>Total Private</u>	<u>52,500</u>	<u>53,000</u>	<u>52,100</u>	-400
Goods Producing	<u>6,900</u>	<u>6,800</u>	<u>6,100</u>	-800
<i>Natural Resources and Mining</i>	300	300	300	0
<i>Construction</i>	3,100	3,000	3,000	-100
<i>Manufacturing</i>	3,500	3,500	2,800	-700
Service-Providing	<u>60,300</u>	<u>60,100</u>	<u>59,900</u>	-400
<i>Trade, Transportation, & Utilities</i>	15,800	15,700	16,000	200
<i>Wholesale Trade</i>	2,300	2,400	2,300	0
<i>Retail Trade</i>	10,600	10,100	10,700	100
<i>Transportation, Warehousing, and Utilities</i>	2,900	3,200	3,000	100
<i>Information</i>	1,400	1,500	1,500	100
<i>Financial Activities</i>	2,400	2,200	2,200	-200
<i>Professional & Business Services</i>	5,500	5,800	5,700	200
<i>Education and Health Services</i>	13,100	13,400	13,200	100
<i>Leisure and Hospitality</i>	5,400	5,600	5,500	100
<i>Other Services</i>	2,000	2,000	1,900	-100
<u>Government</u>	<u>14,700</u>	<u>13,900</u>	<u>13,900</u>	-800
Total Nonfarm Wage & Salary Employment	<u>67,200</u>	<u>66,900</u>	<u>66,000</u>	-1,200

Source: Maine Department of Labor, Division of Labor Market Information