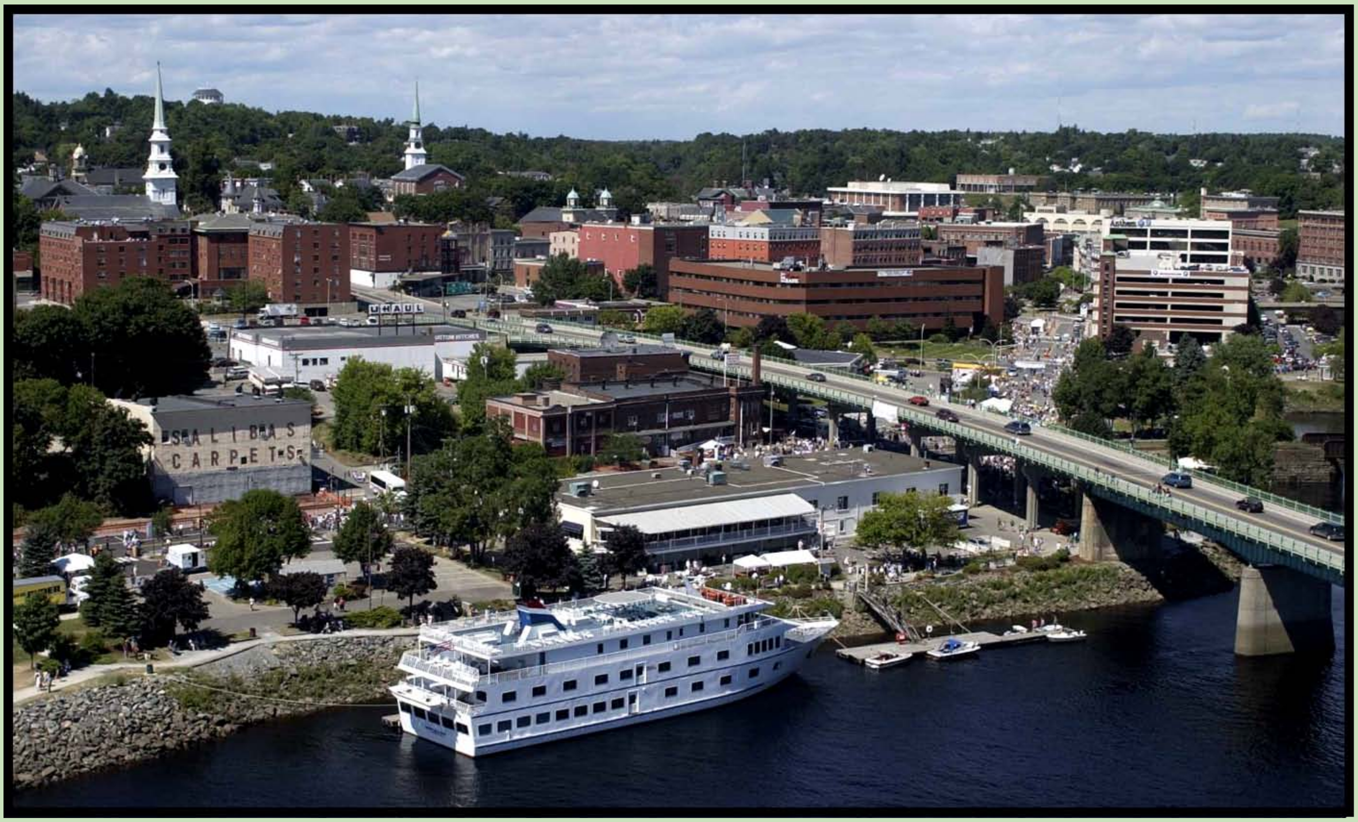
CITY OF BANGOR, MAINE
2010 ECONOMIC STATUS UPDATE



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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:

- "Top 25 places to raise a family" *Children's Health Magazine*
- "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 Review 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 areas such as other cities, labor markets, economic summary areas and the State of Maine.

This report will present basic population data, housing starts, demographic information, personal income data, retail sales and labor market data. It will also provide a concise overview of development activity and assessing valuations.

2010 Census Population

The Census Bureau has released limited 2010 data at the city level, primarily population counts, race, and housing unit data.

Bangor is the third largest city of Maine's five hundred thirty-two minor civil divisions, and is one of only three cities that have populations over 30,000. 2010 Census data for Maine show that the five most populous cities or towns are Portland, 66,194; Lewiston, 36,592; Bangor, 33,039; South Portland, 25,002; and Auburn, 23,055. Portland grew by 3.0 percent since the 2000 Census. Lewiston grew by 2.5 percent, South Portland grew by 7.2 percent, and Auburn decreased by 0.6 percent. Bangor grew by 5.0 percent, up from 31,473 in 2000.

The largest county in Maine is Cumberland, with a population of 281,674. Its population grew by 6.0 percent since 2000. The other counties in the top five include York, with a population of 197,131 (increase of 5.6 percent); Penobscot, 153,923 (increase of 6.2 percent); Kennebec, 122,151 (increase of 4.3 percent); and Androscoggin, 107,702 (increase of 3.8 percent). Two counties lost population, Washington County lost 3.2 percent of its population and Aroostook County lost 2.8 percent.

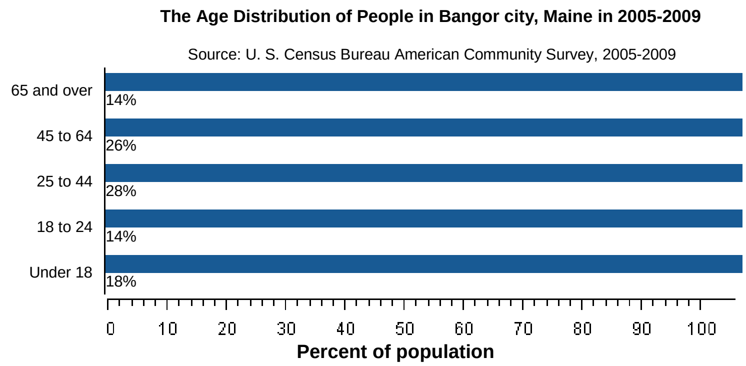
Maine's population grew by 4.2 percent over the past decade. The 2010 census shows Maine's population at 1,328,361, up 53,438 from 1,274,923 a decade ago. Nationally, the population grew 9.7 percent.

Bangor's minority population is also growing. In 2010, minorities made up about 7 percent of Bangor's population, up from 5 percent in 2000. This compares to the state's minority population of 5 percent in 2010, up from 3.1 percent in 2000.

In terms of housing units, 2010 Census data show 15,674 housing units in Bangor, up from 14,587 housing units in 2000. Of the 15,674 units, 92.4 percent were occupied and 7.6 percent were vacant.

City of Bangor Population by Age

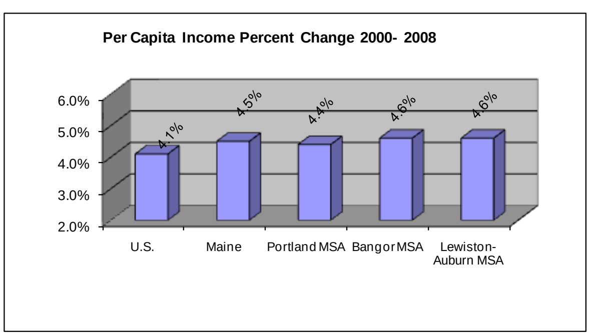
Bangor's 2005-2009 population age distribution was 18% under the age of 18, 14% from 18 to 24, 28% from 25 to 44, 26% from 45 to 64, and 14% who were 65 years of age or older.

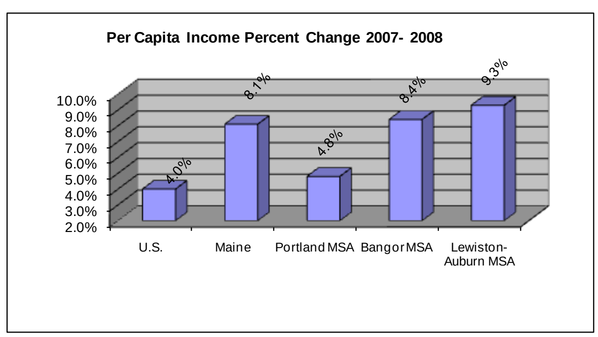


Per Capita Income

The latest data available from the Bureau of Economic Analysis, U.S. Department of Commerce shows the Bangor Metropolitan Statistical Area (MSA) per capita personal income (PCPI) was $33,149 in 2008, up from $30,574 in 2007 and $23,620 in 2000. The 2008 Lewiston-Auburn MSA PCPI was $34,808, Portland's was $41,522, Maine was $36,457, and the U.S. was $40,166.

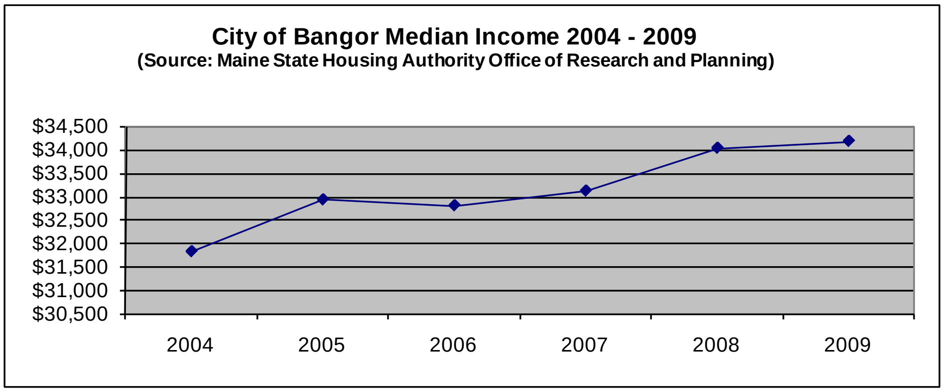
The charts below show PCPI percent change. Looking at the period 2000 to 2008, the Bangor MSA shows an annual average PCPI growth rate of 4.6 percent compared to a Maine average of 4.5 and U. S. average of 4.1. The Lewiston and Portland MSAs grew 4.6 percent and 4.4 percent, respectively. PCPI percent change from 2007 to 2008 shows Maine and its three MSAs faring well above the national increase of 4%. Maine's 2007 -2008 increase was 8.1%, Lewiston-Auburn was 9.3%, Bangor was 8.4% and Portland was 4.8%. Bangor's total percent PCPI increase from 2000 to 2008 was 40.3% compared to the national increase of 34.6%.





Median Income

The City of Bangor's median income has increased from $31,830 in 2004 to $34,174 in 2009.

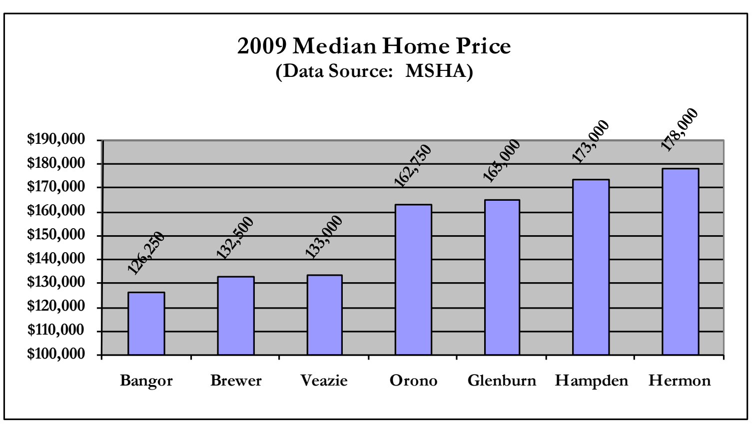


Cost of Housing

The 2009 average cost for a one bedroom rent in Bangor, including utilities, was $685, a two bedroom was $865, and a three bedroom was $1,020.

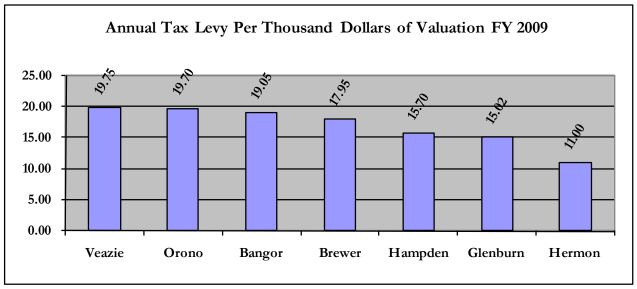
The Maine State Housing Authority lists the State 2009 median home price as $158,000 with a wide range of home prices throughout the various towns and cities in Maine from a low of $29,000 in Milo to a high of $454,700 in Ogunquit and $420,000 in Kennebunkport. The Bangor Housing Market 2009 median home price is listed at $126,250. The State 2009 median home price is down from 2008 as it is in all three MSAs. The State and the Portland MSA are down $20,000, the Lewiston-Auburn MSA is down $16,900 and the Bangor MSA is down $12,250.

The cost of housing in the City of Bangor is very affordable. The chart below shows the median home price in Bangor as well as the six towns Bangor shares boarders with; Brewer, Veazie, Glenburn, Hermon, Hampden and Orono. The median home prices range from $126,250 in Bangor to $178,000 in Hermon, a difference of $51,750.

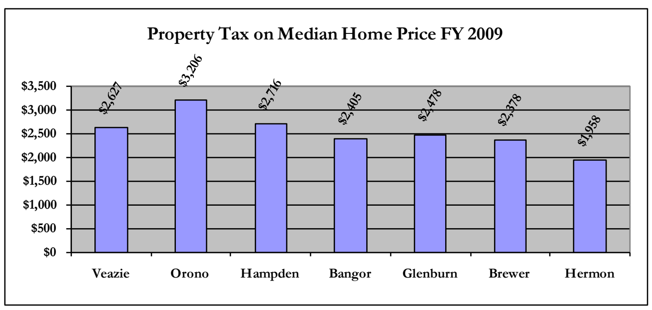


Cost of Housing - Propery Tax

The following chart shows Bangor’s mill rate compared to surrounding towns.

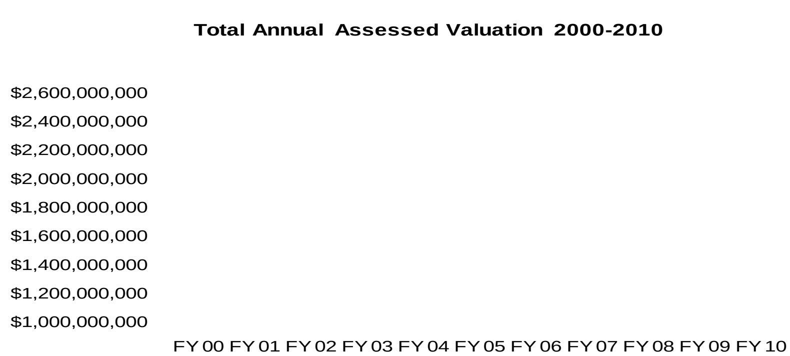


The chart below shows how Bangor’s property taxes compare to the six towns immediately surrounding Bangor. Multiplying each town’s median home price by its mill rate gives us the property tax for a median price house as a basis for comparison. Property taxes in Bangor and its nearest neighbors range from $3,206 in Orono to $1,958 in Hermon with Bangor exactly in the middle at $2,405. Considering the level and range of services Bangor offers its citizens, Bangor is quite the bargain!



Assessed Valuation

Bangor's total assessed valuation was $2,556,403,900 for fiscal year 2010. Total assessment grew 73% in the ten year period of 2000 to 2010. For comparative purposes, Bangor’s total assessed valuation increased by 24.7% in the ten year period from 1991 to 2000.

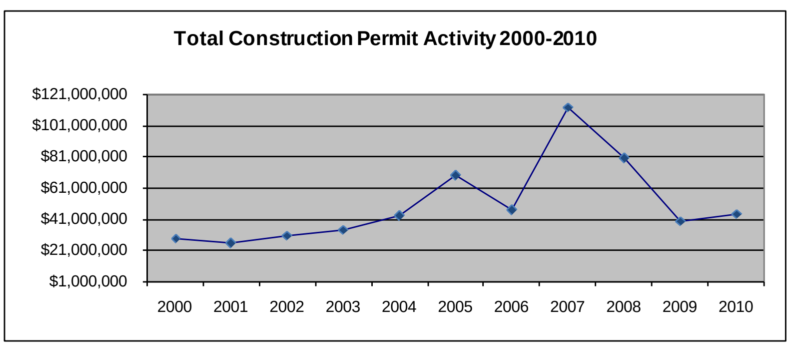


Development Activity

The new construction permit activity data presented 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 equable 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. The dollar amount for construction captured by Code Enforcement in the data below may represent less than a third of the cost of the total 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 future years.

It is also important to note that many projects are completed in phases. For instance, developers of a large project with multiple 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 or component. Projects that require a multi-year construction schedule may, therefore, have phase one permitted in a different calendar year than later phases. In that event, the construction value of the project is reported across more than one calendar year.

In spite of the economy, the City of Bangor experienced a healthy level of development activity in 2010. The total dollar amount of construction permit activity in 2010 was close to $45 million following $40 million in 2009 and two record years of $113 million and $80 million in 2007 and 2008, respectively. For perspective, the two year total of 2007 and 2008 is $192,701,306 while the total from 2000 to 2006 averages about $39.5 million. 2010's $45 million activity was more in keeping with Bangor's traditional growth.



2010 commercial construction permit value amounted to $31,714,156, bringing the total dollar amount of commercial construction activity from 2000 to 2010 to $394,277,274.

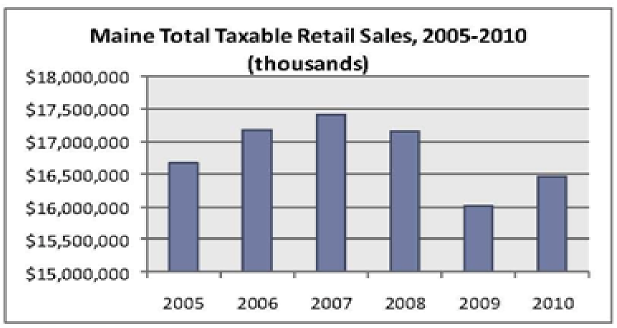
2010 residential construction activity in Bangor in 2010 totaled $12,638,228, bringing the total dollar amount of residential construction activity for the last three years to over $46 million. Comparatively, the five year period of 2000 to 2004 totaled $43 million. Considering the economic downturn and the housing bubble bust, Bangor's residential construction indicates a growing housing market.

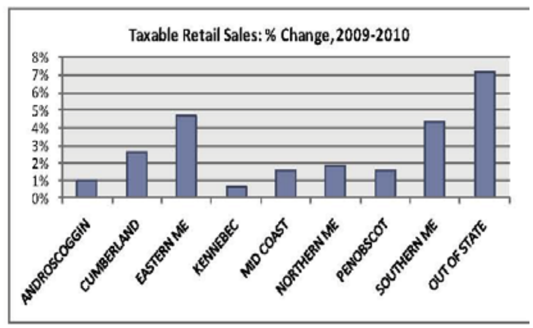
Retail Sales

State of Maine taxable retail sales rose each year from 2005 to 2007 and declined in both 2008 and 2009 during the global economic recession. Total consumer sales figures in 2010 rose 2.7% to about $16.6 billion from 2009.

For the purposes of reporting retail sales, Maine is divided into nine economic summary districts as shown in the chart below. Each economic summary district is further divided into economic summary areas (ESA's). The Bangor ESA falls within the Penobscot Economic Summary District.

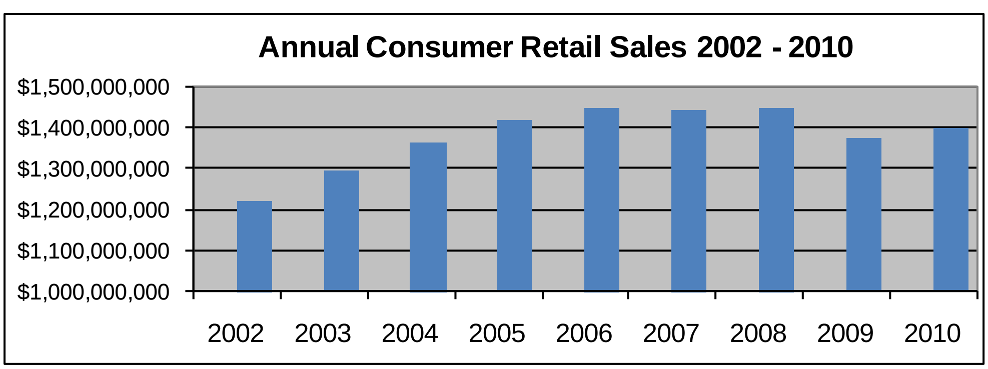
All of Maine's eight economic summary districts saw growth in retail sales from 2009-2010, ranging from 0.7% in the Kennebec district to a rise of 4.7% in Eastern Maine. The Penobscot ESD grew 1.6%. Out of State sales rose over 7%.



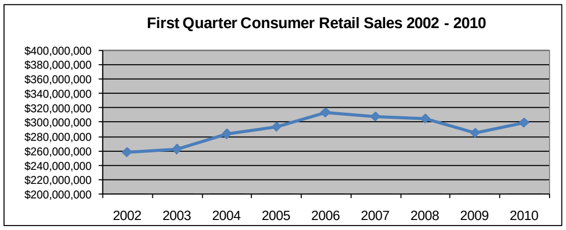


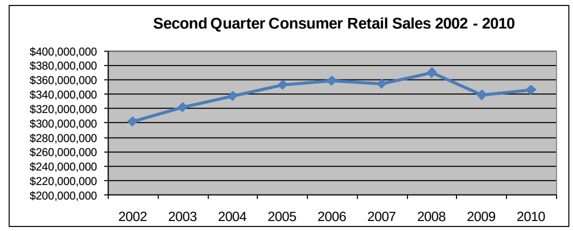
Bangor ESA Retail Sales

Bangor Economic Statistical Area consumer sales were $1.4 billion in 2010, up 1.7% from $1.375 in 2009 but not back to pre-recession levels.

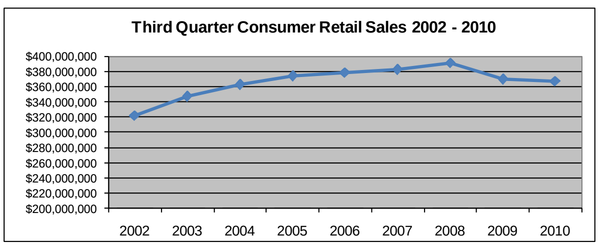


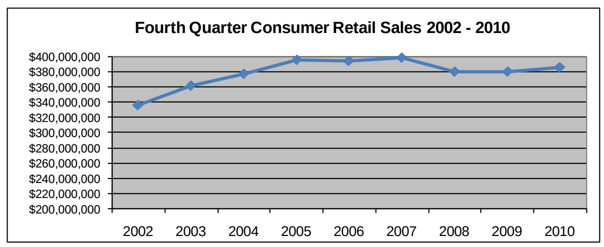
The following charts of consumer sales by quarter show both first and second quarters of 2010 were relatively strong with first quarter sales of $299 million, up $13.7 million from 2009, and second quarter sales of $346 million, up $7.7 million from 2009.





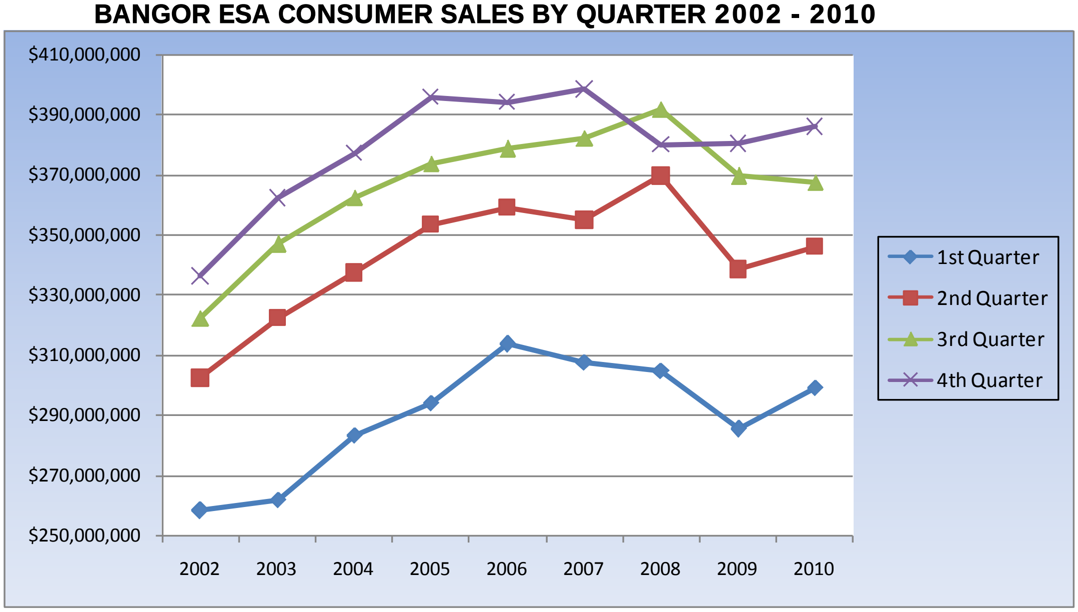
Third quarter consumer sales were $368 million in 2010, down 0.6% from $370 million in 2009. Fourth quarter consumer sales were $386 million in 2010, up $5.7 million from 2009.





The chart below is useful to show not only the fluctuations over time in each quarter, but also the difference in dollar amounts between quarters.

BANGOR ESA CONSUMER SALES BY QUARTER 2002 - 2010



Retail Sales by Store Group

The next group of charts shows the breakdown of consumer retail sales in various sectors of the retail market. 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 sales from all seven store groups 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.

Maine taxable retail sales in 2010 were about $16.6 billion. Of this, $14.7 billion was attributable to consumers while less than $2 billion was attributable to business operating expenses. Automobile- and transportation-related stores accounted for 23% of consumer sales, lodging accounted for 4%, and restaurants accounted for 14%. General merchandise stores, building supply stores, and food stores contributed 21%, 13%, and 11%, respectively, to 2010 consumer sales.

The table below shows the contribution of each sales category to the total change in taxable retail sales from the previous year. Sales in all categories increased in 2010, but food stores represent the only continuous annual increase in taxable retail sales for all years 2005-2010. Restaurant and lodging sales, although turning negative for 2009, have both been relatively stable since 2005. Building supply and auto/transportation sales grew in 2010 after notable declines during the recession.

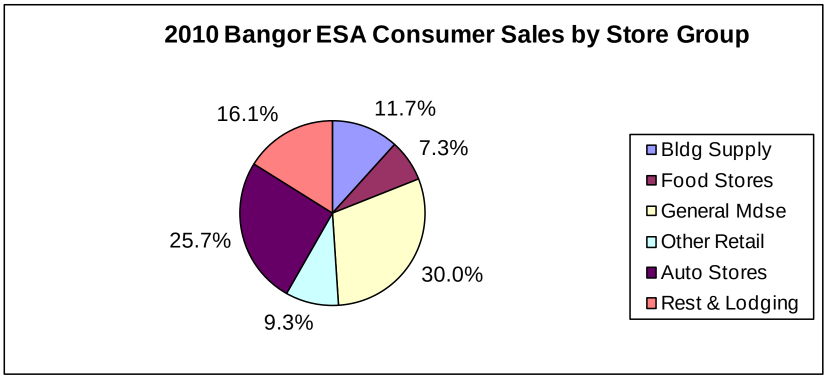
State of Maine taxable retail sales by store group percent

% Contribution to Change	2006	2007	2008	2009	2010
Business Op.	0.8%	0.6%	0.1%	-2.1%	0.5%
Auto / Trans	-0.6%	0.2%	-1.3%	-1.3%	0.5%
Building Supplies	0.4%	-0.6%	-0.6%	-2.2%	0.1%
Food Stores	0.4%	0.3%	0.2%	0.2%	0.1%
General	0.6%	0.3%	-0.4%	-0.7%	0.4%
Lodging	0.2%	0.3%	0.0%	-0.3%	0.3%
Restaurant	0.6%	0.4%	0.2%	-0.1%	0.4%
Other	0.7%	0.0%	0.3%	-0.2%	0.5%
Total Change	3.0%	1.4%	-1.5%	-6.7%	2.8%

Bangor ESA Retail Sales by Store Group

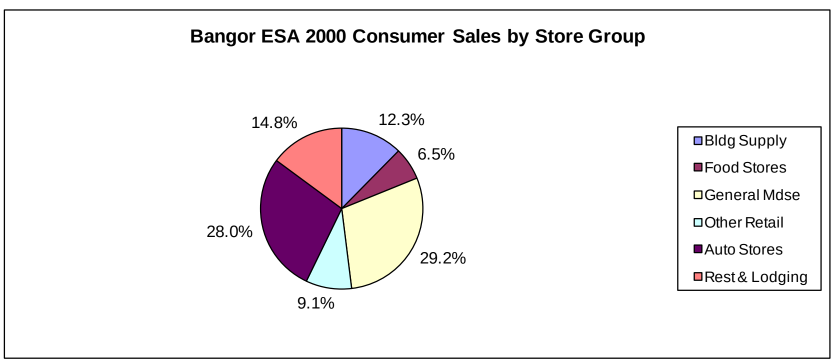
The composition of the 2010 Bangor ESA retail sales by store group as a percentage of consumer sales is shown in the following graph. General Merchandise and Auto Stores are the largest store groups accounting for 30% and 25.7%, respectively, of consumer sales. Restaurant and Lodging is the third largest group with 16%. Building Supply at 11.7%, Other

Retail at 9.3% and Food Stores at 7.3% mean that our retail sales have a healthy diversity in product group.



The Bangor ESA is the Bangor "Economic Summary Area". The ESA includes Bangor, Brewer, Great Works, Indian Island, Old Town, Orono, Stillwater and Veazie.

Comparatively, the following chart portrays the 2000 Bangor ESA retail sales by store group. The largest store group in 2000, "General Merchandise", grew by .8% by 2010. The second largest, Auto Stores, decreased from 28% of consumer sales in 2000 to 25.7% in 2010. Food Stores increased by 0.4% and Restaurant & Lodging gained 1.3% of total consumer sales from 2000 to 2010.



The Bangor ESA is the Bangor "Economic Summary Area". The ESA includes Bangor, Brewer, Great Works, Indian Island, Old Town, Orono, Stillwater and Veazie.

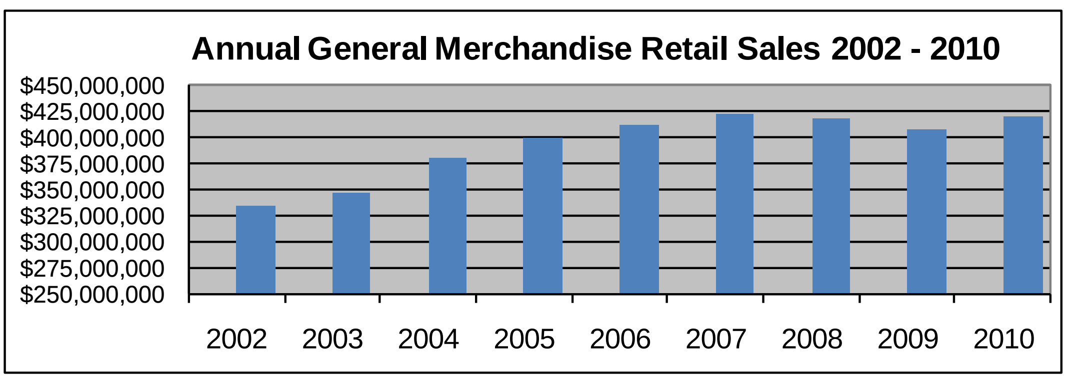
Consumer Retail Sales are categorized by the type of store in which they take place, not by the type of product sold. For example, sales of kitchen utensils at a supermarket appear under "food store sales" rather than "general merchandise" and furniture sold by a furniture store will be included in "general merchandise" sales while furniture sold by a hardware store will be included in "building supply sales."

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.

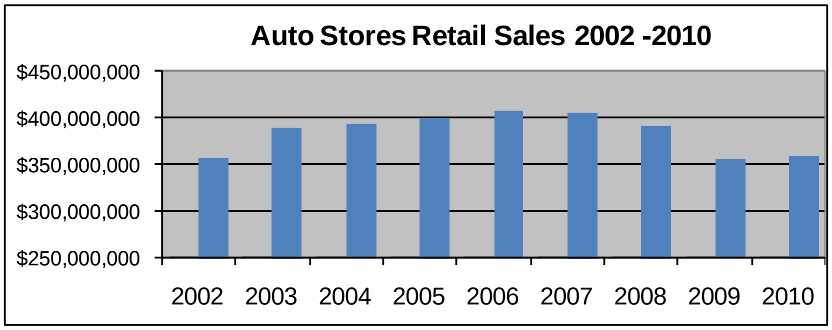
Just as there was quite a difference between quarterly sales in 2010, there were also large differences in 2010 sales as compared to 2009 between the six store-type groups ranging from a $12.7 million increase in General Merchandise to a $2 million decrease in Building Supply.

General Merchandise department store sales, which comprise 30% of all consumer retail sales, were up 3% in 2010 from 2009. 2010’s $419.5 million sales were also slightly higher than 2008, but did not quite reach 2007’s $421.5 million. It is clear, however, that General Merchandise sales are robust.

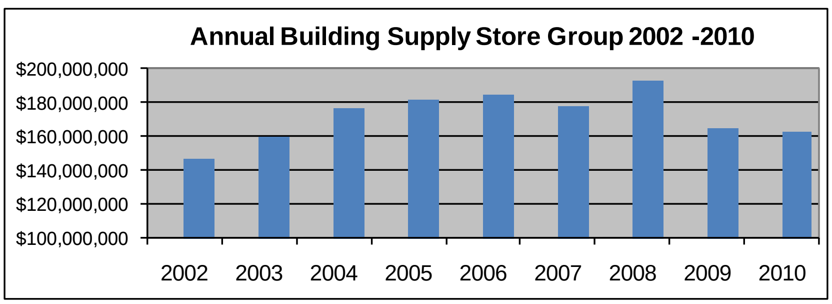


2010 Auto sales, comprising almost 26% of all consumer sales, were $360 million, up $5 million (1.4%) from $355 million in 2009, which was down $36 million from 2008. The decrease in

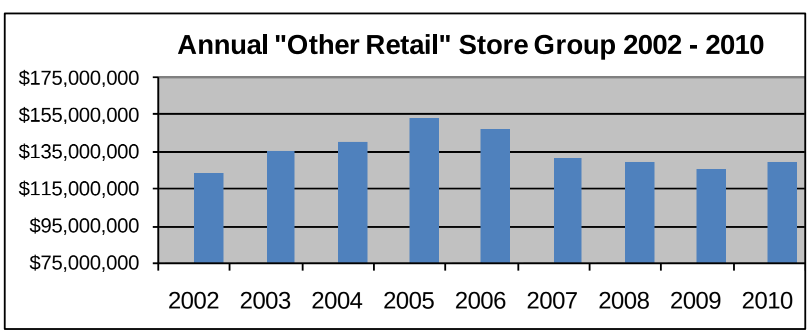
Auto Store retail sales represents a multiyear annual decline experienced across the State. From 2005-2010 the Bangor ESA Auto Store sales decreased by 10%. The State of Maine Auto stores group sales were down 11.6% for the same period.



The Building Supply store group, comprising 11.7% of total consumer sales, was down $2 million (0.01%) in 2010 in sales from 2009 and is down $29.5 million from its peak in 2008. From 2005-2010, the Bangor ESA Building Supply Store sales decreased by 10%. The State of Maine Building Supply stores group sales for the same time frame were down 21%.

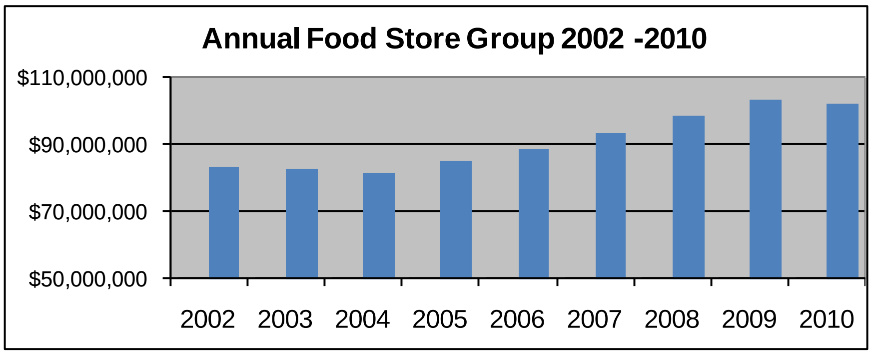


The ‘Other Retail’ store group sales of $129.7 million, comprising 9% of total consumer sales, were up 3.4% in 2010 from 2009 and were right in line with 2008 and 2007 sales. From 2005-2010, the Bangor ESA Other Retail Store sales decreased by 10%. The State of Maine Building Supply stores group sales for the same time frame were down 21%.

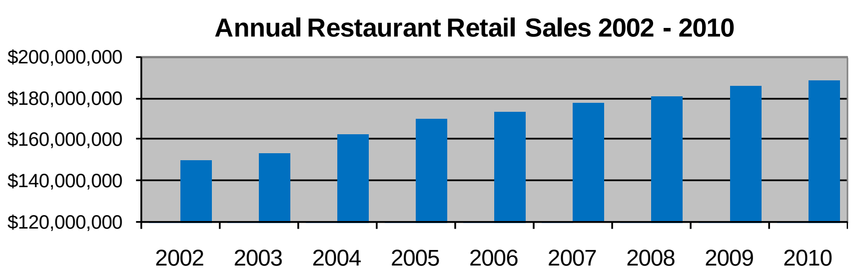


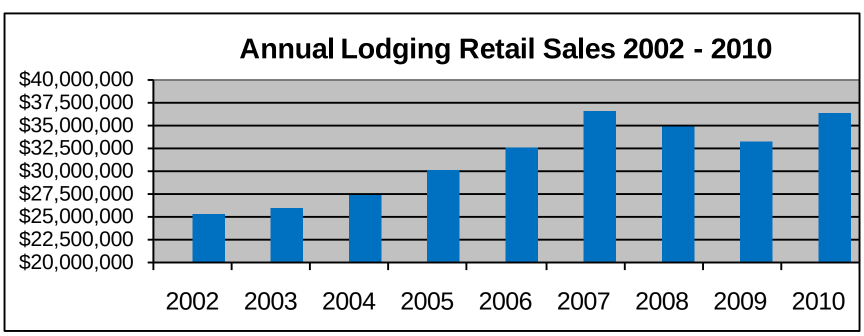
The Food Store group, comprising 7.3% of total consumer sales, was down $2 million (0.01%) in 2010 in sales from 2009 but is up $3.3 million from 2008. From 2005-2010, the Bangor ESA Food Store sales increased by 20%. The State of Maine Food Stores sales for the same time frame were up 15%.

Keep in mind that 'Food Stores' values reported are snacks and non-food items only since food intended for home consumption is not taxed in Maine. These items typically represent about 25% of actual total sales in food stores



'Restaurants' & 'Lodging', which combined represent 16% of total consumer sales, increased $5.7 million in 2010 from 2009, an increase of 2.6%. Restaurant sales in 2010 were $188.4 million, a 1.3% increase from 2009 and 11.5% increase from 2005. The State of Maine's Restaurant sales increased 14% from 2005 to 2010. 2010 Lodging sales were $36 million, a 9% increase from 2009 and a 21% increase from 2005. The State of Maine Lodging retail sales were up 16% from 2005-2010.





Labor Market

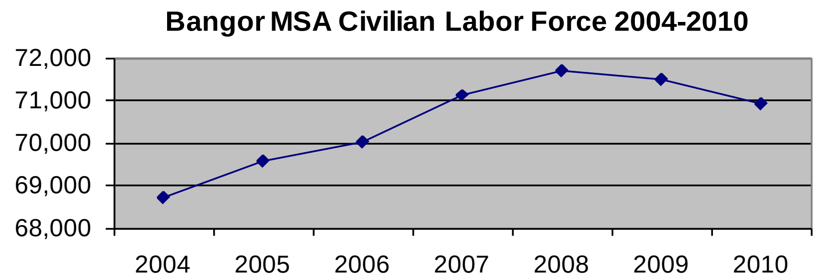
The Bangor Labor Market Area consists of the following towns:

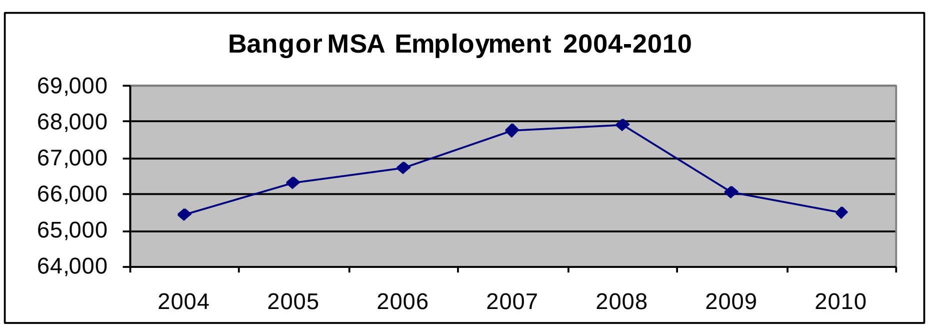
- Penobscot County (part): Alton, Argyle, Bangor, Bradford, Bradley, Brewer, Carmel, Charleston, Clifton, Corinth, Dixmont, East Central Penobscot unorganized territory, Eddington, Edinburg, Enfield, Etna, Exeter, Garland, Glenburn, Greenbush, Hampden, Hermon, Holden, Howland, Hudson, Kenduskeag, Lagrange, 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

Civilian Labor Force, Employed, and Unemployed

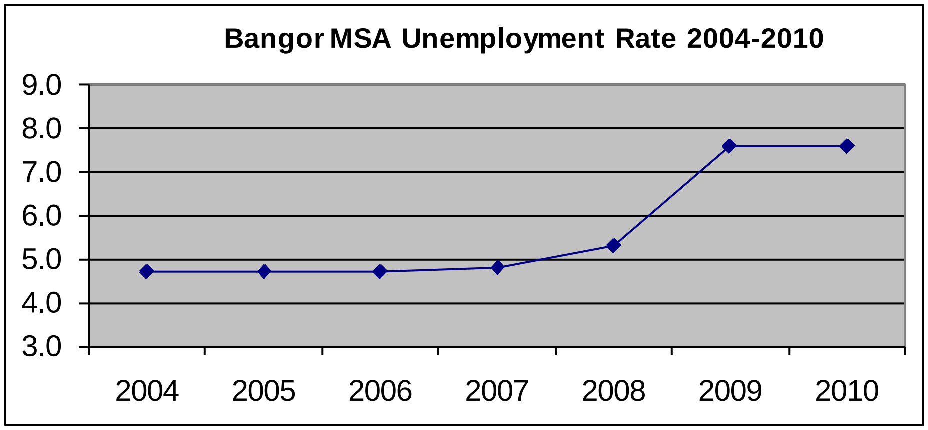
The Maine Department of Labor reports two different types of labor information for the Bangor LMA. The type we are most familiar with is the data on Civilian Labor Force numbers, the number of people employed and unemployed, and the unemployment rate. Civilian Labor Force data is based on place of residence. 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 Maine Department of Labor reported the 2010 annual average Bangor LMA civilian labor force as 70,933, down from 71,499 in 2009. Since 2004 the Bangor LMA labor force has increased by 2,223. The number of people employed in 2010 in the Bangor LMA was 65,511, 575 fewer than in 2009. There were 57 more employed in 2009 than in 2004.

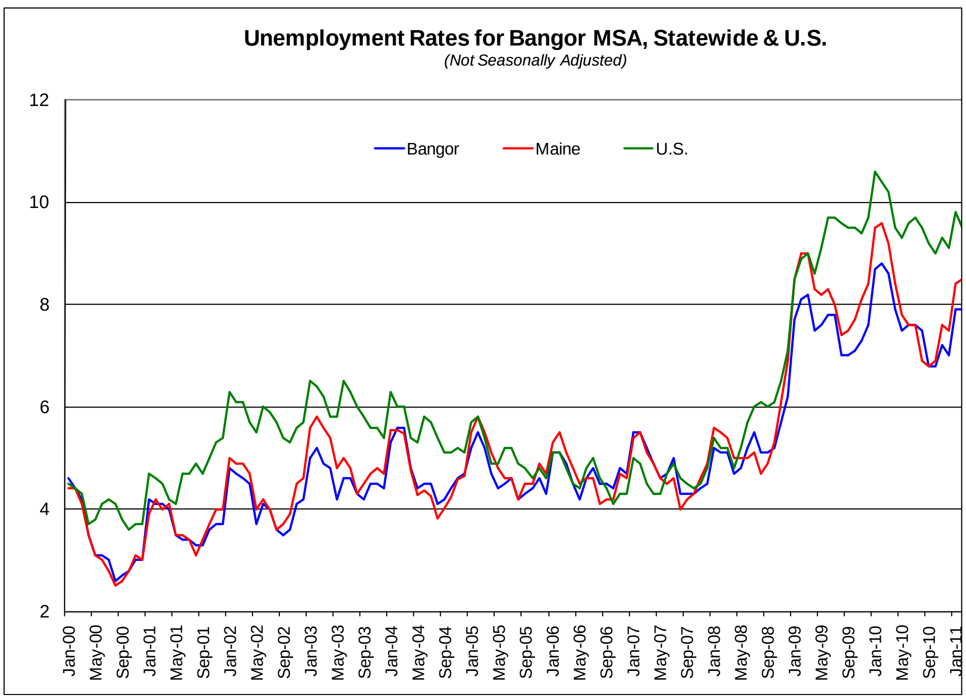




The 2010 Bangor MSA unemployment rate of 7.6% was lower than the national (9.6%) and the State (7.9%) rates. The unemployment rate in Maine's two other MSAs were Lewiston-Auburn MSA 8.1% and Portland 6.5%. Portland's was the lowest unemployment rate in Maine with the highest rate in Millinocket at 14.9%.



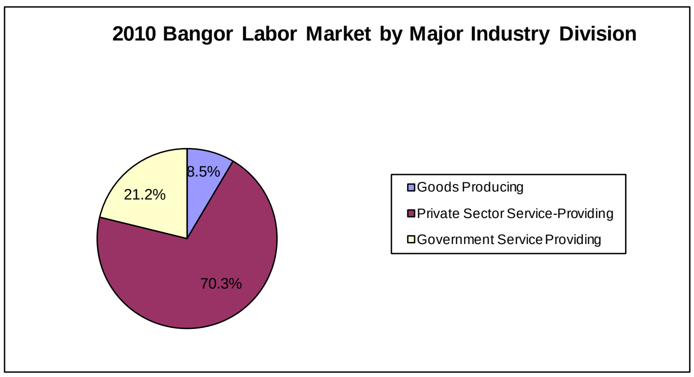
The chart below shows the Bangor MSA unemployment rate compared to Maine and the United States over time. Although Bangor's unemployment rate is consistently lower than the national rate, it is clear that Bangor's unemployment trends with the nation and state.



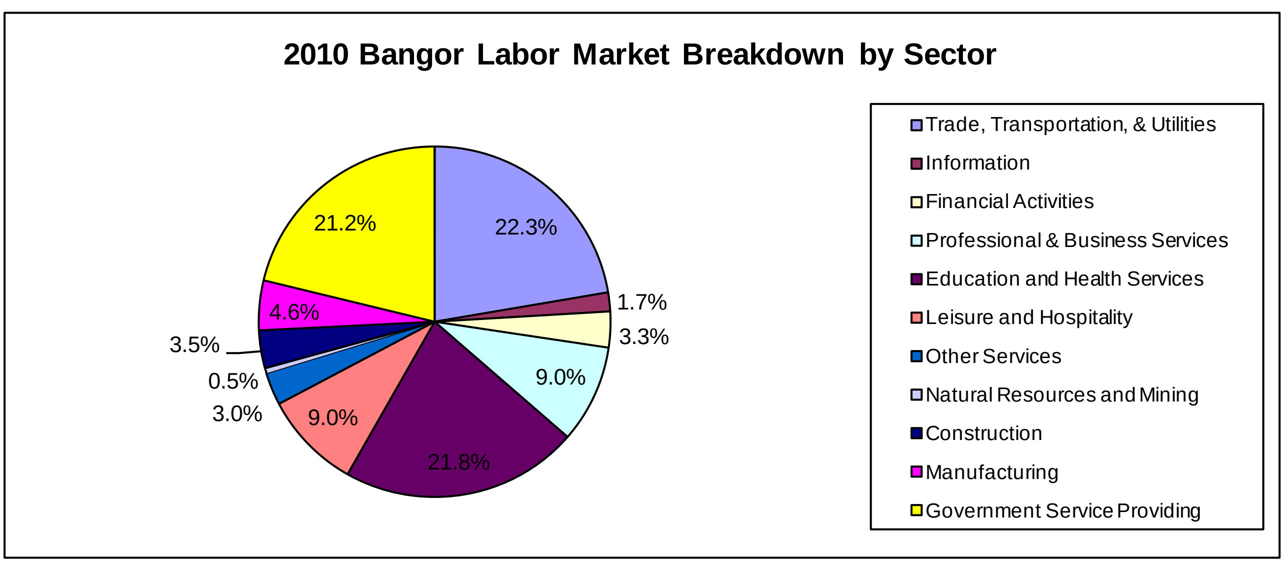
Nonfarm Wage and Salary Employment

The second type of data reported by the Maine Department of Labor 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.

Nonfarm Wage and Salary Employment is reported by Major Industry Division. As you can see from the chart below, 91.5% of employment in the Bangor Labor Market is in the Service Sector with 21% from the Government sector and 70% from the private sector. Only 8.5% of employment is in the Goods Producing division.



The pie chart below shows the Nonfarm Wage and Salary Employment breakdown for both Goods Producing and Service-Providing (government and private).



Bangor MSA Nonfarm Wage and Salary Employment was 63,300 in 2010. The 2010 Service-Providing Industry accounts for 57,900 jobs, or approximately 91% of employment in the Bangor Labor Market. Trade, Transportation, & Utilities is the largest service providing sector representing 14,100 jobs, 22% of employment. Of that 22%, Retail Trade comprises 15% (9,700 jobs). Education and Health Services account for 13,800 jobs, 21.8% of employment. Both Professional & Business Services with 5,700 jobs (9%) and Leisure and Hospitality with 5,700 jobs (9%) have a healthy presence in the Bangor Labor Market. The Financial Activities segment accounts for 2,100 jobs in Bangor's labor market. Information and Other Services have 1,100 and 1,900 jobs, respectively.

Within the Goods Producing Industry, manufacturing accounts for 4.6% of total employment representing 2,900 jobs, construction accounts for 3.5% of total employment representing 2,200 jobs, and natural resources and mining accounts for 0.5% of total employment representing 300 jobs.

Average Annual 2010 Bangor MSA Nonfarm Wage and Salary Employment by Major Industry Division

	2010	% Total
Total Private	49,900	78.8%
Goods Producing	**5,400**	8.5%
Natural Resources and Mining	300	0.5%
Construction	2,200	3.5%
Manufacturing	2,900	4.6%
Service-Providing	**57,900**	91.5%
Trade, Transportation, & Utilities	14,100	22.3%
Wholesale Trade	2,100	3.3%
Retail Trade	9,700	15.3%
Transportation, Warehousing, and Utilities	2,400	3.8%
Information	1,100	1.7%
Financial Activities	2,100	3.3%
Professional & Business Services	5,700	9.0%
Education and Health Services	13,800	21.8%
Leisure and Hospitality	5,700	9.0%
Other Services	1,900	3.0%
Government	13,400	21.2%
Total Nonfarm Wage & Salary Employment	**63,300**	**100.0%**

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

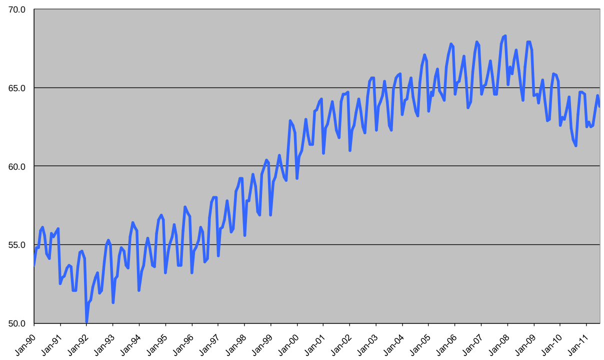
The following chart shows Nonfarm Wage and Salary Employment. Employment decreased by 1,400 between 2009 and 2010. The Goods Producing sector lost 500 jobs from 2009 to 2010 after losing 500 jobs from 2008 to 2009. The Service Providing Sector lost a total of 800 jobs with losses of 100 in Retail Trade, 300 in Transportation, Warehousing, and Utilities, 100 in Financial Activities, 200 in Professional & Business Services, 100 in Leisure and Hospitality and 100 in Other Services. The Government Sector lost 100 jobs.

Average Annual Nonfarm Wage and Salary Jobs by Industry in Bangor M SA 2000 to 2010
(in thousands)

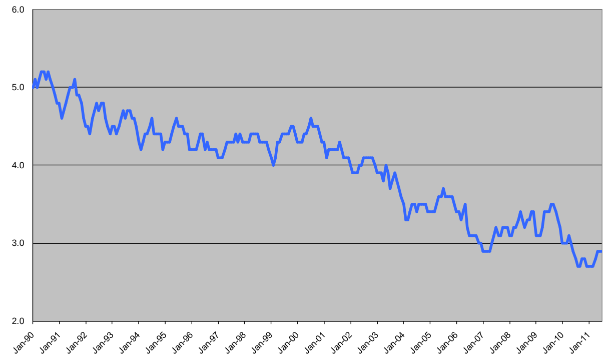
Industry	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Nonfarm Wage and Salary Employment	**62.2**	**63.2**	**63.6**	**64.3**	**64.9**	**65.6**	**65.9**	**66.1**	**66.4**	**64.7**	**63.3**
Total Private	**49.4**	**50.4**	**50.4**	**51.0**	**51.5**	**52.3**	**52.5**	**52.7**	**52.8**	**51.2**	**49.9**
Goods Producing	**7.3**	**7.2**	**7.0**	**6.9**	**6.5**	**6.7**	**6.5**	**6.3**	**6.4**	**5.9**	**5.4**
Natural Resources and Mining	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**	**0.3**	**0.2**	**0.2**	**0.2**	**0.2**	**0.3**
Construction	**2.6**	**2.8**	**2.8**	**2.9**	**2.8**	**2.9**	**3.1**	**3.0**	**2.9**	**2.4**	**2.2**
Manufacturing	**4.4**	**4.2**	**4.0**	**3.8**	**3.4**	**3.5**	**3.2**	**3.1**	**3.3**	**3.3**	**2.9**
Service Providing	**54.9**	**56.0**	**56.6**	**57.4**	**58.4**	**58.9**	**59.4**	**59.8**	**60.0**	**58.7**	**57.9**
Trade, Transportation, and Utilities	**14.2**	**14.3**	**14.5**	**14.9**	**15.1**	**15.3**	**15.5**	**15.6**	**15.3**	**14.5**	**14.1**
Wholesale Trade	2.4	2.4	2.3	2.4	2.3	2.3	2.2	2.2	2.2	2.1	2.1
Retail Trade	9.4	9.4	9.6	9.8	10.0	9.9	10.3	10.4	10.4	9.8	9.7
Transportation, Warehousing, & Utilities	2.5	2.5	2.6	2.7	2.8	3.0	2.9	3.1	2.8	2.7	2.4
Information	**1.6**	**1.8**	**1.8**	**1.5**	**1.5**	**1.5**	**1.5**	**1.4**	**1.3**	**1.1**	**1.1**
Financial Activities	**2.4**	**2.4**	**2.3**	**2.3**	**2.3**	**2.2**	**2.2**	**2.3**	**2.2**	**2.2**	**2.1**
Professional and Business Services	**5.5**	**5.7**	**5.5**	**5.5**	**5.6**	**5.7**	**5.8**	**5.7**	**5.9**	**5.9**	**5.7**
Education and Health Services	**11.2**	**11.8**	**11.9**	**12.5**	**13.2**	**13.2**	**13.3**	**13.8**	**13.8**	**13.8**	**13.8**
Leisure and Hospitality	**5.0**	**5.0**	**5.2**	**5.3**	**5.4**	**5.5**	**5.6**	**5.6**	**5.8**	**5.8**	**5.7**
Other Services	**2.2**	**2.2**	**2.3**	**2.2**	**2.1**	**2.1**	**2.1**	**2.1**	**2.1**	**2.0**	**1.9**
Government	**12.8**	**12.9**	**13.1**	**13.3**	**13.4**	**13.3**	**13.4**	**13.3**	**13.6**	**13.5**	**13.4**

The following charts provide a look at the fluctuations and changes by sector in non-farm employment in the Bangor MSA from January 1990 to January 2011. The manufacturing sector chart, for example, shows a clear decline over time while the education and health services sector shows a clear increase.

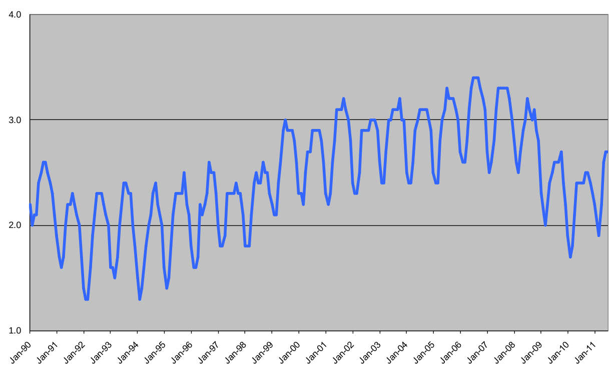
Total Non-Farm Wage & Salary Jobs in Bangor MSA
(not seasonally adjusted in thousands)



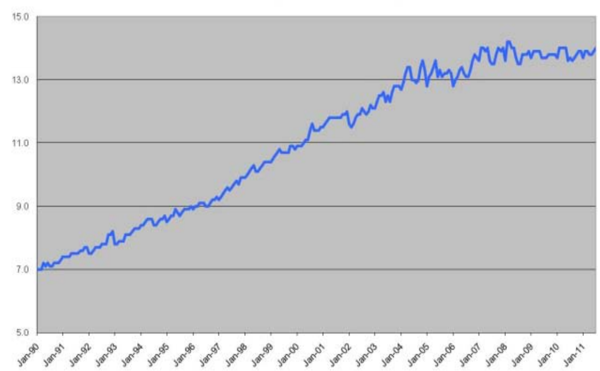
Manufacturing Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



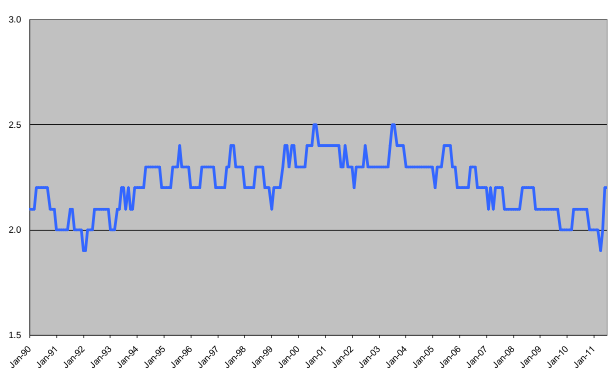
Construction Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



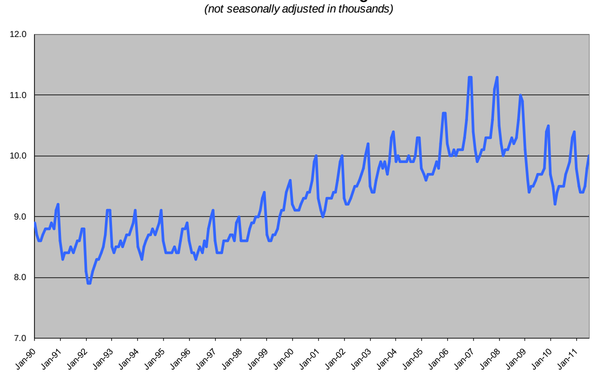
Education and Health Services Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



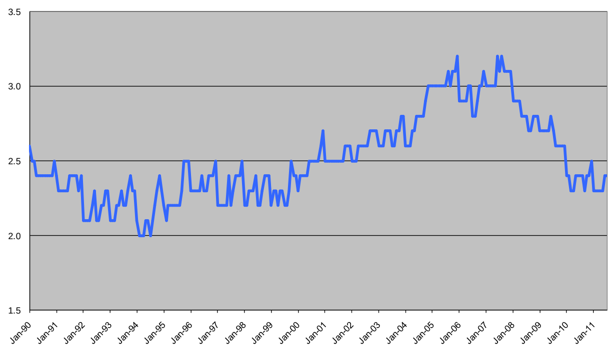
Wholesale Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



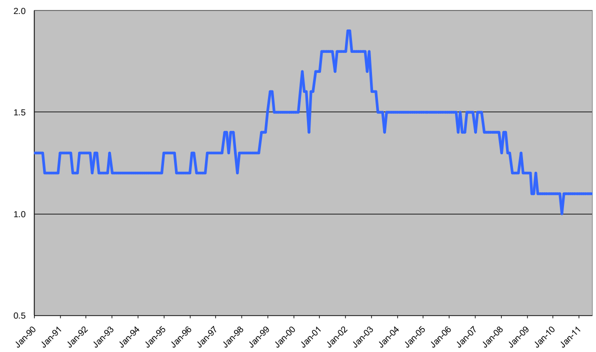
Retail Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



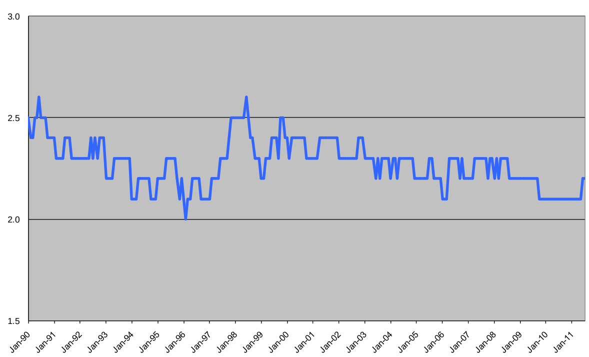
Transportation, Warehousing & Utilities Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



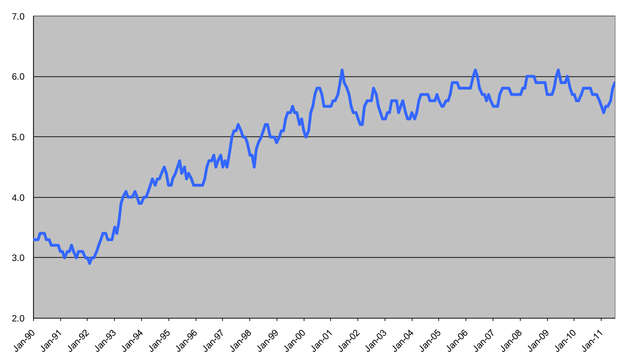
Information Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



Financial Activities Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



Professional and Business Services Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



Leisure & Hospitality Sector Jobs in Bangor MSA
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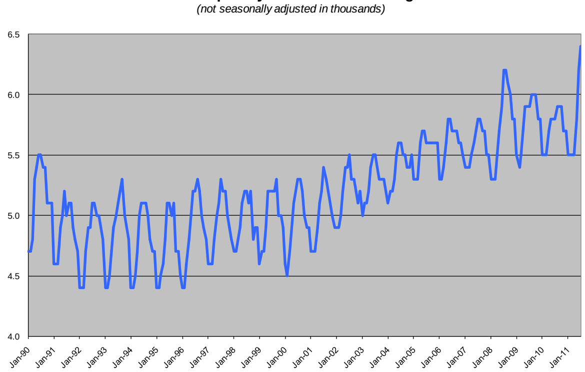
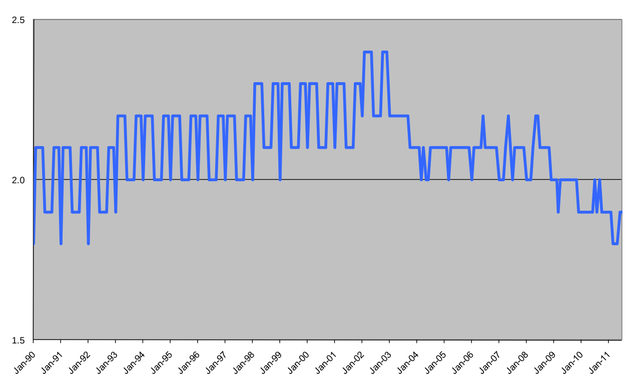


Other Services Sector Jobs in Bangor MSA
(not seasonally adjusted in thousands)



Major Employers

Some of the Major Employers in the Bangor Region Primary Source: Maine Department of Labor, 2009	
1,000 – 4,000 Employees	**Description**
Eastern Maine Medical Center	Regional health care center
University of Maine	Main campus, state university system
Jackson Laboratory	Research Facility
Cianbro Corporation	Modular construction, contractors
Bangor Mall	Shopping complex
Hannaford Brothers Co	Major Supermarket Chain
Wall Mart Associates Inc.	Department Stores
500 –999 Employees	
St Joseph's Hospital	Health care center
Verso Paper	Paper Manufacturing Facility
L.L. Bean	Call center for incoming merchandise orders
Acadia Hospital	Residential substance abuse treatment facility
Bangor Savings Bank	Financial Institutions
Microdyne Outsourcing	Technical & customer support center
Community Health & Counseling Services	Community social services
300 – 499 Employees	
General Electric Power Systems	Turbine manufacturer
Hollywood Slots	Racino gaming facility & hotel
Eastern Maine Healthcare Systems	Regional health care facility
Community Health and Counseling Services	Regional counseling center
United States Postal Service	Postal service
Dysarts Service Inc.	Truck Stops & Plazas
Penobscot Community Health Center	Regional health care facility
Webber Oil Company	Fuel wholesaler & distributor
Hartt Transportation System Inc	Transportation
150 – 299 Employees	
Husson College	Academic College
Labree's Bakery	Bakery
Bangor International Airport	Airport
Affiliated Laboratory Inc.	Laboratory facility
Bangor Publishing Company	Newspaper publisher
Maine Community College System	Academic System
H E Sargent Inc	Road Building Contractors
Cyr Bus Lines	Motor Coach transportation company
Fairpoint Communications	Communications company
Darling's Companies	Automobile Dealer
Bangor Hydro-Electric Co	Electric Company
United Parcel Service	Package delivery
Verizon / Unicel	Telephone Communications
Securitas Security Services USA Inc	Security
M B N A Marketing Systems Inc	Credit card marketing
Quirk Chevrolet	Automobile Dealer
Old Town Canoe Co	Boats - Manufacturers