



City of Palmer

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Palmer, Alaska 99645
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SPECIAL CITY COUNCIL MEETING
6 P.M. TUESDAY, JULY 10, 2012
PALMER CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER

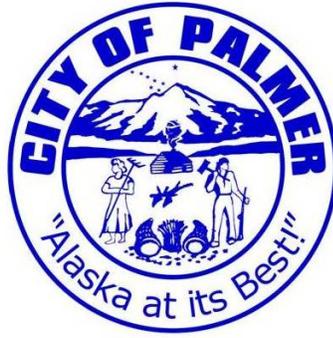
SPECIAL CITY COUNCIL MEETING
6 PM TUESDAY, JULY 10, 2012
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org



MAYOR DELENA JOHNSON
DEPUTY MAYOR RICHARD BEST
COUNCIL MEMBER LINDA COMBS
COUNCIL MEMBER EDNA DEVRIES
COUNCIL MEMBER KEN ERBEY
COUNCIL MEMBER BRAD HANSON
COUNCIL MEMBER KATHRINE VANOVER

CITY ATTORNEY MICHAEL GATTI
CITY CLERK JANETTE BOWER
CITY MANAGER DOUG GRIFFIN

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Audience Participation
- E. Unfinished Business
 - 1. Action Memorandum 10-075: Approve the 2010 City of Palmer Economic Development Strategy
- F. Adjournment



Item E – Unfinished Business

Action Memorandum 10-075

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library & Arena Director

MEMORANDUM

TO: Doug Griffin
FROM: Sandra Garley 
DATE: June 25, 2012
SUBJECT: Economic Development Strategy

I have compiled the five versions of the Palmer Economic Development Strategy document for the Council's review and discussion. To reduce any confusion between the various documents, the City Clerk and I have agreed on a consistent format of color coding.

Version	Changes	Format
Preliminary Discussion Draft Revised May 2011	Original text from Board of Economic Development	No special formatting
Version 2	Council Amendments of 9/20/2011	Council amendments are in red with deletions shown as strike-out and additions are underlined .
Version 3	Mayor's changes to format and text; 9/21/2011	Deletions shown as strike-out and additions are underlined .
Version 4	Council Amendments of 9/20/2011 with Mayor's changes to format and text	Council amendments are in red with Mayor's deletions shown as strike-out and additions are underlined .
Version 5	Board of Economic Development's recommended changes of October 3, 2011	BED recommendations are shown in green; Council amendments of 9/20/2011 in red and Mayor's deletions shown as strike-out and additions are underlined .

The Board of Economic Development added their October 3, 2011 recommendations to the draft version of the Economic Development Strategy that contained both the Council amendments of September 20, 2011 and the changes from the Mayor (Version 4).



Sara Jansen
Special Assistant

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231 W. Evergreen Ave., Palmer, Alaska 99645-6952
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To: Mayor Johnson and Palmer City Council Members
From: Sara Jansen, Special Assistant
Date: July 19, 2011
Re: Revised Preliminary Discussion Draft of the Economic Development Strategy
Dated May 2011

In October, 2010, the City Council reviewed a copy of the Economic Development Strategy (EDS) and voted to return the document to the Board of Economic Development for further refinement. The City hosted an Economic Development Forum on November 8, 2010 which was attended by approximately 65 individuals where the goals of the EDS were discussed.

The Board of Economic Development worked on the document from January through May, incorporating many of the comments and ideas heard at the forum. The objectives listed under the eight primary goals of the plan have been simplified with the intent of having defined, measurable objectives.

At the May 2, 2011 meeting, the Board voted unanimously to forward this new, revised version of the document to the City Council with a recommendation for approval.

CITY OF PALMER ACTION MEMORANDUM No. 10-075

SUBJECT: Approve the 2010 City of Palmer Economic Development Strategy

AGENDA OF: October 26, 2010

Council action:

June 14, agenda
Postponed to July 26

Postponed to September 20, 2011

glas B. Gr

The following motions were made and were carried unanimously.
 Primary Amendment #1:
 To approve the 2010 City of Palmer Preliminary Discussion Draft Economic Development Strategy
 Secondary Amendment #1:
 To change the name of the 2010 City of Palmer Economic Development Strategy to Preliminary Discussion Draft Economic Development Strategy
 Primary Amendment #2:
 To remove any type of reference to sub-committees and to direct the City Manager to "clean up" the recommendations of the goals listed on the green paper and to make the goals consistent throughout the document

Route To:	Department/Individual:		
X	Originator – City Manager		
X	City Clerk		
X	City Attorney		
	Director of Administration		
	Director of Community Development		
	Director of Community Services		
	Director of Public Safety		
	Director of Public Works		

Attachment(s): PMC 2.30.020 Board of Economic Development Duties
Economic Development Strategy Final Draft

Certification of Funds:

X	No fiscal impact.	
	Funds are budgeted from this account number:	
	Funds are not budgeted. Budget modification is required. Affected account number:	
Unrestricted/undesignated fund balance (after budget modification):		

Director of Administration Signature:  _____

Summary statement: The Board of Economic Development (Board) was established in 2008. The primary duty of the Board is to prepare an economic development plan which has now been completed. Palmer Municipal Code (PMC) 2.30.020 prescribes the format and general contents of the document. The Board agreed to name the document the Economic Development Strategy to convey an on-going process of development, rather than a static plan.

The document is largely based on the goals of the comprehensive plan. The Board met with the City Council on May 18 to review progress on the plan. The Council asked for an expanded

vision statement, more emphasis on housing and additional focus on industrial development. The Board re-worked the vision and the goals of the Strategy. The final draft of the document now has eight goals for economic development. They were broadly written to allow a variety of objectives and action plans to develop.

The original concept for developing the objectives was to establish sub-committees. However that has proved to be difficult to manage logistically. At the October 4 Board meeting, the members charted a new course. In order to gain public input an Economic Development Strategy Forum on Monday, November 8, from 5:30 to 8:30 at the Palmer Depot is being planned.

The concept is based on other successful City workshops. The public will be greeted at the door and asked to join a discussion at one of eight round tables hosted by a member of the Board of Economic Development. Each table will correspond with one of the Strategy's goals. A scribe will be at each position to track the conversation, and participants will be asked to fill out comment sheets either at the Forum, or mail them to the City. The form will also be available on the City's website. Each of the discussion leaders will be prepared with questions to spark conversation.

The purpose of the Forum will be to engage the public and determine community members that may wish to become further involved. At the December Board meeting, members will have a transcript of all the comments received and will be able to schedule meeting in 2011 to focus on each of the goals. Objectives and action plans will be developed by the entire board. Regular reports will be forwarded to the City Council through the minutes of each meeting and joint meetings throughout the year.

Administration recommendation: Adopt action memorandum no. 10-075.



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Special Assistant

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MEMORANDUM

To: Mayor Johnson and Palmer City Council
From: Sara Jansen *sj*
Date: May 31, 2011
Subject: Economic Development Strategy May 2011 Draft

In October 2010, the City Council reviewed a draft of the Economic Development Strategy (EDS) submitted by the Board of Economic Development (BED). The Council named the document the Preliminary Discussion Draft. Since last October, the BED hosted an Economic Development Forum in November attended by approximately 60 citizens and had a Joint Meeting with the BED on January 10, 2011. Additionally, the BED worked on the document over four months during their regular monthly meetings.

The resulting document incorporates changes from the Economic Development Forum and the Joint Meeting with Council. The Board Members worked hard to pare down the objectives of each of the eight goals to incorporate reasonable, attainable, actions. The goal is to have a document that will provide a blueprint for future action.

Economic Development Strategy

Version 5:Board of Economic Development

10/3/2011

Deletions are ~~stricken out~~

Additions are underlined

*Council Amendments in **Red***

Mayor format & changes in Black

*BED Changes in **Green***

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best



Preliminary Discussion Draft

Revised May 2011

Economic Development Strategy

Discover Palmer: Alaska at its Best

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Economic Development Strategy

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This section
moved in front
of introduction

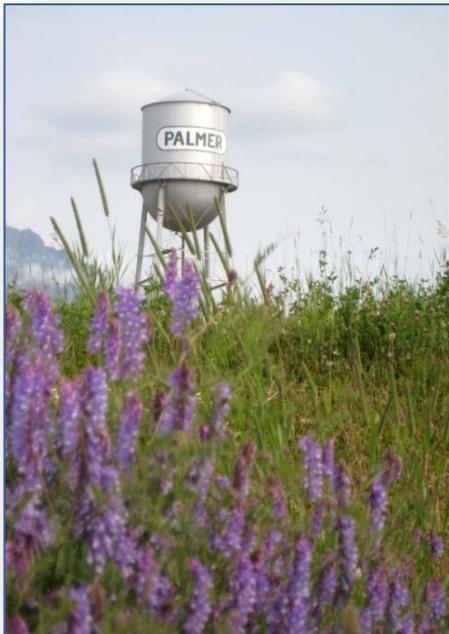
OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry, tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations

OUR COMMITMENT:



- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

SPECIFIC PLAN GOALS

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Economic Development Strategy

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INTRODUCTION

The City of Palmer is a small community located in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique distinctive history and heritage began as an experiment in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley in order to establish an agricultural settlement farming community in Alaska. In addition to their With an agrarian heritage and Midwestern small town values, the Matanuska Colony families overcame many difficulties and successfully established the beginning of the City. brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

LOCAL ECONOMY

A unique microclimate in the Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production and. The unique microclimate produces the celebrated amazing giant vegetables, found on display displayed annually at the annual home of the Alaska State Fair. Today, Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local From rural traditions, Palmer economy has evolved from its rural traditions has matured into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of government for the Matanuska Susitna Borough government. The borough spans which spans 23,000 square miles. , about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer Residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su

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Economic Development Strategy

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Regional Hospital, Carrs/Safeway and Fred Meyer. The City has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable to more, and more people choosing to move to an idyllic are steadily moving to the rural setting. in and around Palmer.

In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown America and flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment trends are expected to may increase and stabilize real estate prices for Palmer neighborhoods. Several public and private schools offer families educational options.

LOCAL EVENTS AND ATTRACTIONS

In the summer, residents and visitors play at the world-class Summer activities include the 18-hole Palmer Golf Course, multiple outdoor trail systems for walking, hiking and biking, rafting, glacier viewing, visiting the Palmer Museum of History and Art and its gardens, the weekly Friday Fling Market and the Alaska State Fair. hike in the mountains, raft the rivers, visit glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair greets hosts nearly 300,000 visitors each summer and features extraordinary entertainers during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens and attract visitors



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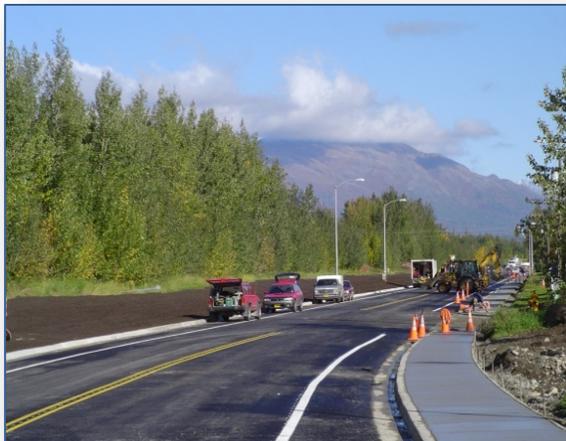
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throughout the summer and compliment the world record-setting renowned giant vegetable competition. which consistently sets world records. In addition to the Fair, The Fairgrounds also host over 50 other public events throughout each the year. , making the site a magnet for economic activity.

Winter recreation also abounds in Palmer. The Winter snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled sled dog mushing and cross country skiing. Year-round competitive athletic events at the MTA Events Center, bring year-round visitors for activities including the Palmer Ice Arena, Mat-Su Miners Hermon Brothers Baseball Park and fields, and local schools include amateur youth and North American Hockey League (NAHL) hockey, fly-in golf opportunities, statewide events in basketball, football, soccer, cross-country and track events. The annual Colony Days, Colony Christmas, Palmer Pride and many other annual celebrations events brings many locals and winter and holiday visitors in celebration. to the community, as does the Colony Days commemoration of the city's colorful history.

TRANSFORMATION

Today, Palmer is in the midst of a significant metamorphosis. In the last decade, offering a relatively safe and pleasant quality of life, the City grew by 31% 22%, with an almost 65% growth rate just outside the City boundaries. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley this quiet rural area has transformed from a quiet rural area to a rural bedroom community, and into an increasingly most recently, to an increasingly self-sufficient, a thriving commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% per year since 2000, with approximately about 5,500 over 5,937 residents currently residing in the 5.2 square mile City. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from Public and private sectors investment continues to fuel growth. The city completed a major expansion of its

water and sewer utilities to the new Mat-Su Regional Medical Center seven (7) miles away to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, are setting the foundation for future growth.

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Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska Job Corps Center, and State Superior and District courts. City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to celebrate ~~retain~~ the best of Palmer's historic character, embrace responsible growth, of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the extraordinary small-town quality of life.

ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents an a collective economic development vision and long term plan for the City of Palmer. Input has been incorporated from multiple and diverse segments of the Palmer community. The Goals, Objectives, Strategies and Action steps herein ~~contained in the plan~~ are the means to realizing this vision;—from agriculture and tourism to technology and research, these strategies they reflect the diversity of Palmer's economy.

~~As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community.~~ The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED and would ideally be incorporated into ~~This plan should be regularly referred to in the ongoing work of the City Council. , the Planning and Zoning Commission, by the City Council and other local, civic and community economic development organizations.~~ as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.

The State of Alaska will be provided a copy of the plan, to be considered in order to encourage their a statement of support for community and economic development organizations at for the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

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Economic Development Strategy

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The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to ~~supporting~~ supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, ~~a~~ a quality of ~~one's~~ of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.



SPECIFIC PLAN GOALS ECONOMIC DEVELOPMENT PLAN GOALS

Based on and adapted from the 2006 City of Palmer Comprehensive Plan

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents ~~of surrounding areas~~, and visitors

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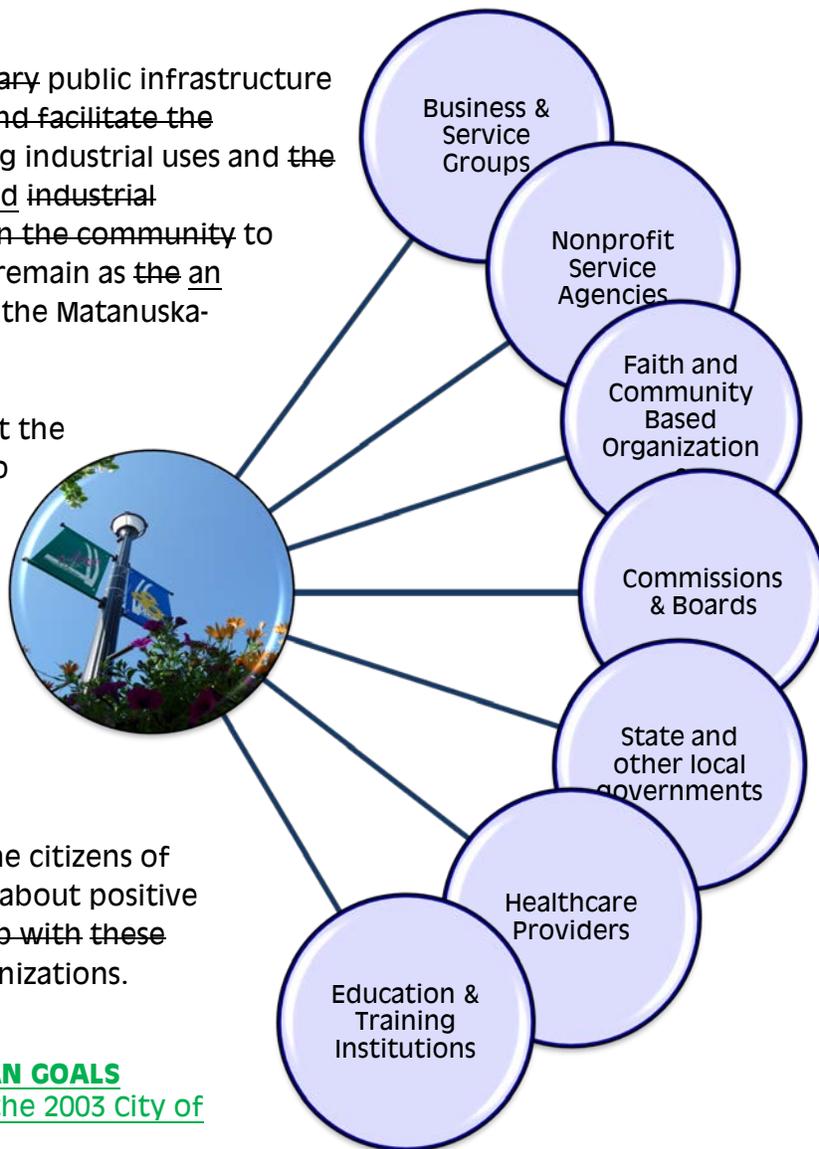
Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational Center of the Mat-Su Valley

Goal 6 ... ~~Maintain~~ Promote high quality residential neighborhoods and ~~promote~~ a diverse range of quality housing from high density in or near downtown to single family housing ~~which satisfies~~ to satisfy the needs of all sectors of the housing market

Goal 7 ... Provide ~~the necessary~~ public infrastructure to retain ~~support and facilitate the~~ retention of existing industrial uses and ~~the~~ expansion of ~~expand~~ industrial development ~~within the community to~~ insure that Palmer remain as ~~the an~~ industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy



PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring about positive ~~cooperation and partnership with these~~ collaboration between organizations.

OBJECTIVES FOR SPECIFIC PLAN GOALS
 (Based on and adapted from the 2003 City of Palmer Comprehensive Plan)

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Objective A - Maintain existing institutions and secure new institutions

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Economic Development Strategy

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Sub sections
A & B
Converted to
Numbers for
clarity

1. ~~Develop an Interface Schedule/Action Plan~~ Work collaboratively with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
2. ~~Develop an Interface Schedule/Action Plan~~ Work collaboratively with the Hospital, Clinics, Job Corps, University and Justice System to determine and pursue a very specific list of action items necessary to meet ~~Hospital, Clinics, Job Corps, University and Justice System~~ long term needs

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Objective A ~~Work~~ Open communications with the University of Alaska and Alaska Pacific University to determine what new programs that might be developed in the Palmer area, and how to help ~~the City might help~~ these institutions ~~to~~ expand in the community

Sub sections
A, B & C
Converted to
Numbers for
clarity

1. ~~Conduct~~ Support an annual conference on small technology business development in Palmer
2. ~~Create a schedule of repeated contact~~ Collaborate with the Greater Palmer Chamber of Commerce and other organizations to actively contact with large technology companies.
3. Develop specific promotional literature touting the attributes of Palmer as a developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

Objective C ~~B~~ - Work with the ~~Chamber~~ community organizations such as the Greater Palmer Chamber of Commerce to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

Objective D ~~C~~ - Develop Palmer as a vocational and career center for Southcentral Alaska

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents of surrounding areas, and visitors

Objective A – Work with the Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; ~~set high standards to ensure quality development~~

Objective B – Make downtown Palmer a more competitive retail destination

Objective C – Actively pursue infrastructure improvements and identify areas appropriate for developing new area for commercial general development

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

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Objective A – Preserve, improve and celebrate Palmer’s historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

Objective B – ~~Support efforts to~~ improve and promote existing community attractions, including cultural facilities, and multiple trails systems. ~~and access to open space.~~ Improve linkages between attractions

Objective C – Build on the success of existing community events, including the Alaska State Fair

Objective D - Collaborate with the Palmer Visitors Center and the Greater Palmer Chamber of Commerce and other organizations to actively promote Palmer

Objective F E– Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Objective A - ~~Develop an EDS staff led Support a~~ media campaign to promote distribution and sales of local agricultural products. ~~The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically,~~

Objective B - ~~A~~ city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statutes statute giving local growers an opportunity for priority placement for Alaskan Grown products

Objective B C - Promote and expand farmers' market opportunities within the city limits and the Greater Palmer area. ~~Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events~~

Objective C D – Review available open land parcels within the City limits and encourage expansion of green areas; ~~and adding~~ community gardens

Objective D E – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

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Economic Development Strategy

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Objective A – Promote Encourage a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

Objective B – Provide areas for single family housing appealing to the upper end of the housing market.

Objective C – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D – Encourage rehabilitation of older residential structures.

Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

Objective H – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of retain existing industrial uses and the expansion of industrial expand development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough

Objective A – ~~Within three months, contact private sector representatives to learn about the~~ Support private sector development of low cost, alternative or renewable energy and power generation, including energy and power distribution systems. ~~and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.~~

Objective B – ~~Within three months~~ Review and identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries. ~~and prepare a report on these resources for the BED.~~

Objective C – Review current infrastructure master plans to ensure they place a priority on maintaining competitively low cost, effective municipal services. ~~Report to the BED any needed revisions to meet this objective.~~

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

Objective E – Work to maintain and improve Palmer's quality of life (Continually enhance hiking and biking trails, parks, health care opportunities, downtown upgrades, etc.)

Goal 8 ... Develop and market the municipal airport to maximize its economic impact on the Palmer economy

City of Palmer
Economic Development Strategy

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Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

Objective B – Develop land for expansion of general aviation leases at the facility

Objective C – Support development of five year master improvement plan as detailed in the Airport Master Plan, ~~October 2009~~

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

Support for All Goals moved from in front of Goals 1-8

Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- ~~A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals~~
- A. ~~B.~~ Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- B. ~~C.~~ Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- ~~D. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees~~
- C. ~~E.~~ Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- D. ~~F.~~ Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- ~~G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center~~

APPENDIX A

Strategic Implementation Plan

~~The Economic Development Strategy (EDS) is designed for implementation implemented by the Palmer City Council after once action plans have been developed based on the eight (8) goals contained in the plan. There are two exceptions to this practice.~~

~~Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. This role is one best served by community organizations, such as the Palmer Visitors Center or the Greater Palmer Chamber of Commerce or other such organizations with infrastructure in place to enhance has an established Tourism Committee. Rather than duplicate efforts, the objectives of Goal Four. are worked through the Chamber's committee. A member of the Board of Economic Development can represents the City on the Chamber's with such organizations, and facilitate clear communications. tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.~~

~~Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already currently addresses some of the objectives of this goal. Therefore, As the Airport Advisory Commission (AAC) serves as the sub-committee for this topic Goal Eight. An AAC commissioner serves as the lead for the commission's work on the objectives of the EDS.~~

APPENDIXES A – D
ECONOMIC DEVELOPMENT STRATEGY

APPENDIX A PALMER FAST FACTS

APPENDIX B GENERAL DEMOGRAPHICS

APPENDIX C ECONOMIC STATISTICS

APPENDIX D AGRICULTURAL QUICK STATS

APPENDIX B A

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in southcentral Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2010, the population had grown to 89,737. During the same period Palmer's population tripled from 1,181 to 5,937.

PEOPLE (2010 U.S. Census)	
Borough Population	89,737
Palmer Population	5,937
Median age	30.01 – Palmer 35.01 – Borough
Population under 18	29.25% - Palmer
Population 65 +	9.6% - Palmer

MUNICIPAL LAND AREA

City of Palmer
Economic Development Strategy

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Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
Annual Sales Tax Revenue (2010)	\$4,946,081
Bed Tax Rate (Borough wide)	5%
Median Family Income (2010 Census)	\$62,006
Property Taxable Value (2010)	\$592,374,800
No. Business Licenses (2009)	1,490

MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2010)	3.0 mills – City 9.980 mills – Borough areawide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

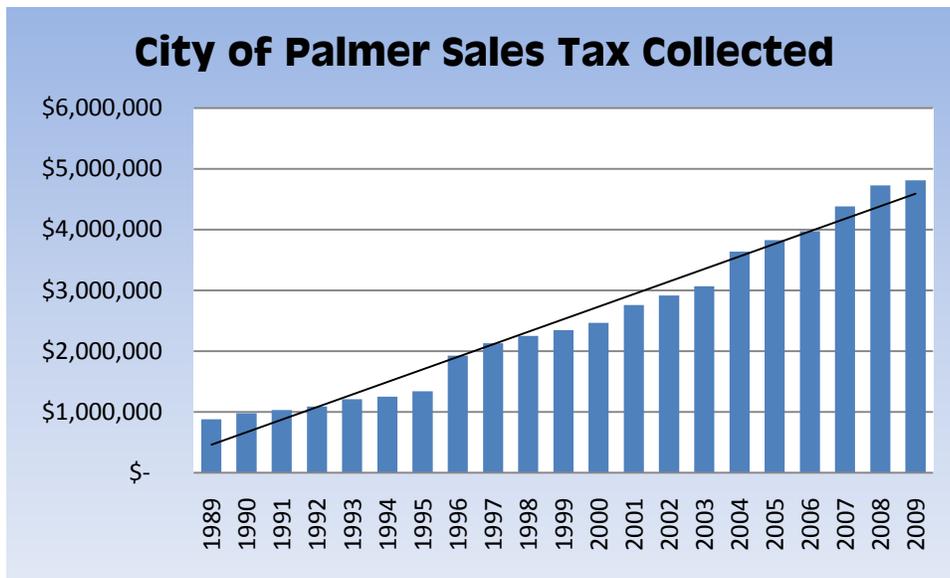
SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

City of Palmer
Economic Development Strategy

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Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2010 Census - Palmer)	
No. Housing Units *	2,281
No. Occupied Units	2,113
No. Owner Occupied Units	1,244
No. Renter Occupied	869
Seasonal, Rec., Occasional Units	15

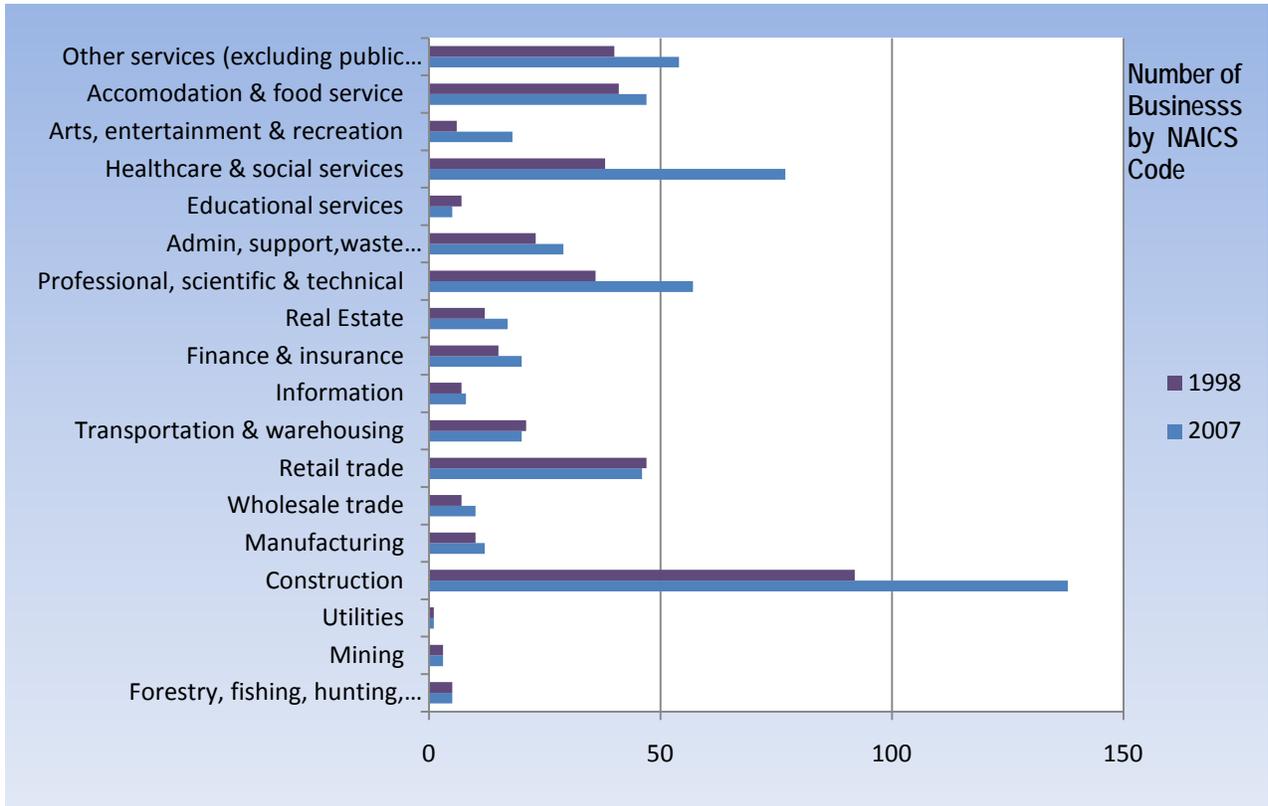


**Comparisons of Business Patterns
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1st Quarter)	4,151	4,085	3,322	3,119	2,849
1st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429

City of Palmer
Economic Development Strategy

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City of Palmer
Economic Development Strategy
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APPENDIX C B

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

DP-1. Profile of General Demographic Characteristics: 2010

Geographic Area: **Palmer city, Alaska**

Subject	Number
Total population	5,937
SEX AND AGE	
Male	2,936
Female	3,001
Under 5 years	475
5 to 9 years	475
10 to 14 years	462
15 to 19 years	588
20 to 24 years	495
25 to 29 years	485
30 to 34 years	409
35 to 39 years	406
40 to 44 years	358
45 to 49 years	355
50 to 54 years	370
55 to 59 years	286
60 to 64 years	223
65 to 69 years	179
70 to 74 years	120
75 to 79 years	101
80 to 84 years	94
85 years and over	75
Median age (years)	30.1
16 years and over	4,429
Male	2,168
Female	2,261
21 years and over	3,797
62 years and over	703
65 years and over	570
Male	291
Female	339
RACE	
White	4,669
Black or African American	109

City of Palmer
Economic Development Strategy

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Subject	Number
American Indian and Alaska Native	544
Asian	66
Native Hawaiian and Other Pacific Islander	21
HISPANIC OR LATINO AND RACE	
Total population	272
RELATIONSHIP	
Total population	5,937
In households	5,514
Householder	2,113
Spouse	932
Child	1,880
Own child under 18 years	1,534
Other relatives	236
Under 18 years	91
65 years and over	13
Nonrelatives	225
HOUSEHOLDS BY TYPE	
Total households	2,113
Family households (families)	1,337
With own children under 18 years	782
Married-couple family	932
With own children under 18 years	507
Female householder, no husband present	300
With own children under 18 years	203
Nonfamily households	776
Householder living alone	647
Householder 65 years and over	1256
Households with individuals under 18 years	854
Households with individuals 65 years and over	468
Average household size	2.6
Average family size	3.3
HOUSING OCCUPANCY	
Total housing units	2,281
Occupied housing units	2,113
Vacant housing units	168
For seasonal, recreational, or occasional use	15
Homeowner vacancy rate (percent)	2.0
Rental vacancy rate (percent)	7.6
HOUSING TENURE	
Occupied housing units	2,281
Owner-occupied housing units	1,244
Renter-occupied housing units	869
Average household size of owner-occupied unit	2.8
Average household size of renter-occupied unit	2.3

City of Palmer
Economic Development Strategy

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DP-2. Profile of Selected Social Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years		
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)

City of Palmer
Economic Development Strategy

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Subject	Number	Percent
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

Subject	Number	Percent
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

DP-4. Profile of Selected Housing Characteristics: 2000

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

Subject	Number	Percent
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units		
	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units		
	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units		
	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

Subject	Number	Percent
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

APPENDIX D C

GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings		
Mean earnings (dollars)	49,260	(X)
With Social Security income		
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income		
Mean public assistance income (dollars)	4,839	(X)
With retirement income		
Mean retirement income (dollars)	14,904	(X)
Families		
Families	1,058	100.0
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

City of Palmer
Economic Development Strategy

Discover Palmer: Alaska at its Best

Palmer city, AK

Selected Statistics from the 2007 Economic Census

2007 Economic Sectors

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 more »
51 Information	7	N	D	more »
53 Real estate and rental and leasing	14	3,482	1,179	46 more »
54 Professional, scientific, and technical services	46	39,965	14,020	231 more »
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 more »
61 Educational services	3	D	D	more »
62 Health care and social assistance	69	138,636	53,144	876 more »
71 Arts, entertainment, and recreation	15	7,577	2,541	109 more »
72 Accommodation and food services	42	17,428	4,941	352 more »
81 Other services (except public administration)	38	14,753	4,145	142 more »

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

Additional symbols

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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2007 Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
Palmer city, AK	445	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4452	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	447	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	4471	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	44711	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	447110	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	448	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	451	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	452	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4539	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45391	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453910	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45392	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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APPENDIX E D

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71

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Version 4 – Mayor’s Format and Council Amendments

Deletions are ~~stricken out~~
Additions are underlined
*Council Amendments in **Red***
*Mayor format & changes in **Black***

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Preliminary Discussion Draft

Revised May 2011

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of introduction

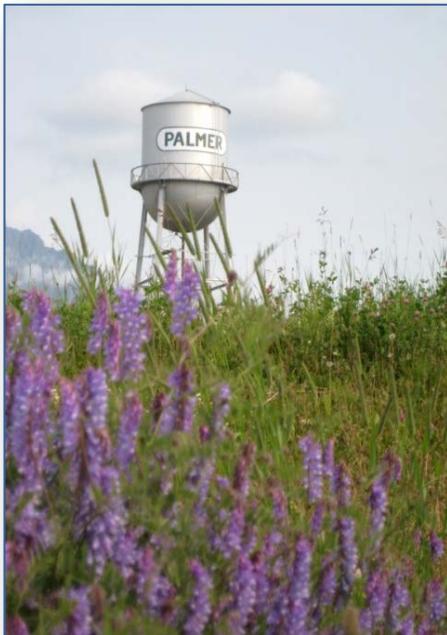
OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry, tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations

OUR COMMITMENT:



- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

SPECIFIC PLAN GOALS

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INTRODUCTION

The City of Palmer is a small community in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique distinctive history and heritage began as an experiment in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley in order to establish an agricultural settlement farming community in Alaska. In addition to their With an agrarian heritage and Midwestern small town values, the Matanuska Colony families overcame many difficulties and successfully established the beginning of the City. brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

LOCAL ECONOMY

A unique microclimate in the Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production and. The unique microclimate produces the celebrated amazing giant vegetables, found on display displayed annually at the annual home of the Alaska State Fair. Today, Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local From rural traditions, Palmer economy has evolved from its rural traditions has matured into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of government for the Matanuska Susitna Borough government. The borough spans which spans 23,000 square miles. , about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer Residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su

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Regional Hospital, Carrs/Safeway and Fred Meyer. The City has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable to more, and more people choosing to move to an idyllic are steadily moving to the rural setting. in and around Palmer.

In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown America and flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment trends are expected to may increase and stabilize real estate prices for Palmer neighborhoods. Several public and private schools offer families educational options.

LOCAL EVENTS AND ATTRACTIONS

In the summer, residents and visitors play at the world-class Summer activities include the 18-hole Palmer Golf Course, multiple outdoor trail systems for walking, hiking and biking, rafting, glacier viewing, visiting the Palmer Museum of History and Art and its gardens, the weekly Friday Fling Market and the Alaska State Fair. hike in the mountains, raft the rivers, visit glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair greets hosts nearly 300,000 visitors each summer and features extraordinary entertainers during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens and attract visitors



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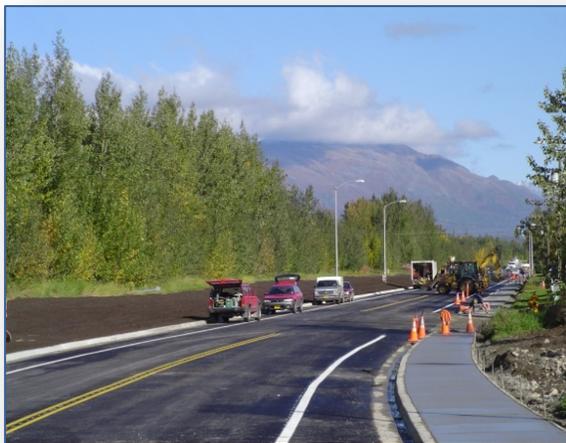
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throughout the summer and compliment the world record-setting renowned giant vegetable competition. which consistently sets world records. In addition to the Fair, The Fairgrounds also host over 50 other public events throughout each the year. , making the site a magnet for economic activity.

Winter recreation also abounds in Palmer. The Winter snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Year-round competitive athletic events at the MTA Events Center, bring year-round visitors for activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, and local schools include amateur youth and NAHL hockey, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Days, Colony Christmas, Palmer Pride and many other annual celebrations brings many locals and winter and holiday visitors in celebration. to the community, as does the Colony Days commemoration of the city's colorful history.

TRANSFORMATION

Today, Palmer is in the midst of a significant metamorphosis. In the last decade, offering a relatively safe and pleasant quality of life, the City grew by 22%, with an almost 65% growth rate just outside the City boundaries. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley this quiet rural area has transformed from a quiet rural area to a rural bedroom community, and increasingly most recently, to an increasingly self-sufficient, a commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately about 5,500 residents currently residing in the 5.2 square mile City. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from Public and private sectors investment continues to fuel growth. The city completed a major expansion of its water and sewer utilities

to the new Mat-Su Regional Medical Center seven (7) miles away to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, are setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska

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~~Job Corps Center, and State Superior and District courts.~~ City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to celebrate retain the best of Palmer's historic character, embrace responsible growth, of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents an collective economic development vision and long term plan for the City of Palmer. Input has been incorporated from multiple and diverse segments of the Palmer community. The Goals, Objectives, Strategies and Action steps ~~contained in the plan~~ are the means to realizing this vision; ~~from agriculture and tourism to technology and research, these strategies~~ they reflect the diversity of Palmer's economy.

~~As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community.~~ The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED and would ideally be incorporated into ~~This plan should be regularly referred to in the ongoing work of the City Council, the Planning and Zoning Commission, by the City Council and other local, civic and community economic development organizations. as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.~~

The State of Alaska will be provided a copy of the plan, to be considered in order to encourage their a statement of support for community and economic development organizations at the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal



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responsibility essential to supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, a quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.

SPECIFIC PLAN GOALS

Based on and adapted from the 2006 City of Palmer Comprehensive Plan

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents of ~~surrounding areas~~, and visitors

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational Center of the Mat-Su Valley

Goal 6 ... ~~Maintain~~ Promote high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which ~~satisfies~~ satisfy the needs of all sectors of the housing market

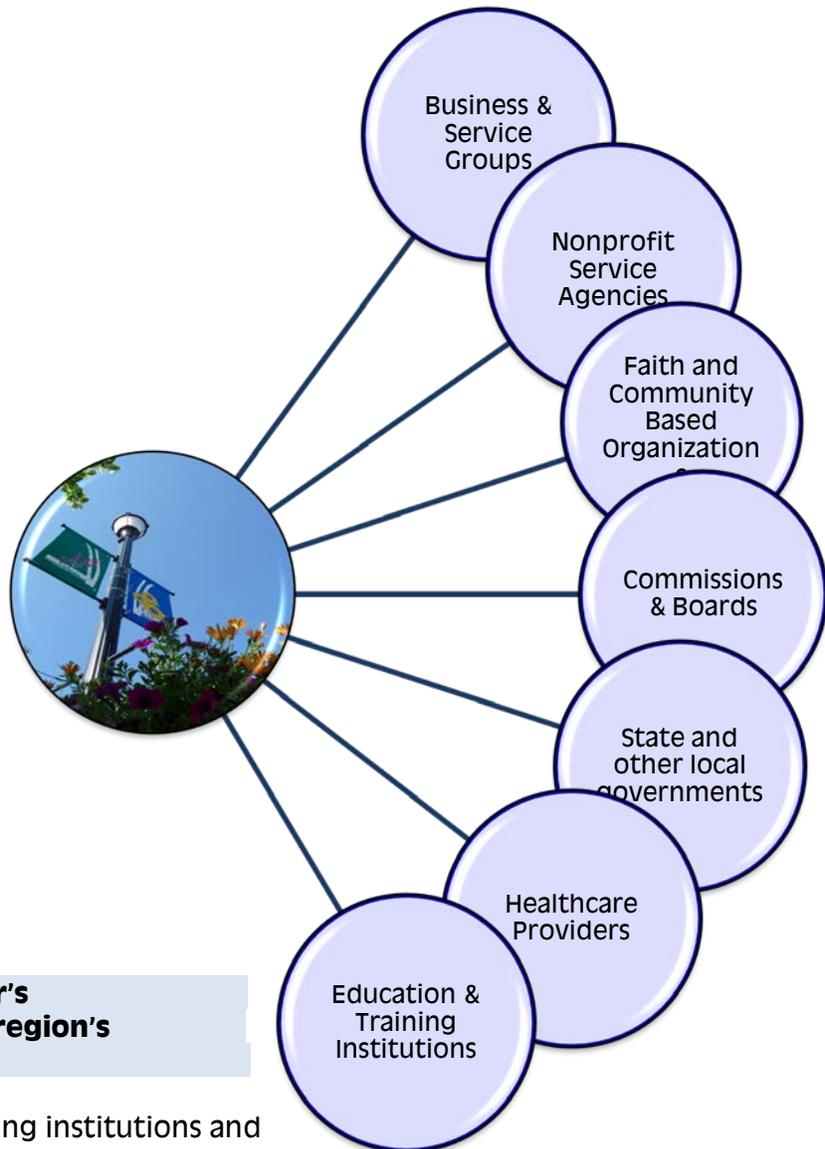
Goal 7 ... Provide the necessary public infrastructure to retain support and facilitate the retention of existing industrial uses and the expansion of expand industrial development within the community to insure that Palmer remain as the an industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these collaboration between organizations.

CITY OF PALMER



Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Objective A - Maintain existing institutions and secure new institutions

- A. ~~Develop an Interface Schedule/Action Plan~~ Work collaboratively with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
- B. ~~Develop an Interface Schedule/Action Plan~~ Work collaboratively with the Hospital, Clinics, Job Corps, University and Justice System to determine and

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pursue a very specific list of action items necessary to meet ~~Hospital, Clinics, Job Corps, University and Justice System~~ long term needs

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Objective A – ~~Work~~ Open communications with the University of Alaska and Alaska Pacific University to determine what new programs that might be developed in the Palmer area, and how to help ~~the City might help~~ these institutions ~~to~~ expand in the community

- A. Conduct Support an annual conference on small technology business development in Palmer
- B. ~~Create a schedule of repeated contact~~ Collaborate with Chamber of Commerce and other organizations to actively contact ~~with~~ large technology companies.
- C. Develop specific promotional literature touting the attributes of Palmer as a developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

Objective C ~~B~~ - Work with the ~~Chamber~~ community organizations such as the Chamber of Commerce to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

Objective D ~~C~~ - Develop Palmer as a vocational and career center for Southcentral Alaska

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents of surrounding areas, and visitors

Objective A – Work with the Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; ~~set high standards to ensure quality development~~

Objective B – Make downtown a more competitive retail destination

Objective C – Actively pursue infrastructure improvements and identify areas appropriate for developing new area for commercial general development

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Objective A – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

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Objective B – ~~Support efforts to improve and promote~~ existing community attractions, including cultural facilities, and multiple trails systems. ~~and access to open space.~~
Improve linkages between attractions

Objective C – Build on the success of existing community events, including the Alaska State Fair

Objective D - Collaborate with the Palmer Visitors Center and Chamber of Commerce and other organizations to actively promote Palmer

Objective F E – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Objective A - ~~Develop an EDS staff led support a~~ media campaign to promote distribution and sales of local agricultural products. ~~The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically,~~

Objective B A - A city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statutes statue giving local growers an opportunity for priority placement for Alaskan Grown products

Objective B C - Promote and expand farmers' market opportunities within the city limits and the Greater Palmer area. ~~Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events~~

Objective C D – Review available open land parcels within the City limits and encourage expansion of green areas; ~~and adding~~ community gardens

Objective D E – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

Objective A – ~~Promote~~ Encourage a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

Objective B – Provide areas for single family housing appealing to the upper end of the housing market.

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Objective C – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D – Encourage rehabilitation of older residential structures.

Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

Objective H – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of retain existing industrial uses and the expansion of industrial expand development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough

~~**Objective A** – Within three months, contact private sector representatives to learn about the Support private sector development of low cost, alternative or renewable energy and power generation, including energy and power distribution systems. and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.~~

~~**Objective B** – Within three months Review and identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries. and prepare a report on these resources for the BED.~~

~~**Objective C** – Review current infrastructure master plans to ensure they place a priority on maintaining competitively low cost, effective municipal services. Report to the BED any needed revisions to meet this objective.~~

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

Objective E- Work to maintain and improve Palmer's quality of life (Continually enhance hiking and biking trails, parks, health care opportunities, downtown upgrades, etc.)

Goal 8 ... Develop and market the municipal airport to maximize its economic impact on the Palmer economy

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

Objective B – Develop land for expansion of general aviation leases at the facility

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Objective C – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

Support for All Goals moved from in front of Goals 1-8

Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- ~~A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals~~
- A. B. Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- B. C. Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- ~~C. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees~~
- C. E. Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- D. F. Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- ~~G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center~~

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APPENDIX A

Strategic Implementation Plan

~~The Economic Development Strategy (EDS) is designed for implementation implemented by the Palmer City Council after once action plans have been developed based on the eight (8) goals contained in the plan. There are two exceptions to this practice.~~

~~Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. This role is one best served by community organizations, such as the Palmer Visitors Center or the Greater Palmer Chamber of Commerce or other such organizations with infrastructure in place to enhance has an established Tourism Committee. Rather than duplicate efforts, the objectives of Goal Four. are worked through the Chamber's committee. A member of the Board of Economic Development can represents the City on the Chamber's with such organizations, and facilitate clear communications. tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.~~

~~Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already currently addresses some of the objectives of this goal. Therefore, As the Airport Advisory Commission (AAC) serves as the sub-committee for this topic Goal Eight. An AAC commissioner serves as the lead for the commission's work on the objectives of the EDS.~~

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APPENDIX B A

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
Borough Population (est. 2009)	84,314
Palmer Population (est. 2009)	5,532
Median age (2000 Census)	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
Population under 18 (2000 Census)	33.6% - Palmer
Population 65 + (2000 Census)	9.1% - Palmer

MUNICIPAL LAND AREA	
Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
Annual Sales Tax Revenue (2009)	\$4,897,276
Bed Tax Rate (Borough wide)	5%
Median Family Income (2000 Census)	\$53,164
Property Taxable Value (2009)	\$4,946,081
No. Business Licenses (2009)	1,490

MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2010)	3.0 mills – City 9.980 mills – Borough areawide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

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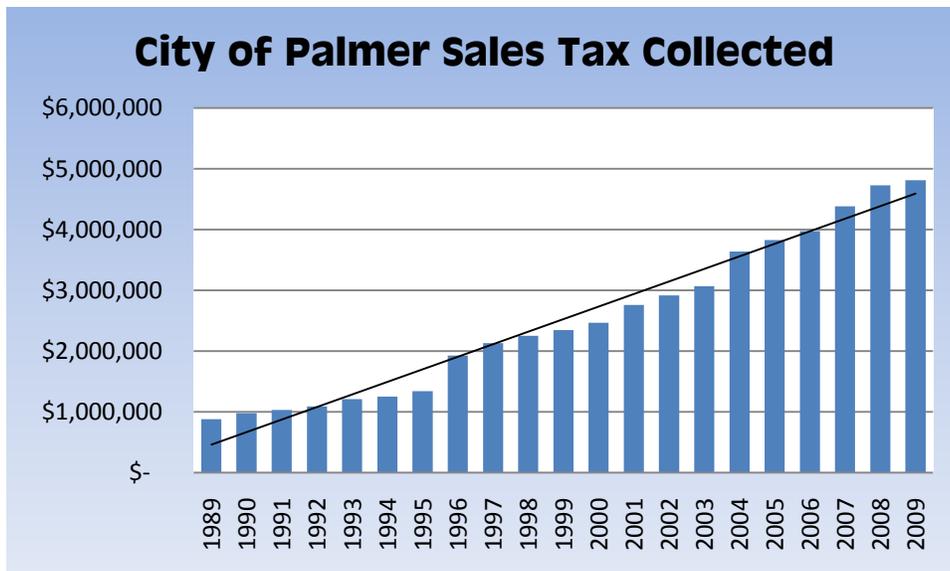
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2000 Census)		
No. Housing Units *	1,555	
No. Occupied Units	1,472	
No. Owner Occupied Units	949	64.5%
No. Renter Occupied	523	35.5%
No. Vacant Units	140	
Seasonal, Rec., Occasional Units	34	
* 2009 Estimated No. Housing Units	2,069 Based on Building Permits issued	

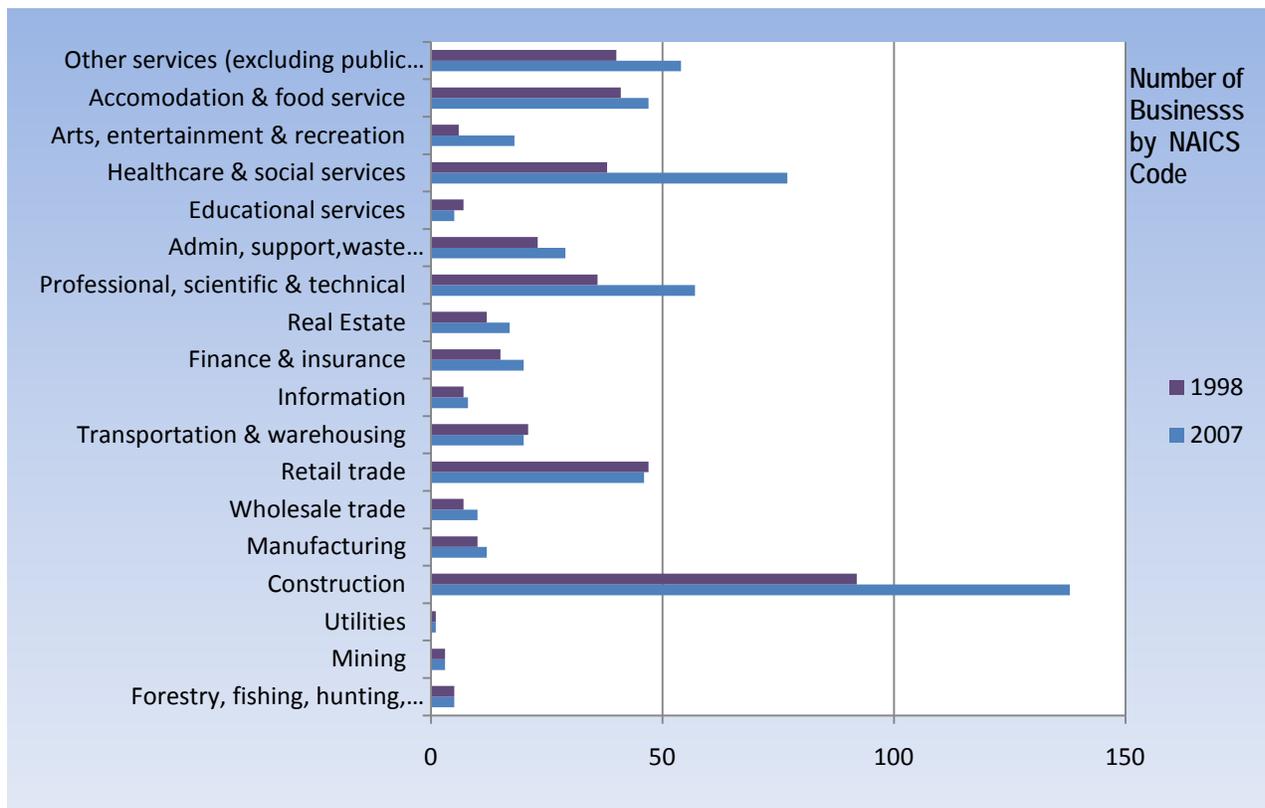


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**Comparisons of Business Patterns
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1st Quarter)	4,151	4,085	3,322	3,119	2,849
1st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429



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APPENDIX C

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
Total population	4,533	100.0
SEX AND AGE		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
RACE		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2

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Subject	Number	Percent
Asian	48	1.1
Asian Indian	3	0.1
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian ¹	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander ²	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
Race alone or in combination with one or more other races ³		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
HISPANIC OR LATINO AND RACE		
Total population	4,533	100.0
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
RELATIONSHIP		
Total population	4,533	100.0
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
HOUSEHOLDS BY TYPE		
Total households	1,472	100.0
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4

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Subject	Number	Percent
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
HOUSING OCCUPANCY		
Total housing units	1,555	100.0
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
HOUSING TENURE		
Occupied housing units	1,472	100.0
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

DP-2. Profile of Selected Social Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0

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Subject	Number	Percent
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9

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Subject	Number	Percent
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well'	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

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(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

DP-4. Profile of Selected Housing Characteristics: 2000

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7

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Subject	Number	Percent
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2

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Subject	Number	Percent
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

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APPENDIX D

GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

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Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings		
Mean earnings (dollars)	49,260	(X)
With Social Security income		
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income		
Mean public assistance income (dollars)	4,839	(X)
With retirement income		
Mean retirement income (dollars)	14,904	(X)
Families		
Families	1,058	100.0
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

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Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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Palmer city, AK

Selected Statistics from the 2007 Economic Census

2007 Economic Sectors

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 more »
51 Information	7	N	D	more »
53 Real estate and rental and leasing	14	3,482	1,179	46 more »
54 Professional, scientific, and technical services	46	39,965	14,020	231 more »
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 more »
61 Educational services	3	D	D	more »
62 Health care and social assistance	69	138,636	53,144	876 more »
71 Arts, entertainment, and recreation	15	7,577	2,541	109 more »
72 Accommodation and food services	42	17,428	4,941	352 more »
81 Other services (except public administration)	38	14,753	4,145	142 more »

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

[Additional symbols](#)

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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2007 Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
Palmer city, AK	445	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4452	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	447	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	4471	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	44711	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	447110	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	448	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	451	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	452	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4539	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45391	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453910	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45392	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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APPENDIX E

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



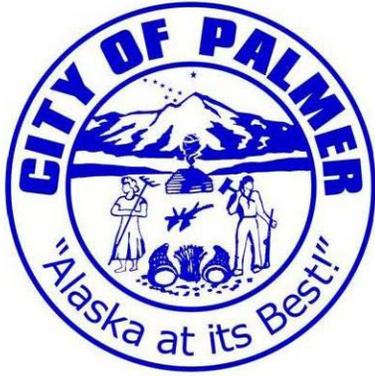
Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71

Economic Development Strategy

Version 3: Mayor's format and changes

Deletions are ~~stricken out~~
Additions are underlined
Mayor format & changes in Black



Preliminary Discussion Draft

Revised May 2011

Economic Development Strategy

Discover Palmer: Alaska at its Best

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moved in front
of introduction

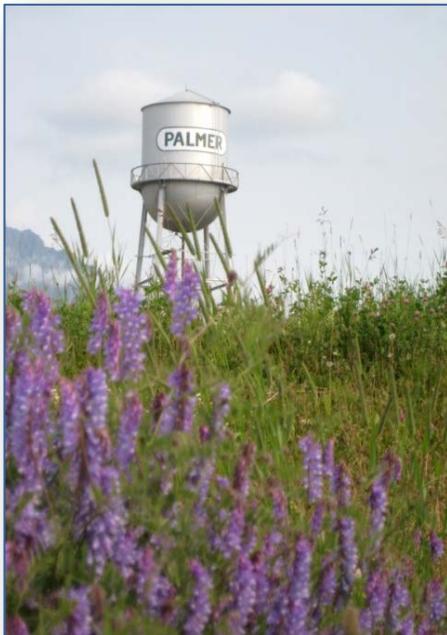
OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry, tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations

OUR COMMITMENT:



- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

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INTRODUCTION

The City of Palmer is a small community in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique distinctive history and heritage began as an experiment in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley in order to establish an agricultural settlement farming community in Alaska. In addition to their With an agrarian heritage and Midwestern small town values, the Matanuska Colony families overcame many difficulties and successfully established the beginning of the City. brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

LOCAL ECONOMY

A unique microclimate in the Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production and. The unique microclimate produces the celebrated amazing giant vegetables, found on display displayed annually at the annual home of the Alaska State Fair. Today, Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local From rural traditions, Palmer economy has evolved from its rural traditions has matured into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of government for the Matanuska Susitna Borough government. The borough spans which spans 23,000 square miles. , about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer Residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su

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Regional Hospital, Carrs/Safeway and Fred Meyer. The City has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable to more, and more people choosing to move to an idyllic are steadily moving to the rural setting. in and around Palmer.

In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown America and flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment trends are expected to may increase and stabilize real estate prices for Palmer neighborhoods. Several public and private schools offer families educational options.

LOCAL EVENTS AND ATTRACTIONS

In the summer, residents and visitors play at the world-class Summer activities include the 18-hole Palmer Golf Course, multiple outdoor trail systems for walking, hiking and biking, rafting, glacier viewing, visiting the Palmer Museum of History and Art and its gardens, the weekly Friday Fling Market and the Alaska State Fair. hike in the mountains, raft the rivers, visit glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair greets hosts nearly 300,000 visitors each summer and features extraordinary entertainers during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens and attract visitors



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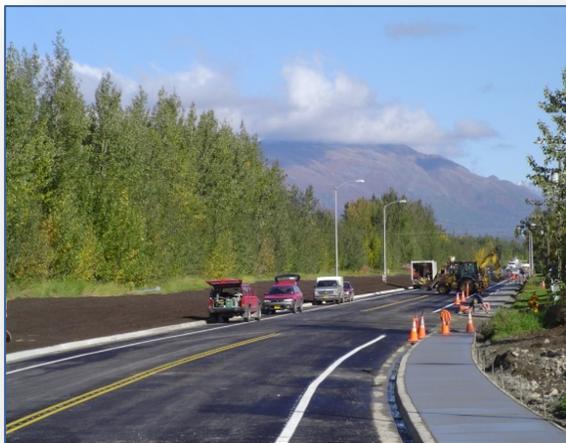
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throughout the summer and compliment the world record-setting renowned giant vegetable competition. which consistently sets world records. In addition to the Fair, The Fairgrounds also host over 50 other public events throughout each the year. , making the site a magnet for economic activity.

Winter recreation also abounds in Palmer. The Winter snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Year-round competitive athletic events at the MTA Events Center, bring year-round visitors for activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, and local schools include amateur youth and NAHL hockey, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Days, Colony Christmas, Palmer Pride and many other annual celebrations brings many locals and winter and holiday visitors in celebration. to the community, as does the Colony Days commemoration of the city's colorful history.

TRANSFORMATION

Today, Palmer is in the midst of a significant metamorphosis. In the last decade, offering a relatively safe and pleasant quality of life, the City grew by 22%, with an almost 65% growth rate just outside the City boundaries. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley this quiet rural area has transformed from a quiet rural area to a rural bedroom community, and increasingly most recently, to an increasingly self-sufficient, a commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately about 5,500 residents currently residing in the 5.2 square mile City. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from Public and private sectors investment continues to fuel growth. The city completed a major expansion of its water and sewer utilities

to the new Mat-Su Regional Medical Center seven (7) miles away to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, are setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska

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~~Job Corps Center, and State Superior and District courts.~~ City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to celebrate retain the best of Palmer's historic character, embrace responsible growth, of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents an collective economic development vision and long term plan for the City of Palmer. Input has been incorporated from multiple and diverse segments of the Palmer community. The Goals, Objectives, Strategies and Action steps ~~contained in the plan~~ are the means to realizing this vision; ~~from agriculture and tourism to technology and research, these strategies~~ they reflect the diversity of Palmer's economy.

~~As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community.~~ The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED and would ideally be incorporated into ~~This plan should be regularly referred to in the ongoing work of the City Council, the Planning and Zoning Commission, by the City Council and other local, civic and community economic development organizations. as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.~~

The State of Alaska will be provided a copy of the plan, to be considered in order to encourage their a statement of support for community and economic development organizations at the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal



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responsibility essential to supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, a quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.

SPECIFIC PLAN GOALS

Based on and adapted from the 2006 City of Palmer Comprehensive Plan

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents of ~~surrounding areas~~, and visitors

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational Center of the Mat-Su Valley

Goal 6 ... ~~Maintain~~ Promote high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which ~~satisfies~~ satisfy the needs of all sectors of the housing market

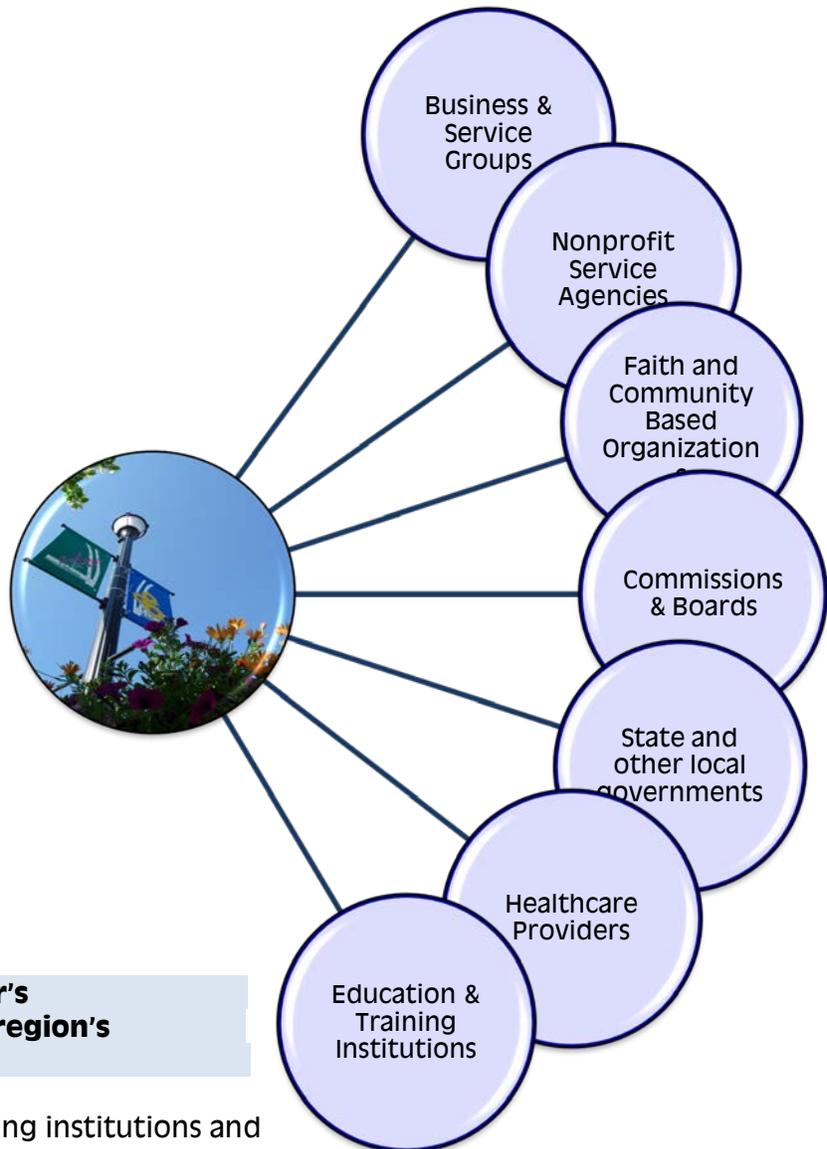
Goal 7 ... Provide the necessary public infrastructure to retain support and facilitate the retention of existing industrial uses and the expansion of expand industrial development within the community to insure that Palmer remain as the an industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these collaboration between organizations.

CITY OF PALMER



Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Objective A - Maintain existing institutions and secure new institutions

- A. ~~Develop an Interface Schedule/Action Plan~~ Work collaboratively with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
- B. ~~Develop an Interface Schedule/Action Plan~~ Work collaboratively with the Hospital, Clinics, Job Corps, University and Justice System to determine and

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pursue a very specific list of action items necessary to meet ~~Hospital, Clinics, Job Corps, University and Justice System~~ long term needs

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Objective A – ~~Work~~ Open communications with the University of Alaska and Alaska Pacific University to determine what new programs that might be developed in the Palmer area, and how to help ~~the City might help~~ these institutions ~~to~~ expand in the community

- A. Conduct an annual conference on small technology business development in Palmer
- B. Create a schedule of repeated contact with large technology companies. Develop specific promotional literature touting the attributes of Palmer as a developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

Objective C ~~B~~ - Work with the ~~Chamber~~ community organizations such as the Chamber of Commerce to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

Objective D ~~C~~ - Develop Palmer as a vocational and career center for Southcentral Alaska

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents of surrounding areas, and visitors

Objective A – Work with the Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; set high standards to ensure quality development

Objective B – Make downtown a more competitive retail destination

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Objective A – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

Objective B – ~~Support efforts to~~ improve and promote existing community attractions, including cultural facilities, and multiple trails systems. ~~and access to open space~~. Improve linkages between attractions

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Objective C – Build on the success of existing community events, including the Alaska State Fair

Objective D - Collaborate with the Palmer Visitors Center and Chamber of Commerce and other organizations to actively promote Palmer

Objective F E – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Objective A - Develop an EDS staff led media campaign to promote distribution and sales of local agricultural products. The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically, a city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statute giving local growers an opportunity for priority placement for Alaskan Grown products

Objective B - Promote and expand farmers' market opportunities within the city limits and the Greater Palmer area. Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events

Objective C– Review available open land parcels within the City limits and encourage expansion of green areas; ~~and~~ adding community gardens

Objective D – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

Objective A – ~~Promote~~ Encourage a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

Objective B – Provide areas for single family housing appealing to the upper end of the housing market.

Objective C – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D – Encourage rehabilitation of older residential structures.

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Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

Objective H – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of retain existing industrial uses and the expansion of industrial expand development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough

Objective A – Within three months, contact private sector representatives to learn about the development of low cost, alternative or renewable energy and power generation, including energy and power distribution systems and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.

Objective B – Within three months identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries and prepare a report on these resources for the BED.

Objective C – Review current infrastructure master plans to ensure they place a priority on maintaining competitively low cost, effective municipal services. Report to the BED any needed revisions to meet this objective.

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

Objective E - Work to maintain and improve Palmer's quality of life (Continually enhance hiking and biking trails, parks, health care opportunities, downtown upgrades, etc.)

Goal 8 ... Develop and market the municipal airport to maximize its economic impact on the Palmer economy

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

Objective B – Develop land for expansion of general aviation leases at the facility

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Objective C – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

Support for All Goals moved from in front of Goals 1-8

Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals
- B. Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- C. Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- D. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees
- E. Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- F. Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center

APPENDIX A

Strategic Implementation Plan

The Economic Development Strategy (EDS) is ~~designed for implementation~~ implemented by the Palmer City Council ~~after~~ once action plans have been developed based on the eight (8) goals contained in the plan. There are two exceptions to this practice.

Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. This role is one best served by community organizations, such as the Palmer Visitors Center or the Greater Palmer Chamber of Commerce or other such organizations with infrastructure in place to enhance ~~has an established Tourism Committee. Rather than duplicate efforts, the objectives of Goal Four. are worked through the Chamber's committee.~~ A member of the Board of Economic Development can represents the City ~~on the Chamber's~~ with such organizations, and facilitate clear communications. ~~tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.~~

Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which ~~already~~ currently addresses some ~~of the~~ objectives of this goal. ~~Therefore,~~ As the Airport Advisory Commission (AAC) serves as the sub-committee for ~~this topic~~ Goal Eight. An AAC commissioner serves as the lead for the commission's work on the objectives of the EDS.

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APPENDIX B A

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
Borough Population (est. 2009)	84,314
Palmer Population (est. 2009)	5,532
Median age (2000 Census)	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
Population under 18 (2000 Census)	33.6% - Palmer
Population 65 + (2000 Census)	9.1% - Palmer

MUNICIPAL LAND AREA	
Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
Annual Sales Tax Revenue (2009)	\$4,897,276
Bed Tax Rate (Borough wide)	5%
Median Family Income (2000 Census)	\$53,164
Property Taxable Value (2009)	\$4,946,081
No. Business Licenses (2009)	1,490

MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2010)	3.0 mills – City 9.980 mills – Borough areawide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

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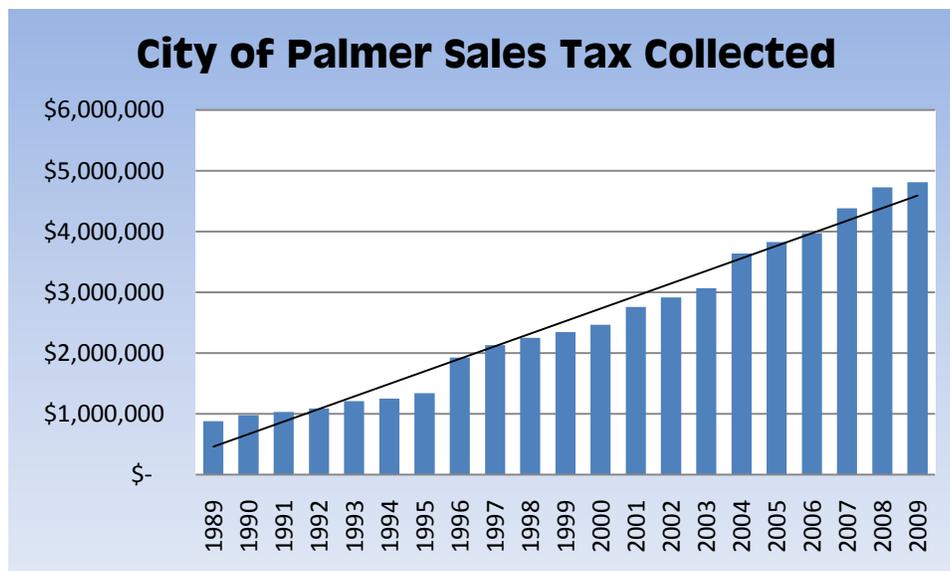
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2000 Census)		
No. Housing Units *	1,555	
No. Occupied Units	1,472	
No. Owner Occupied Units	949	64.5%
No. Renter Occupied	523	35.5%
No. Vacant Units	140	
Seasonal, Rec., Occasional Units	34	
* 2009 Estimated No. Housing Units	2,069 Based on Building Permits issued	

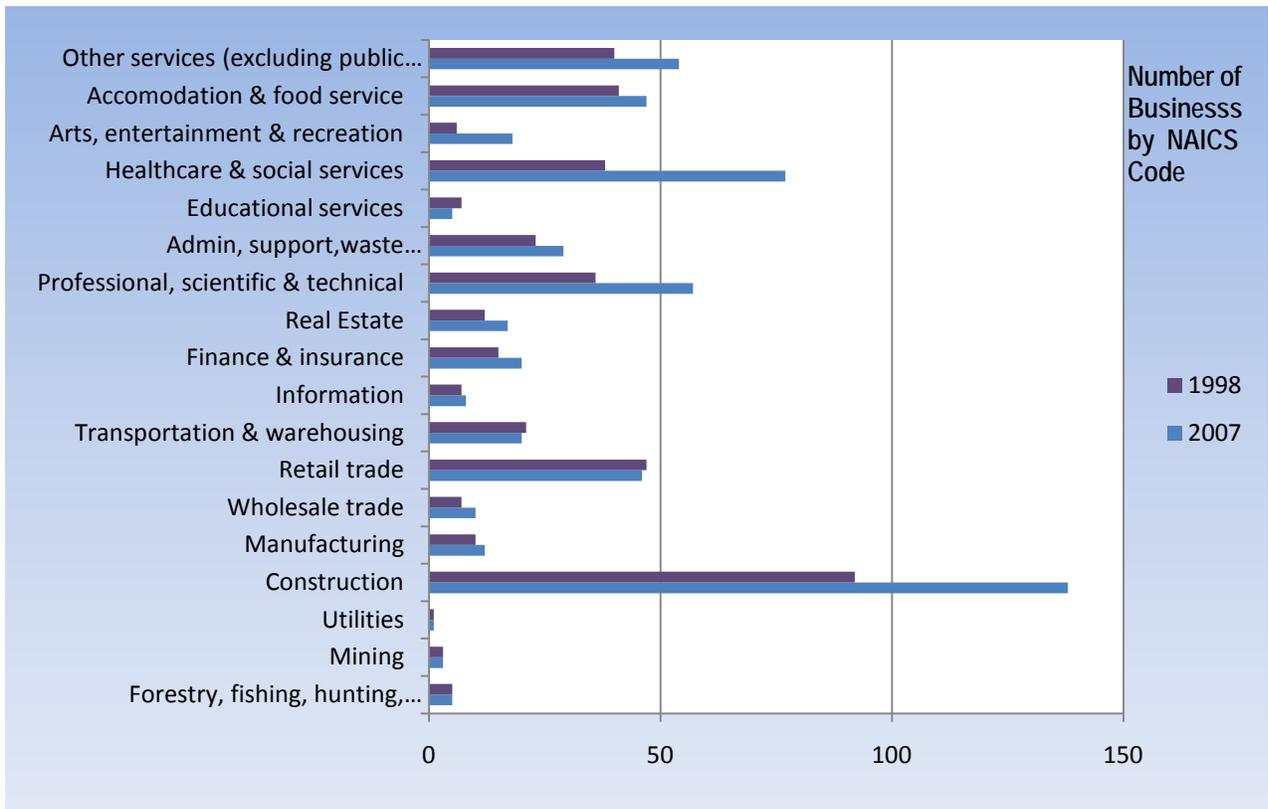


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**Comparisons of Business Patterns
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1st Quarter)	4,151	4,085	3,322	3,119	2,849
1st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429



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APPENDIX C

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
Total population	4,533	100.0
SEX AND AGE		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
RACE		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2

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Subject	Number	Percent
Asian	48	1.1
Asian Indian	3	0.1
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian ¹	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander ²	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
Race alone or in combination with one or more other races ³		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
HISPANIC OR LATINO AND RACE		
Total population	4,533	100.0
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
RELATIONSHIP		
Total population	4,533	100.0
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
HOUSEHOLDS BY TYPE		
Total households	1,472	100.0
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4

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Subject	Number	Percent
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
HOUSING OCCUPANCY		
Total housing units	1,555	100.0
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
HOUSING TENURE		
Occupied housing units	1,472	100.0
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

DP-2. Profile of Selected Social Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0

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Subject	Number	Percent
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9

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Subject	Number	Percent
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

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(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

DP-4. Profile of Selected Housing Characteristics: 2000

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7

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Subject	Number	Percent
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2

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Subject	Number	Percent
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

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APPENDIX D

GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

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Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings		
Mean earnings (dollars)	49,260	(X)
With Social Security income		
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income		
Mean public assistance income (dollars)	4,839	(X)
With retirement income		
Mean retirement income (dollars)	14,904	(X)
Families		
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

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Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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Palmer city, AK

Selected Statistics from the 2007 Economic Census

2007 Economic Sectors

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 more »
51 Information	7	N	D	more »
53 Real estate and rental and leasing	14	3,482	1,179	46 more »
54 Professional, scientific, and technical services	46	39,965	14,020	231 more »
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 more »
61 Educational services	3	D	D	more »
62 Health care and social assistance	69	138,636	53,144	876 more »
71 Arts, entertainment, and recreation	15	7,577	2,541	109 more »
72 Accommodation and food services	42	17,428	4,941	352 more »
81 Other services (except public administration)	38	14,753	4,145	142 more »

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

[Additional symbols](#)

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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2007 Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

City of Palmer
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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
Palmer city, AK	445	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4452	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	447	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	4471	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	44711	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	447110	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	448	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	451	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	452	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4539	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45391	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453910	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45392	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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APPENDIX E

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71

Economic Development Strategy

Version 2: Council Amendments 9/20/2011

Deletions are ~~stricken out~~
Additions are underlined
*Council Amendments in **Red***

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Discover Palmer: Alaska at its Best



Preliminary Discussion Draft

Revised May 2011

Economic Development Strategy

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INTRODUCTION

The City of Palmer is a small community in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique history and heritage began in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley to establish a farming community in Alaska. In addition to their agrarian heritage, the colony families brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

LOCAL ECONOMY

The Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production. The unique microclimate produces amazing giant vegetables, found on display annually at the home of the Alaska State Fair. Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local Palmer economy has evolved from its rural traditions into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of the Matanuska Susitna Borough government. The borough spans 23,000 square miles, about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su Regional Hospital, Carrs/Safeway and Fred Meyer. The city has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable, and more people are steadily moving to the rural setting in and around Palmer.

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In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment are expected to increase and stabilize real estate prices for Palmer neighborhoods.

LOCAL EVENTS AND ATTRACTIONS

In the summer, residents and visitors play at the world-class 18-hole Palmer Golf Course, hike in the mountains, raft the rivers, visit

glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair hosts nearly 300,000 visitors during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens attract visitors throughout the summer and compliment the world renowned giant vegetable competition which consistently sets world records. In addition to the Fair, the Fairgrounds host over 50 other public events throughout the year, making the site a magnet for economic activity.



Winter recreation also abounds in Palmer. The snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Competitive athletic events bring year-round visitors for

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activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Christmas celebration brings many winter and holiday visitors to the community, as does the Colony Days commemoration of the city's colorful history.

TRANSFORMATION

Today, Palmer is in the midst of a significant metamorphosis. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley has transformed from a quiet rural area to a rural bedroom community, and most recently, to an increasingly self-sufficient, commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately 5,500 residents currently residing in the 5.2 square mile city. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from public and private sectors continues to fuel growth. The city completed a major expansion of

its water and sewer utilities to the new Mat-Su Regional Medical Center seven miles to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska Job Corps Center, and State Superior and District courts. City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to retain the historic character of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

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ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents an economic development vision and long term plan for the City of Palmer. The Goals, Objectives, Strategies and Action steps contained in the plan are the means to realizing this vision. From agriculture and tourism to technology and research, these strategies reflect the diversity of Palmer's economy.

As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community. The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED. This plan should be regularly referred to in the ongoing work of the Planning and Zoning Commission, by the City Council and other local and economic development organizations as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.

The State of Alaska will be provided a copy of the plan, to be considered a statement of support for community and economic development organizations at the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.



OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry,

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tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations



OUR COMMITMENT:

- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

SPECIFIC PLAN GOALS

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

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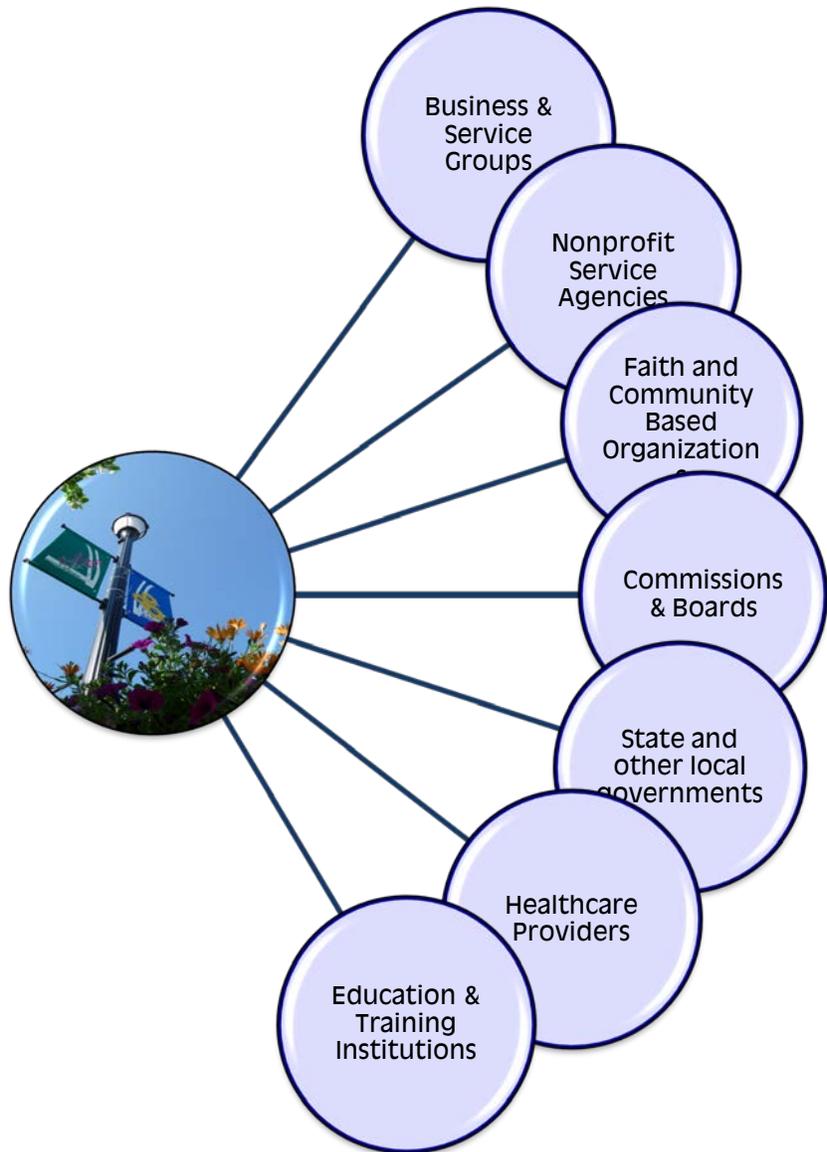
Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to insure that Palmer remain as the industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these organizations.

**CITY OF
PALMER**



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Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- ~~A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals~~
- A. ~~B.~~ Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- B. ~~C.~~ Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- ~~D. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees~~
- C. ~~E.~~ Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- D. ~~F.~~ Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- ~~G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center~~

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Objective A - Maintain existing institutions and secure new institutions

- A. Develop an Interface Schedule / Action Plan with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
- B. Develop an Interface Schedule/ Action Plan with the Hospital, Clinics, Job Corps, University and Justice System to determine and pursue a very specific list of action items necessary to meet Hospital, Clinics, Job Corps, University and Justice System long term needs

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Objective A - Work with the University of Alaska and Alaska Pacific University to determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand in the community

- A. ~~Conduct Support~~ an annual conference on small technology business development in Palmer
- B. ~~Create a schedule of repeated Collaborate with Chamber and other organizations to actively promote and~~ contact ~~with~~ large technology companies.

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- C. Develop specific promotional literature touting the attributes of Palmer as a developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

Objective B C - Work with the Chamber to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

Objective C D - Develop Palmer as a vocational and career center for Southcentral Alaska

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Objective A – Work with Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; ~~set high standards to ensure quality development~~

Objective B – Make downtown a more competitive retail destination

Objective C – Actively pursue infrastructure improvements and identify areas appropriate for developing commercial general development

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Objective A – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

Objective B – Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions

Objective C – Build on the success of existing community events, including the Alaska State Fair

Objective D - Collaborate with Chamber and other organizations to actively promote Palmer

Objective F E– Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

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Objective A - ~~Develop an EDS staff led Support a~~ media campaign to promote distribution and sales of local agricultural products. ~~The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically,~~

Objective B - A city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statutes giving local growers an opportunity for priority placement for Alaskan Grown products

Objective C - Promote and expand farmers' market opportunities within the city limits and the greater Palmer area. ~~Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events~~

Objective D - Review available open land parcels in the city limits and encourage expansion of green areas and adding community gardens

Objective E - Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

Objective A - Promote a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

Objective B - Provide areas for single family housing appealing to the upper end of the housing market.

Objective C - Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D - Encourage rehabilitation of older residential structures.

Objective E - Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F - Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G - Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

Objective H - Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

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Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough

Objective A – ~~Within three months, contact private sector representatives to learn about the~~ Support private sector development of low cost, alternative or renewable energy and power generation, including energy and power distribution systems. ~~and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.~~

Objective B – ~~Within three months~~ Review and identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries. ~~and prepare a report on these resources for the BED.~~

Objective C – Review current infrastructure master plans to ensure they place a priority on maintaining ~~competitively~~ low cost, effective municipal services. ~~Report to the BED any needed revisions to meet this objective.~~

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

Objective E - Work to maintain and improve Palmer's quality of life (trails, parks, health care, downtown, etc.)

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

Objective B – Develop land for expansion of general aviation leases at the facility

Objective C – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

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APPENDIX A

Strategic Implementation Plan

~~The Economic Development Strategy (EDS) is implemented by the Palmer City Council after action plans have been developed based on the eight goals contained in the plan. There are two exceptions to this practice.~~

~~Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. The Greater Palmer Chamber of Commerce has an established Tourism Committee. Rather than duplicate efforts, the objectives of goal four are worked through the Chamber's committee. A member of the Board of Economic Development represents the City on the Chamber's tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.~~

~~Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already addresses some of the objectives of this goal. Therefore, the Airport Advisory Commission serves as the sub-committee for this topic. A commissioner serves as the lead for the commission's work on the objectives of the EDS.~~

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APPENDIX B A

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
Borough Population (est. 2009)	84,314
Palmer Population (est. 2009)	5,532
Median age (2000 Census)	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
Population under 18 (2000 Census)	33.6% - Palmer
Population 65 + (2000 Census)	9.1% - Palmer

MUNICIPAL LAND AREA	
Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
Annual Sales Tax Revenue (2009)	\$4,897,276
Bed Tax Rate (Borough wide)	5%
Median Family Income (2000 Census)	\$53,164
Property Taxable Value (2009)	\$4,946,081
No. Business Licenses (2009)	1,490

MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2010)	3.0 mills – City 9.980 mills – Borough areawide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

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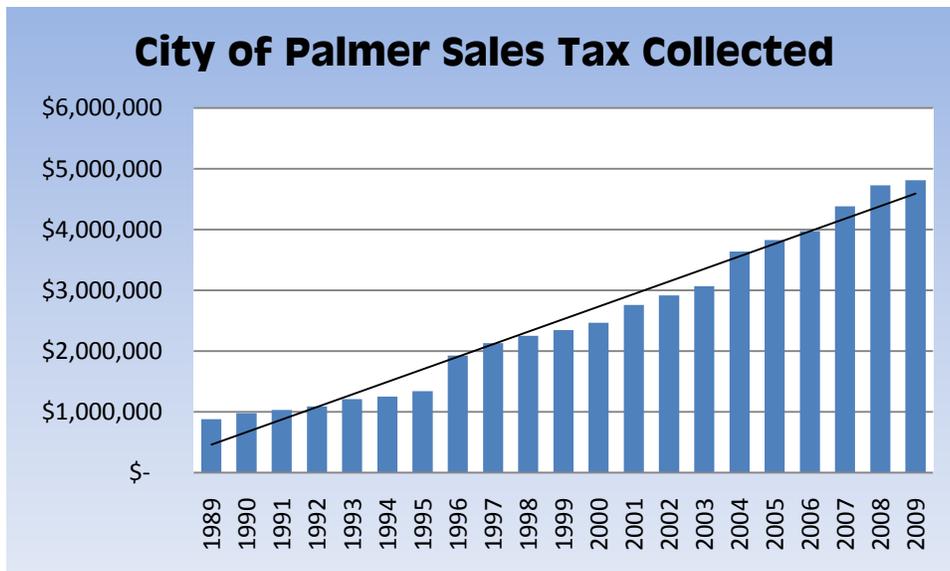
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2000 Census)	
No. Housing Units *	1,555
No. Occupied Units	1,472
No. Owner Occupied Units	949 64.5%
No. Renter Occupied	523 35.5%
No. Vacant Units	140
Seasonal, Rec., Occasional Units	34
* 2009 Estimated No. Housing Units	2,069 Based on Building Permits issued

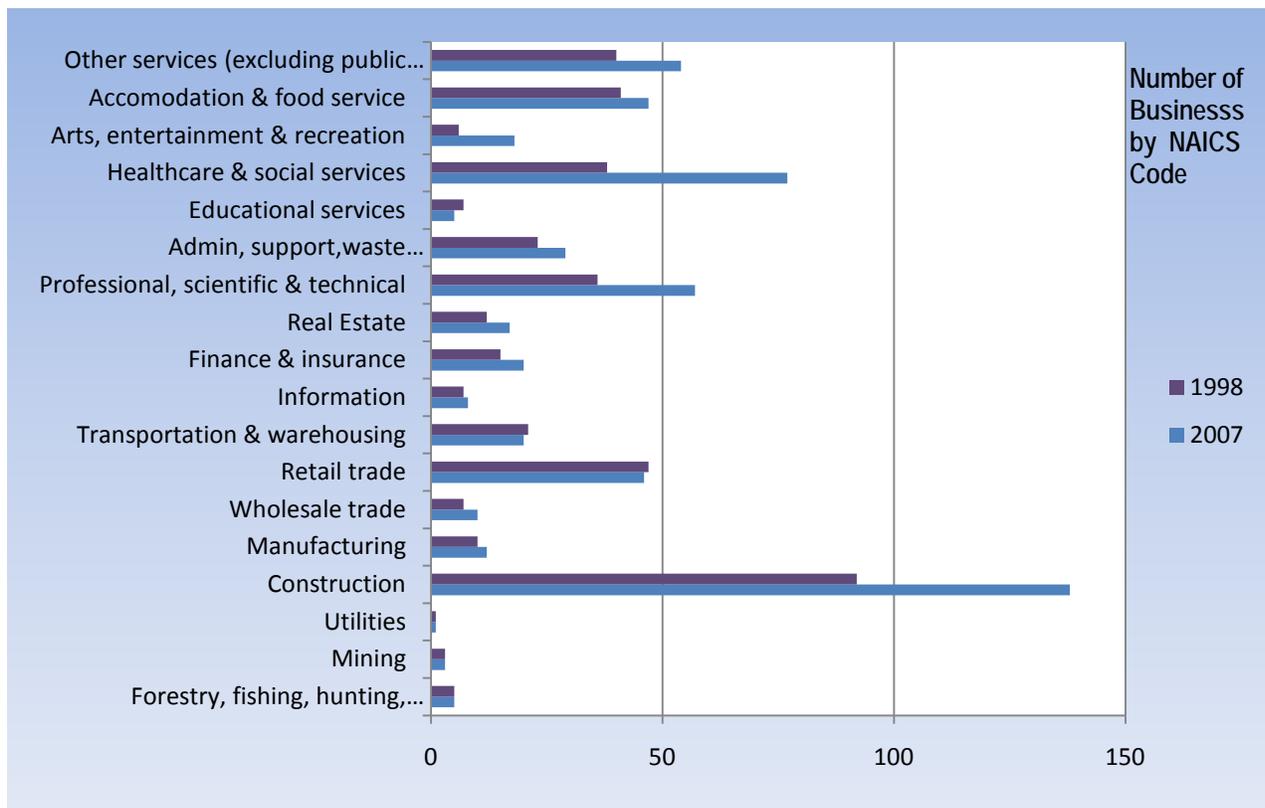


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**Comparisons of Business Patterns
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1st Quarter)	4,151	4,085	3,322	3,119	2,849
1st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429



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APPENDIX C

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
Total population	4,533	100.0
SEX AND AGE		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
RACE		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2

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Subject	Number	Percent
Asian	48	1.1
Asian Indian	3	0.1
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian ¹	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander ²	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
Race alone or in combination with one or more other races ³		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
HISPANIC OR LATINO AND RACE		
Total population	4,533	100.0
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
RELATIONSHIP		
Total population	4,533	100.0
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
HOUSEHOLDS BY TYPE		
Total households	1,472	100.0
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4

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Subject	Number	Percent
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
HOUSING OCCUPANCY		
Total housing units	1,555	100.0
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
HOUSING TENURE		
Occupied housing units	1,472	100.0
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

DP-2. Profile of Selected Social Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0

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Subject	Number	Percent
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9

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Subject	Number	Percent
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

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(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

DP-4. Profile of Selected Housing Characteristics: 2000

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7

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Subject	Number	Percent
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2

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Subject	Number	Percent
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

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APPENDIX D

GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpoled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

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Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings		
Mean earnings (dollars)	49,260	(X)
With Social Security income		
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income		
Mean public assistance income (dollars)	4,839	(X)
With retirement income		
Mean retirement income (dollars)	14,904	(X)
Families		
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

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Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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Palmer city, AK

Selected Statistics from the 2007 Economic Census

2007 Economic Sectors

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 more »
51 Information	7	N	D	more »
53 Real estate and rental and leasing	14	3,482	1,179	46 more »
54 Professional, scientific, and technical services	46	39,965	14,020	231 more »
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 more »
61 Educational services	3	D	D	more »
62 Health care and social assistance	69	138,636	53,144	876 more »
71 Arts, entertainment, and recreation	15	7,577	2,541	109 more »
72 Accommodation and food services	42	17,428	4,941	352 more »
81 Other services (except public administration)	38	14,753	4,145	142 more »

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

Additional symbols

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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2007 Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
Palmer city, AK	445	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4452	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	447	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	4471	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	44711	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	447110	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	448	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	451	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	452	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4539	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45391	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453910	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45392	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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APPENDIX E

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Preliminary Discussion Draft Revised May 2011

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INTRODUCTION

The City of Palmer is a small community in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique history and heritage began in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley to establish a farming community in Alaska. In addition to their agrarian heritage, the colony families brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

LOCAL ECONOMY

The Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production. The unique microclimate produces amazing giant vegetables, found on display annually at the home of the Alaska State Fair. Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local Palmer economy has evolved from its rural traditions into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of the Matanuska Susitna Borough government. The borough spans 23,000 square miles, about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su Regional Hospital, Carrs/Safeway and Fred Meyer. The city has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable, and more people are steadily moving to the rural setting in and around Palmer.

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In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment are expected to increase and stabilize real estate prices for Palmer neighborhoods.

LOCAL EVENTS AND ATTRACTIONS

In the summer, residents and visitors play at the world-class 18-hole Palmer Golf Course, hike in the mountains, raft the rivers, visit

glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair hosts nearly 300,000 visitors during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens attract visitors throughout the summer and compliment the world renowned giant vegetable competition which consistently sets world records. In addition to the Fair, the Fairgrounds host over 50 other public events throughout the year, making the site a magnet for economic activity.



Winter recreation also abounds in Palmer. The snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Competitive athletic events bring year-round visitors for

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activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Christmas celebration brings many winter and holiday visitors to the community, as does the Colony Days commemoration of the city's colorful history.

TRANSFORMATION

Today, Palmer is in the midst of a significant metamorphosis. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley has transformed from a quiet rural area to a rural bedroom community, and most recently, to an increasingly self-sufficient, commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately 5,500 residents currently residing in the 5.2 square mile city. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from public and private sectors continues to fuel growth. The city completed a major expansion of

its water and sewer utilities to the new Mat-Su Regional Medical Center seven miles to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska Job Corps Center, and State Superior and District courts. City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to retain the historic character of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

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ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents an economic development vision and long term plan for the City of Palmer. The Goals, Objectives, Strategies and Action steps contained in the plan are the means to realizing this vision. From agriculture and tourism to technology and research, these strategies reflect the diversity of Palmer's economy.

As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community. The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED. This plan should be regularly referred to in the ongoing work of the Planning and Zoning Commission, by the City Council and other local and economic development organizations as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.

The State of Alaska will be provided a copy of the plan, to be considered a statement of support for community and economic development organizations at the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.



OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry,

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tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations



OUR COMMITMENT:

- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

SPECIFIC PLAN GOALS

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

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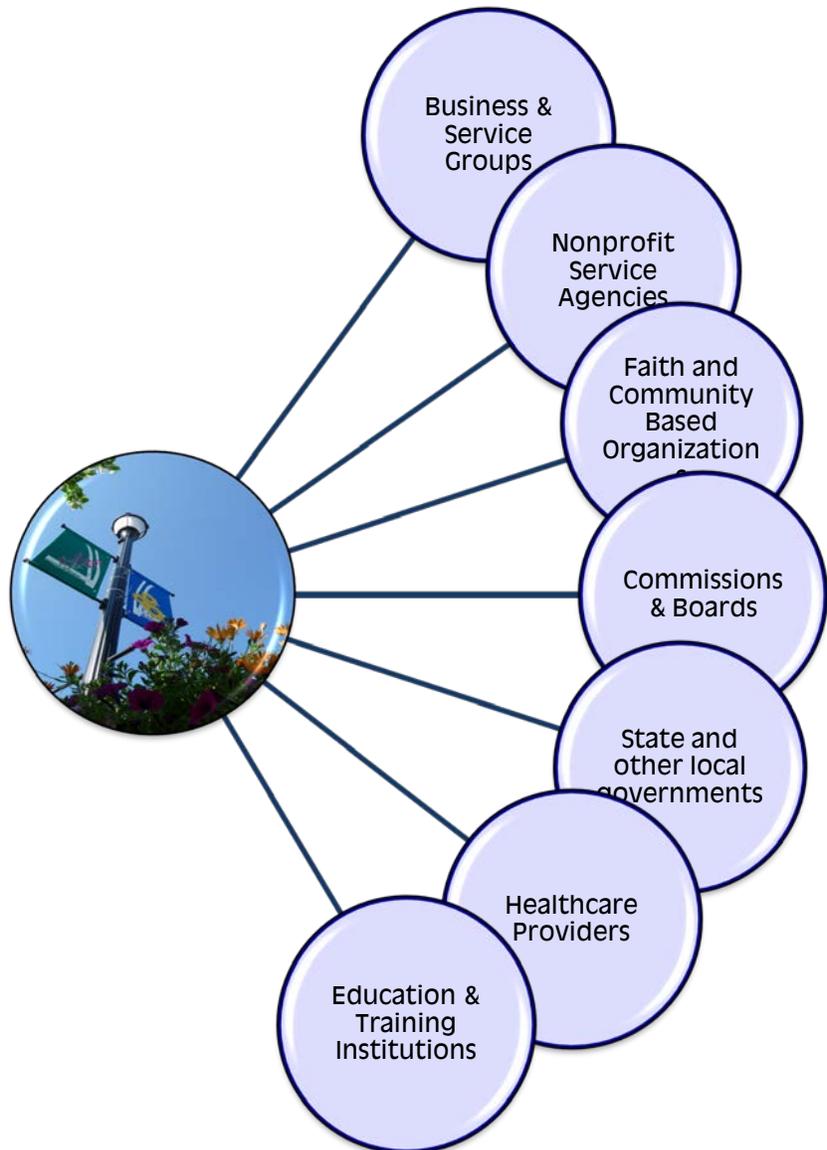
Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to insure that Palmer remain as the industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these organizations.

**CITY OF
PALMER**



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Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals
- B. Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- C. Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- D. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees
- E. Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- F. Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Objective A - Maintain existing institutions and secure new institutions

- A. Develop an Interface Schedule / Action Plan with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
- B. Develop an Interface Schedule/ Action Plan with the Hospital, Clinics, Job Corps, University and Justice System to determine and pursue a very specific list of action items necessary to meet Hospital, Clinics, Job Corps, University and Justice System long term needs

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Objective A - Work with the University of Alaska and Alaska Pacific University to determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand in the community

- A. Conduct an annual conference on small technology business development in Palmer
- B. Create a schedule of repeated contact with large technology companies. Develop specific promotional literature touting the attributes of Palmer as a

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developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

Objective C - Work with the Chamber to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

Objective D - Develop Palmer as a vocational and career center for Southcentral Alaska

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Objective A – Work with Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; set high standards to ensure quality development

Objective B – Make downtown a more competitive retail destination

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Objective A – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

Objective B – Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions

Objective C – Build on the success of existing community events, including the Alaska State Fair

Objective D - Collaborate with Chamber and other organizations to actively promote Palmer

Objective F – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Objective A - Develop an EDS staff led media campaign to promote distribution and sales of local agricultural products. The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically, a city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statute giving local growers an opportunity for priority placement for Alaskan Grown products

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Objective B - Promote and expand farmers' market opportunities within the city limits and the greater Palmer area. Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events

Objective C – Review available open land parcels in the city limits and encourage expansion of green areas and adding community gardens

Objective D – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

Objective A – Promote a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

Objective B – Provide areas for single family housing appealing to the upper end of the housing market.

Objective C – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D – Encourage rehabilitation of older residential structures.

Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

Objective H – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough

Objective A – Within three months, contact private sector representatives to learn about the development of low cost, alternative or renewable energy and power

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generation, including energy and power distribution systems and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.

Objective B – Within three months identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries and prepare a report on these resources for the BED.

Objective C – Review current infrastructure master plans to ensure they place a priority on maintaining competitively low cost, effective municipal services. Report to the BED any needed revisions to meet this objective.

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

Objective E - Work to maintain and improve Palmer's quality of life (trails, parks, health care, downtown, etc.)

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

Objective B – Develop land for expansion of general aviation leases at the facility

Objective C – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

APPENDIX A

Strategic Implementation Plan

The Economic Development Strategy (EDS) is implemented by the Palmer City Council after action plans have been developed based on the eight goals contained in the plan. There are two exceptions to this practice.

Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. The Greater Palmer Chamber of Commerce has an established Tourism Committee. Rather than duplicate efforts, the objectives of goal four are worked through the Chamber's committee. A member of the Board of Economic Development represents the City on the Chamber's tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.

Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already addresses some of the objectives of this goal. Therefore, the Airport Advisory Commission serves as the sub-committee for this topic. A commissioner serves as the lead for the commission's work on the objectives of the EDS.

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APPENDIX B

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
Borough Population (est. 2009)	84,314
Palmer Population (est. 2009)	5,532
Median age (2000 Census)	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
Population under 18 (2000 Census)	33.6% - Palmer
Population 65 + (2000 Census)	9.1% - Palmer

MUNICIPAL LAND AREA	
Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
Annual Sales Tax Revenue (2009)	\$4,897,276
Bed Tax Rate (Borough wide)	5%
Median Family Income (2000 Census)	\$53,164
Property Taxable Value (2009)	\$4,946,081
No. Business Licenses (2009)	1,490

MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2010)	3.0 mills – City 9.980 mills – Borough areawide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

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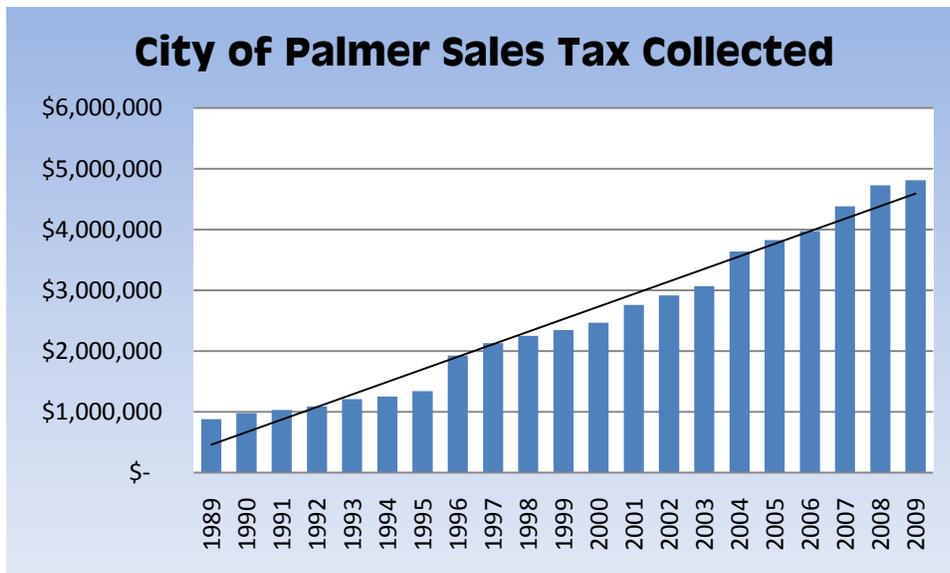
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2000 Census)	
No. Housing Units *	1,555
No. Occupied Units	1,472
No. Owner Occupied Units	949 64.5%
No. Renter Occupied	523 35.5%
No. Vacant Units	140
Seasonal, Rec., Occasional Units	34
* 2009 Estimated No. Housing Units	2,069 Based on Building Permits issued

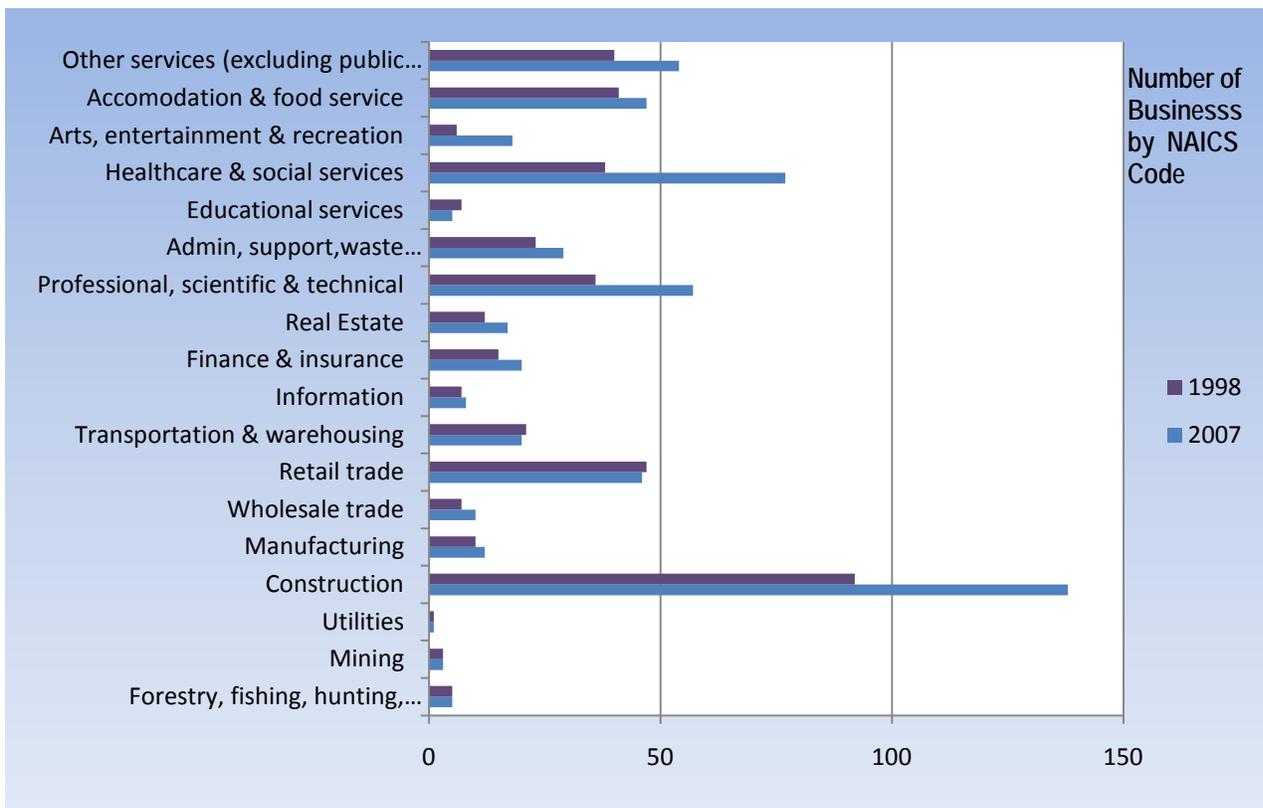


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**Comparisons of Business Patterns
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1st Quarter)	4,151	4,085	3,322	3,119	2,849
1st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429



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APPENDIX C

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
Total population	4,533	100.0
SEX AND AGE		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
RACE		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2

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Subject	Number	Percent
Asian	48	1.1
Asian Indian	3	0.1
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian ¹	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander ²	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
Race alone or in combination with one or more other races ³		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
HISPANIC OR LATINO AND RACE		
Total population	4,533	100.0
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
RELATIONSHIP		
Total population	4,533	100.0
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
HOUSEHOLDS BY TYPE		
Total households	1,472	100.0
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4

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Subject	Number	Percent
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
HOUSING OCCUPANCY		
Total housing units	1,555	100.0
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
HOUSING TENURE		
Occupied housing units	1,472	100.0
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

DP-2. Profile of Selected Social Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0

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Subject	Number	Percent
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9

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Subject	Number	Percent
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

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(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

DP-4. Profile of Selected Housing Characteristics: 2000

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7

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Subject	Number	Percent
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2

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Subject	Number	Percent
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

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APPENDIX D

GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

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Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings		
Mean earnings (dollars)	49,260	(X)
With Social Security income		
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income		
Mean public assistance income (dollars)	4,839	(X)
With retirement income		
Mean retirement income (dollars)	14,904	(X)
Families		
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

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Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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Palmer city, AK

Selected Statistics from the 2007 Economic Census

2007 Economic Sectors

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 more »
51 Information	7	N	D	more »
53 Real estate and rental and leasing	14	3,482	1,179	46 more »
54 Professional, scientific, and technical services	46	39,965	14,020	231 more »
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 more »
61 Educational services	3	D	D	more »
62 Health care and social assistance	69	138,636	53,144	876 more »
71 Arts, entertainment, and recreation	15	7,577	2,541	109 more »
72 Accommodation and food services	42	17,428	4,941	352 more »
81 Other services (except public administration)	38	14,753	4,145	142 more »

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

[Additional symbols](#)

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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2007 Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
Palmer city, AK	445	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4452	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	447	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	4471	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	44711	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	447110	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	448	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	451	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	452	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4539	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45391	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453910	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45392	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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APPENDIX E

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Preliminary Discussion Draft Revised May 2011

Economic Development Strategy

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INTRODUCTION

The City of Palmer is a small community in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique history and heritage began in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley to establish a farming community in Alaska. In addition to their agrarian heritage, the colony families brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

LOCAL ECONOMY

The Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production. The unique microclimate produces amazing giant vegetables, found on display annually at the home of the Alaska State Fair. Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local Palmer economy has evolved from its rural traditions into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of the Matanuska Susitna Borough government. The borough spans 23,000 square miles, about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su Regional Hospital, Carrs/Safeway and Fred Meyer. The city has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable, and more people are steadily moving to the rural setting in and around Palmer.

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In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment are expected to increase and stabilize real estate prices for Palmer neighborhoods.

LOCAL EVENTS AND ATTRACTIONS

In the summer, residents and visitors play at the world-class 18-hole Palmer Golf Course, hike in the mountains, raft the rivers, visit

glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair hosts nearly 300,000 visitors during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens attract visitors throughout the summer and compliment the world renowned giant vegetable competition which consistently sets world records. In addition to the Fair, the Fairgrounds host over 50 other public events throughout the year, making the site a magnet for economic activity.



Winter recreation also abounds in Palmer. The snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Competitive athletic events bring year-round visitors for

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activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Christmas celebration brings many winter and holiday visitors to the community, as does the Colony Days commemoration of the city's colorful history.

TRANSFORMATION

Today, Palmer is in the midst of a significant metamorphosis. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley has transformed from a quiet rural area to a rural bedroom community, and most recently, to an increasingly self-sufficient, commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately 5,500 residents currently residing in the 5.2 square mile city. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from public and private sectors continues to fuel growth. The city completed a major expansion of

its water and sewer utilities to the new Mat-Su Regional Medical Center seven miles to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska Job Corps Center, and State Superior and District courts. City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to retain the historic character of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

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ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents an economic development vision and long term plan for the City of Palmer. The Goals, Objectives, Strategies and Action steps contained in the plan are the means to realizing this vision. From agriculture and tourism to technology and research, these strategies reflect the diversity of Palmer's economy.

As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community. The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED. This plan should be regularly referred to in the ongoing work of the Planning and Zoning Commission, by the City Council and other local and economic development organizations as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.

The State of Alaska will be provided a copy of the plan, to be considered a statement of support for community and economic development organizations at the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.



OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry,

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tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations



OUR COMMITMENT:

- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

SPECIFIC PLAN GOALS

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

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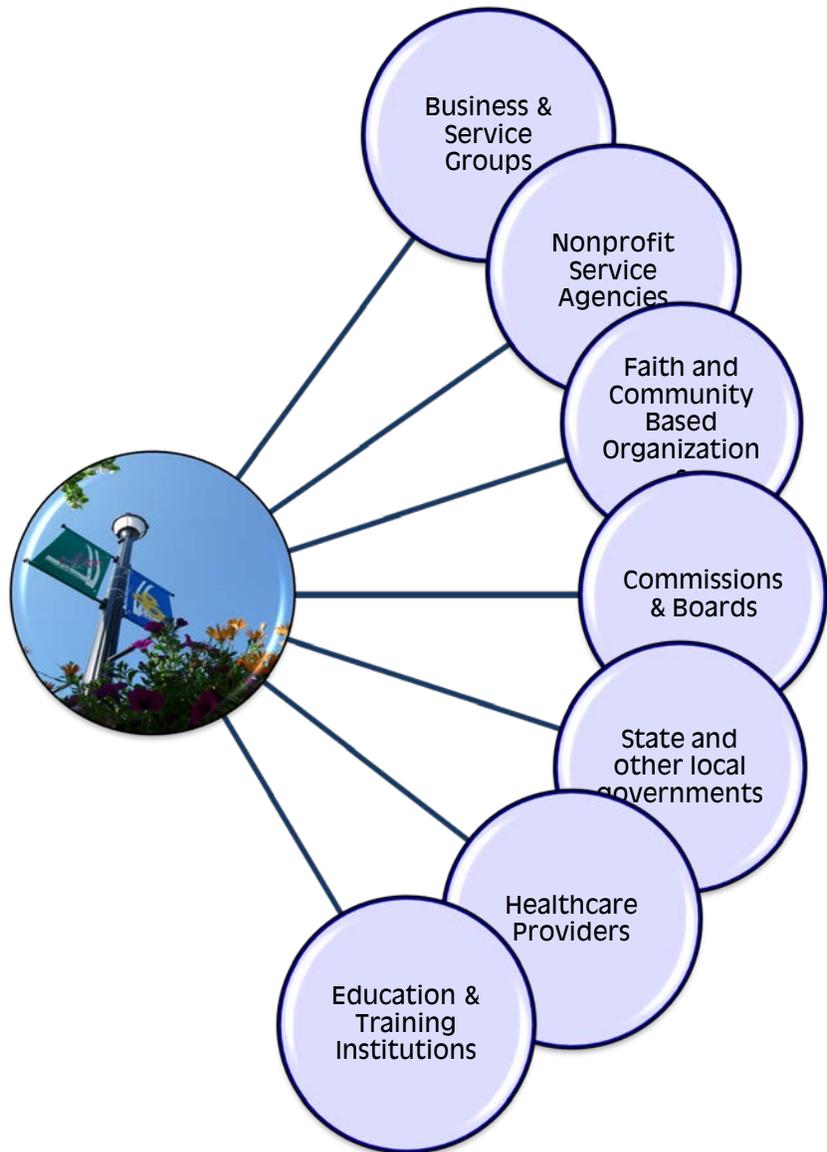
Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to insure that Palmer remain as the industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these organizations.

**CITY OF
PALMER**



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Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals
- B. Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- C. Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- D. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees
- E. Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- F. Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Objective A - Maintain existing institutions and secure new institutions

- A. Develop an Interface Schedule / Action Plan with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
- B. Develop an Interface Schedule/ Action Plan with the Hospital, Clinics, Job Corps, University and Justice System to determine and pursue a very specific list of action items necessary to meet Hospital, Clinics, Job Corps, University and Justice System long term needs

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Objective A - Work with the University of Alaska and Alaska Pacific University to determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand in the community

- A. Conduct an annual conference on small technology business development in Palmer
- B. Create a schedule of repeated contact with large technology companies. Develop specific promotional literature touting the attributes of Palmer as a

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developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

Objective C - Work with the Chamber to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

Objective D - Develop Palmer as a vocational and career center for Southcentral Alaska

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Objective A – Work with Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; set high standards to ensure quality development

Objective B – Make downtown a more competitive retail destination

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Objective A – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

Objective B – Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions

Objective C – Build on the success of existing community events, including the Alaska State Fair

Objective D - Collaborate with Chamber and other organizations to actively promote Palmer

Objective F – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Objective A - Develop an EDS staff led media campaign to promote distribution and sales of local agricultural products. The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically, a city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statute giving local growers an opportunity for priority placement for Alaskan Grown products

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Objective B - Promote and expand farmers' market opportunities within the city limits and the greater Palmer area. Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events

Objective C – Review available open land parcels in the city limits and encourage expansion of green areas and adding community gardens

Objective D – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

Objective A – Promote a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

Objective B – Provide areas for single family housing appealing to the upper end of the housing market.

Objective C – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D – Encourage rehabilitation of older residential structures.

Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

Objective H – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough

Objective A – Within three months, contact private sector representatives to learn about the development of low cost, alternative or renewable energy and power

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generation, including energy and power distribution systems and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.

Objective B – Within three months identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries and prepare a report on these resources for the BED.

Objective C – Review current infrastructure master plans to ensure they place a priority on maintaining competitively low cost, effective municipal services. Report to the BED any needed revisions to meet this objective.

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

Objective E - Work to maintain and improve Palmer's quality of life (trails, parks, health care, downtown, etc.)

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

Objective B – Develop land for expansion of general aviation leases at the facility

Objective C – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

APPENDIX A

Strategic Implementation Plan

The Economic Development Strategy (EDS) is implemented by the Palmer City Council after action plans have been developed based on the eight goals contained in the plan. There are two exceptions to this practice.

Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. The Greater Palmer Chamber of Commerce has an established Tourism Committee. Rather than duplicate efforts, the objectives of goal four are worked through the Chamber's committee. A member of the Board of Economic Development represents the City on the Chamber's tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.

Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already addresses some of the objectives of this goal. Therefore, the Airport Advisory Commission serves as the sub-committee for this topic. A commissioner serves as the lead for the commission's work on the objectives of the EDS.

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APPENDIX B

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
Borough Population (est. 2009)	84,314
Palmer Population (est. 2009)	5,532
Median age (2000 Census)	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
Population under 18 (2000 Census)	33.6% - Palmer
Population 65 + (2000 Census)	9.1% - Palmer

MUNICIPAL LAND AREA	
Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
Annual Sales Tax Revenue (2009)	\$4,897,276
Bed Tax Rate (Borough wide)	5%
Median Family Income (2000 Census)	\$53,164
Property Taxable Value (2009)	\$4,946,081
No. Business Licenses (2009)	1,490

MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2010)	3.0 mills – City 9.980 mills – Borough areawide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

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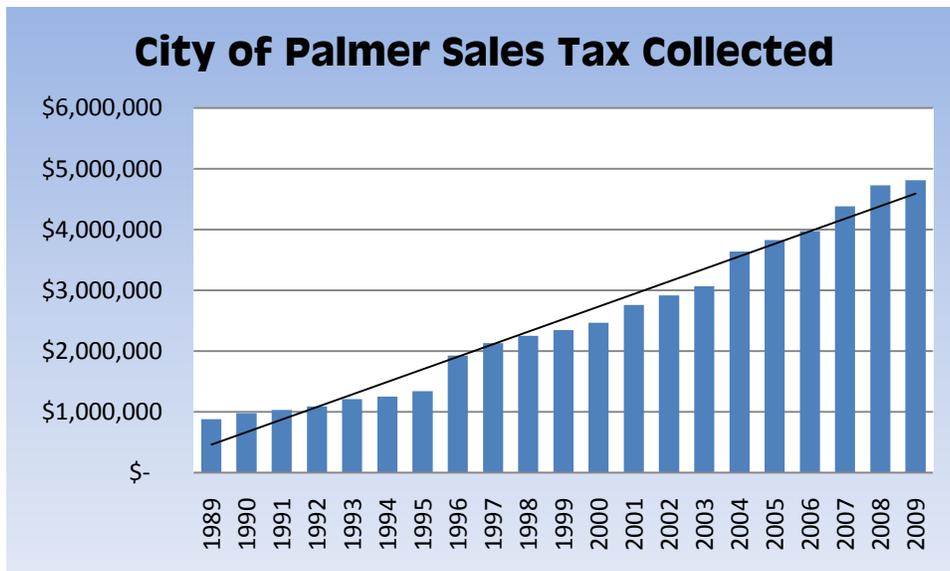
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2000 Census)	
No. Housing Units *	1,555
No. Occupied Units	1,472
No. Owner Occupied Units	949 64.5%
No. Renter Occupied	523 35.5%
No. Vacant Units	140
Seasonal, Rec., Occasional Units	34
* 2009 Estimated No. Housing Units	2,069 Based on Building Permits issued

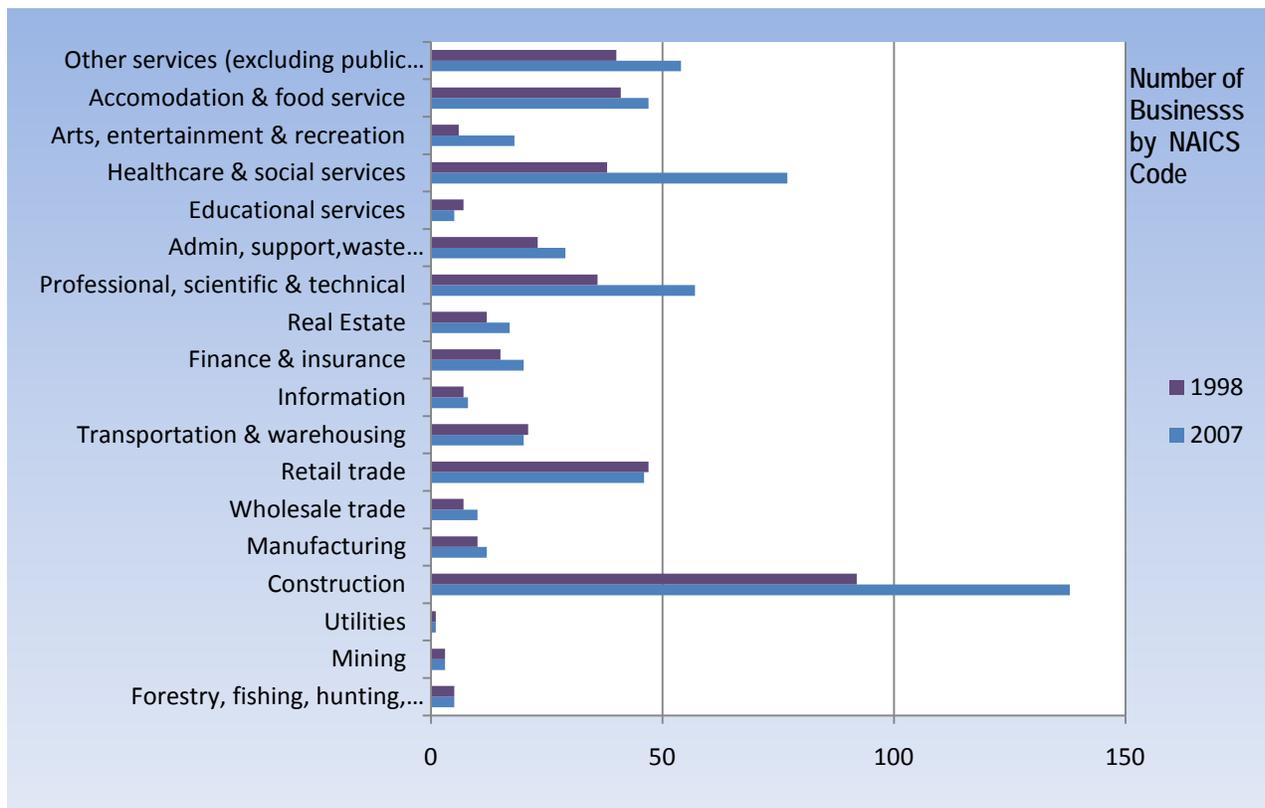


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**Comparisons of Business Patterns
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1st Quarter)	4,151	4,085	3,322	3,119	2,849
1st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429



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APPENDIX C

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
Total population	4,533	100.0
SEX AND AGE		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
RACE		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2

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Subject	Number	Percent
Asian	48	1.1
Asian Indian	3	0.1
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian ¹	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander ²	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
Race alone or in combination with one or more other races ³		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
HISPANIC OR LATINO AND RACE		
Total population	4,533	100.0
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
RELATIONSHIP		
Total population	4,533	100.0
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
HOUSEHOLDS BY TYPE		
Total households	1,472	100.0
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4

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Subject	Number	Percent
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
HOUSING OCCUPANCY		
Total housing units	1,555	100.0
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
HOUSING TENURE		
Occupied housing units	1,472	100.0
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

DP-2. Profile of Selected Social Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0

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Subject	Number	Percent
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9

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Subject	Number	Percent
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well'	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

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(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

DP-4. Profile of Selected Housing Characteristics: 2000

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7

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Subject	Number	Percent
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2

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Subject	Number	Percent
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

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APPENDIX D

GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

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Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings		
Mean earnings (dollars)	49,260	(X)
With Social Security income		
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income		
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income		
Mean public assistance income (dollars)	4,839	(X)
With retirement income		
Mean retirement income (dollars)	14,904	(X)
Families		
Families	1,058	100.0
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

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Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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Palmer city, AK

Selected Statistics from the 2007 Economic Census

2007 Economic Sectors

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 more »
51 Information	7	N	D	more »
53 Real estate and rental and leasing	14	3,482	1,179	46 more »
54 Professional, scientific, and technical services	46	39,965	14,020	231 more »
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 more »
61 Educational services	3	D	D	more »
62 Health care and social assistance	69	138,636	53,144	876 more »
71 Arts, entertainment, and recreation	15	7,577	2,541	109 more »
72 Accommodation and food services	42	17,428	4,941	352 more »
81 Other services (except public administration)	38	14,753	4,145	142 more »

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

[Additional symbols](#)

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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2007 Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

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Economic Development Strategy

Discover Palmer: Alaska at its Best

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
Palmer city, AK	445	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4452	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	447	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	4471	Gasoline stations	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	44711	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	447110	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
Palmer city, AK	448	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	451	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	452	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4539	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45391	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	453910	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	45392	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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APPENDIX E

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71