

LABOR MARKET BRIEFING WESTERN NY

September 2024

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Western New York Jobs

➤ In September 2024, there were 541,500 private sector jobs and 655,200 nonfarm (private + government) jobs in the region.

➤ Four industry sectors make up 64% of total nonfarm jobs:

Government	113,700
Trade, Transportation & Utilities	113,000
Private Education & Health Services*	112,700
Professional & Business Services	81,000

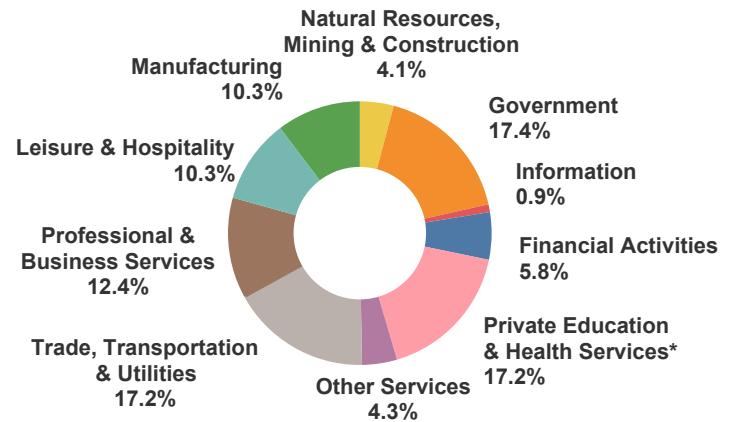
Job Gains

➤ The region gained 5,700 nonfarm jobs over the past year, including 5,100 private sector jobs and 600 government jobs.

➤ 4,700 of the recent job gains occurred in Private Education and Health Services & Mining, Logging and Construction.

The region's most significant industry is Government

Regional Industry Mix, September 2024



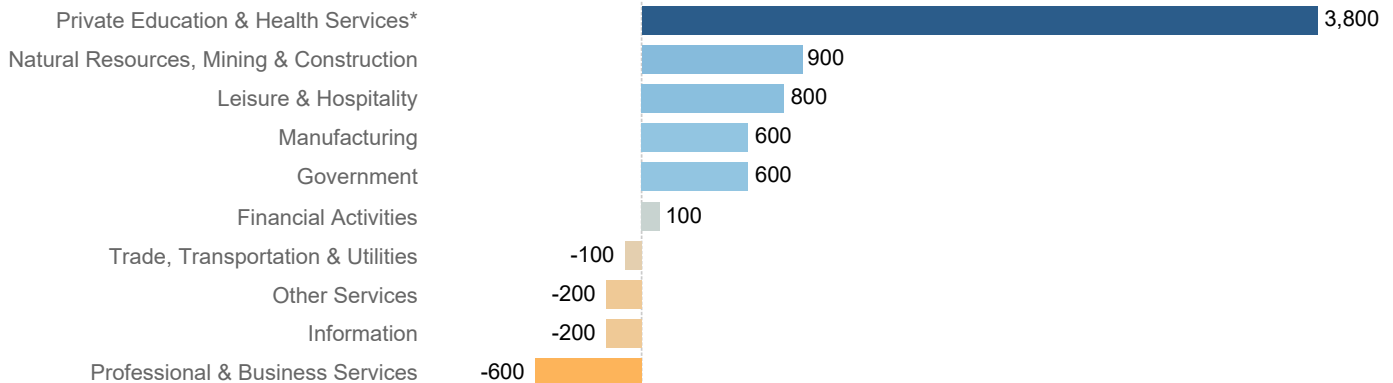
Private sector employment increased by 1.0% over the past year

Over-the-Year Change in Jobs, September 2024

	September 2024	Net Change	% Change
Total Nonfarm	655,200	5,700	0.9%
Total Private	541,500	5,100	1.0%
Government	113,700	600	0.5%

Most job gains have occurred in Private Education & Health Services*

Over-the-Year Change in Jobs, September 2024



*Private education & health services is in the private sector. Government includes public education and public health services.

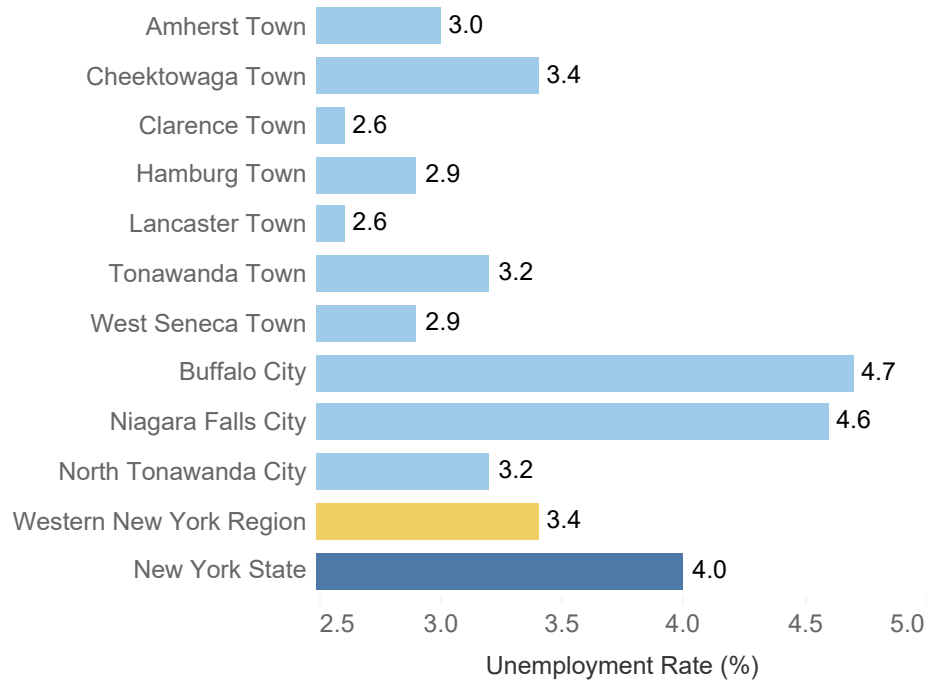
Unemployment Rate

➤ All of the largest labor force areas in the Western NY Region, except the cities of Buffalo and Niagara Falls, had unemployment rates below the State's unemployment rate in September 2024.

➤ The State's unemployment rate (4.0%) exceeds the region's unemployment rate (3.4%) by 0.6 percentage points.

The unemployment rate in the Western New York Region decreased over the past year

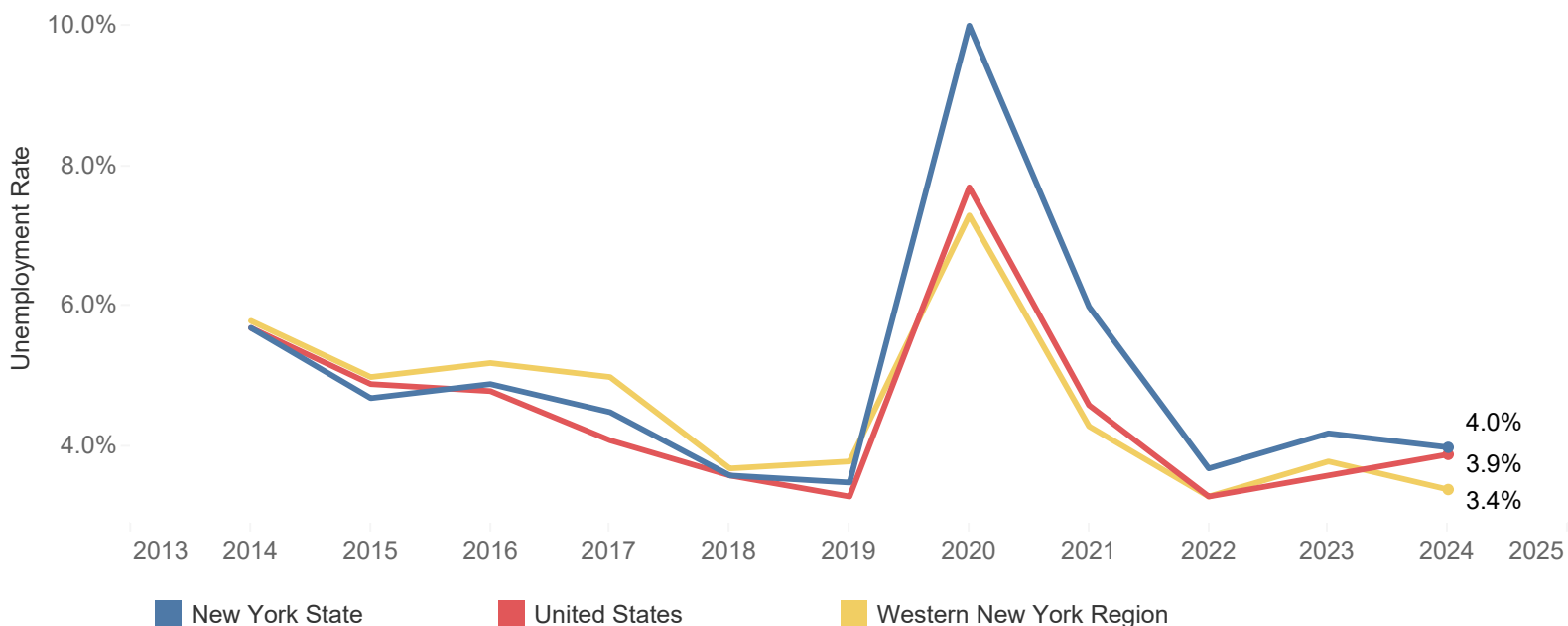
Unemployment Rate by Place, September 2024



Unemployment Rates (Not Seasonally Adjusted), 2014-2024

Western New York, New York State, United States

September Unemployment Rates, 2014 to 2024



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Employment

Western New York employment decreased over the past year

Regional and Metro Area Labor Force Data

	Employment		Unemployment		Unemployment Rate	
	September 2023	September 2024	September 2023	September 2024	September 2023	September 2024
Western New York Region	637,200	625,400	24,900	22,100	3.8%	3.4%
Allegany County	19,000	19,200	700	600	3.7%	3.2%
Cattaraugus County	32,100	31,900	1,300	1,100	3.9%	3.2%
Chautauqua County	51,700	52,000	2,100	1,800	3.9%	3.4%
Erie County	438,000	427,900	17,100	15,200	3.8%	3.4%
Niagara County	96,400	94,400	3,800	3,400	3.8%	3.4%
Buffalo-Niagara Falls Metro Area	534,400	522,300	20,800	18,600	3.8%	3.4%
Buffalo City	105,600	103,200	5,700	5,100	5.2%	4.7%
New York State	9,334,800	9,299,900	406,100	390,500	4.2%	4.0%
United States	161,669,000	162,046,000	6,049,000	6,524,000	3.6%	3.9%

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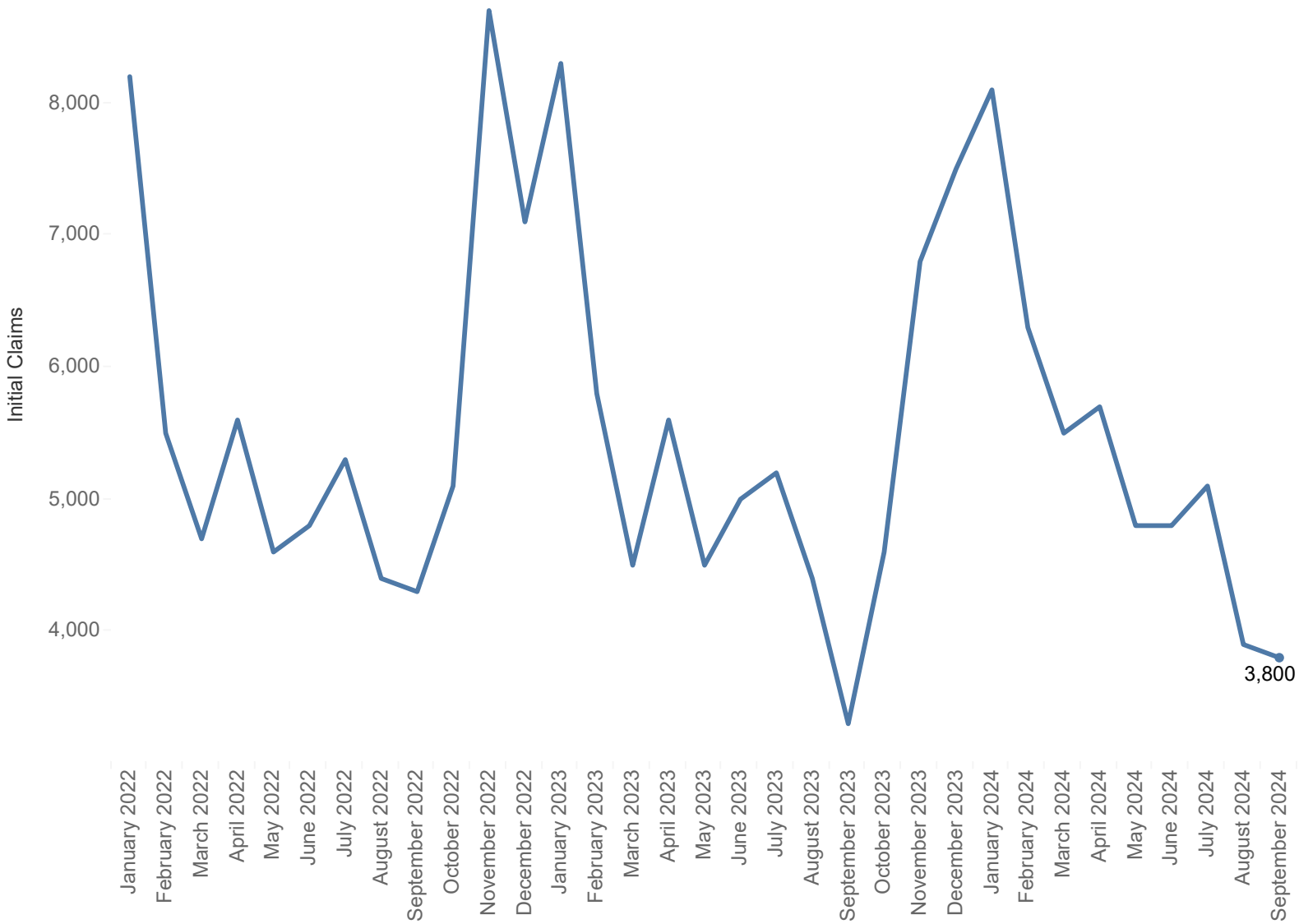
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Initial claims decreased in September 2024

Initial Claims for Regular UI, Western New York Region



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Unemployment Insurance

Initial claims increased in Chautauqua County and Erie County over the year

Initial Claims for Regular UI, Western New York Region

County	September 2024	August 2024	September 2023	OTY Net Change	OTY % Change
Allegany	100	100	100	0	0.0%
Cattaraugus	200	200	200	0	0.0%
Chautauqua	400	300	200	200	100.0%
Erie	2,500	2,700	2,300	200	8.7%
Niagara	600	700	600	0	0.0%
Western New York	3,800	3,900	3,300	500	15.2%
New York State	50,100	56,900	46,000	4,100	8.9%

Initial claims increased or remained constant in all industries over the year

Initial Claims for Regular UI, Western New York Region

Industry	September 2024	August 2024	September 2023	OTY Net Change	OTY % Change
Financial Activities	100	200	100	0	0.0%
Government	100	200	100	0	0.0%
Information	0	0	0	0	
Leisure & Hospitality	400	400	400	0	0.0%
Manufacturing	600	500	500	100	20.0%
Natural Resources, Mining & Construction	600	500	500	100	20.0%
Other Services	100	100	100	0	0.0%
Private Education & Health Services	500	500	400	100	25.0%
Professional & Business Services	600	600	600	0	0.0%
Trade, Transportation & Utilities	500	800	400	100	25.0%
Unclassified	200	200	200	0	0.0%

Note: Initial claims data include Regular Unemployment Insurance Programs (UI, UCFE, UCS and workshare programs). Details may not add to total due to rounding. A "-" indicates data are not releasable due to confidentiality requirements.

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Unemployment Insurance

The number of unemployment insurance beneficiaries decreased in Cattaraugus County over the year

UI Beneficiaries by County, Western NY Region, All Programs*

County	September 2024	August 2024	September 2023	Net Change	% Change
Allegany	200	200	200	0	0.0%
Cattaraugus	400	500	500	-100	-20.0%
Chautauqua	800	800	600	200	33.3%
Erie	7,600	7,800	7,400	200	2.7%
Niagara	1,900	1,900	1,900	0	0.0%
Western NY	10,800	11,200	10,600	200	1.9%
New York State	164,400	166,600	172,700	-8,300	-4.8%

*Data only include Regular Unemployment Insurance Programs (UI, UCFE, UCS and workshare programs)
Details may not add to total due to rounding

The number of unemployment insurance beneficiaries decreased the most in trade, transportation, and utilities over the year

UI Beneficiaries by Industry, Western NY Region, All Programs*

Industry	September 2024	August 2024	September 2023	Net Change	% Change
Financial Activities	500	500	500	0	0.0%
Government	500	600	400	100	25.0%
Information	100	100	200	-100	-50.0%
Leisure & Hospitality	1,300	1,600	1,200	100	8.3%
Manufacturing	1,400	1,300	1,400	0	0.0%
Natural Resources, Mining & Construction	1,000	900	900	100	11.1%
Other Services	200	300	200	0	0.0%
Private Education & Health Services	1,300	1,500	1,200	100	8.3%
Professional & Business Services	1,700	1,700	1,700	0	0.0%
Trade, Transportation & Utilities	2,600	2,700	2,900	-300	-10.3%
Unclassified	100	100	100	0	0.0%
Western NY	10,800	11,200	10,600	200	1.9%

*Data only include Regular Unemployment Insurance
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Demographics

Western New York's population is increasing and has become more diverse

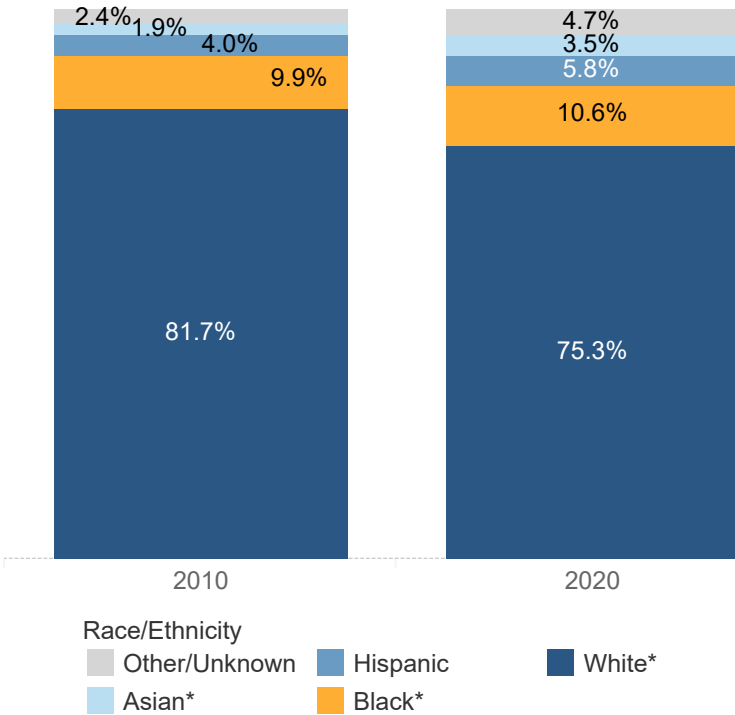
Population by Race/Ethnicity, 2010 and 2020

Geography	Population				2010 Population Breakdown				2020 Population Breakdown			
	2010	2020	Net Change	% Change	White*	Black*	Asian*	Hispanic	White*	Black*	Asian*	Hispanic
Allegany	48,946	46,456	-2,490	-5.1%	95.4%	1.0%	0.9%	1.4%	91.1%	1.7%	0.8%	2.1%
Cattaraugus	80,317	77,042	-3,275	-4.1%	91.9%	1.2%	0.7%	1.7%	87.7%	1.3%	0.7%	2.1%
Chautauqua	134,905	127,657	-7,248	-5.4%	89.3%	2.0%	0.5%	6.1%	83.1%	2.3%	0.6%	9.2%
Erie	919,040	954,236	35,196	3.8%	77.7%	13.0%	2.6%	4.5%	71.1%	13.6%	4.8%	6.3%
Niagara	216,469	212,666	-3,803	-1.8%	87.3%	6.7%	0.8%	2.2%	81.7%	7.6%	1.1%	3.7%
Western New York	1,399,677	1,418,057	18,380	1.3%	81.7%	9.9%	1.9%	4.0%	75.3%	10.6%	3.5%	5.8%

*Refers to Non-Hispanic Population
Does not include all racial/ethnic categories

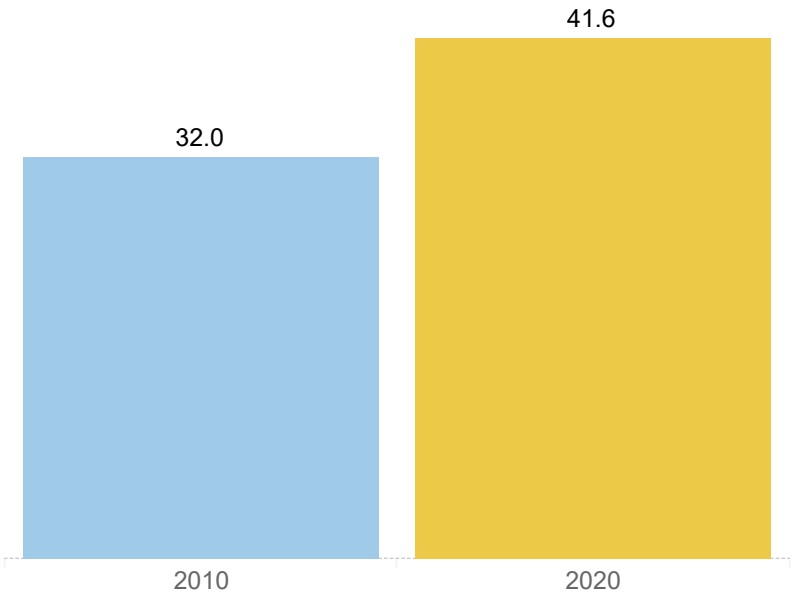
Western New York has become more diverse

Distribution of Western New York Population by Race/Ethnicity, 2010 and 2020



Western New York's Diversity Index increased by 30% from 2010 to 2020

US Census Bureau Diversity Index Scores, 2010 and 2020



*Refers to Non-Hispanic Population
Does not include all racial/ethnic categories

Source: Population Estimates Program-Annual County Resident Population Estimates by Age, Sex, Race and Hispanic Origin; July 1, 2010 and July 1, 2020

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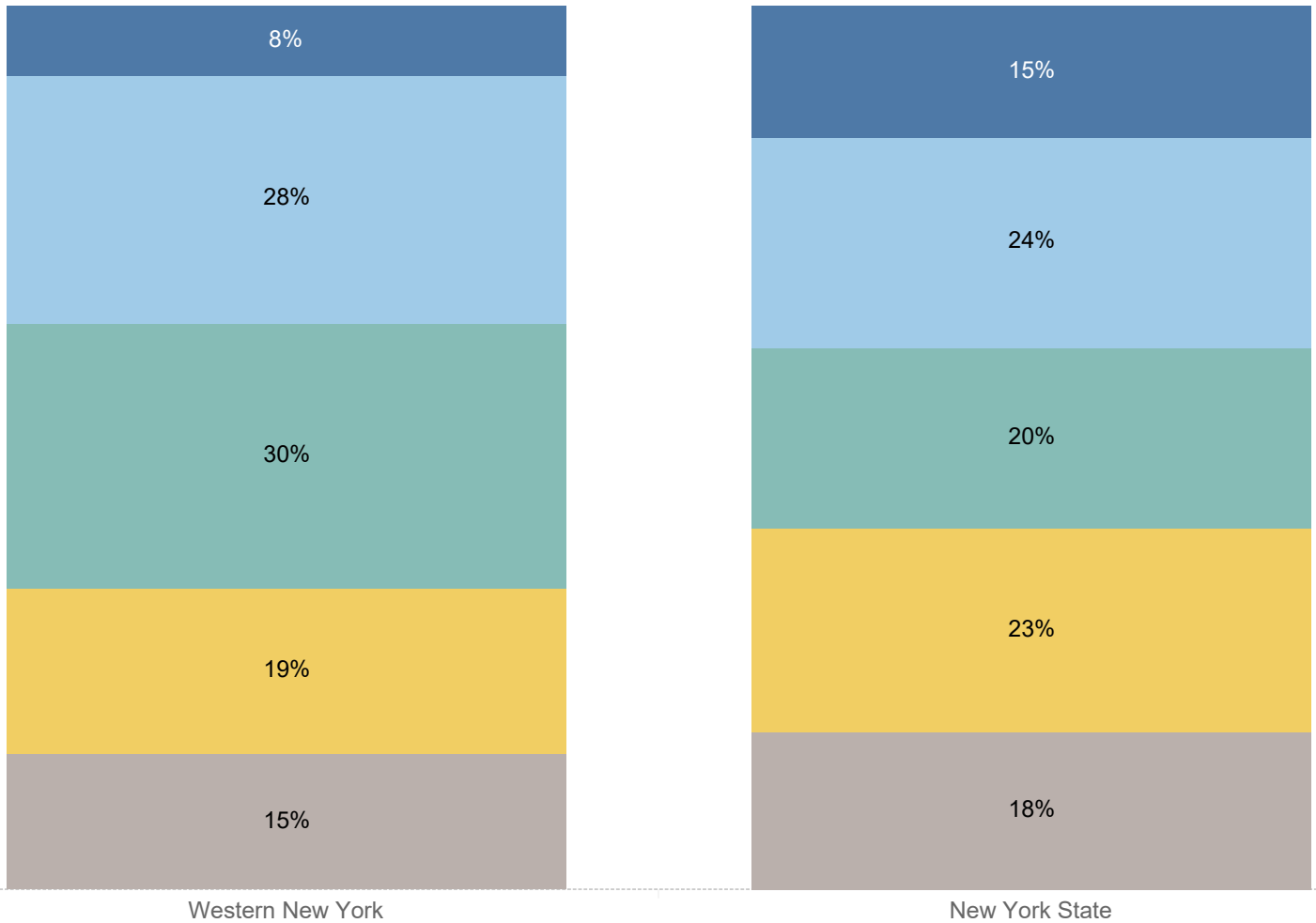
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On average, educational attainment in Western New York is similar to New York State

Distribution of Population 25 years and over by Educational Attainment, 2022



Source: American Community Survey 2022 One-Year Estimates, Table B15002

- Less Than High School
- High School Diploma
- Some College/Associate's
- Bachelor's Degree
- Higher Than Bachelor's

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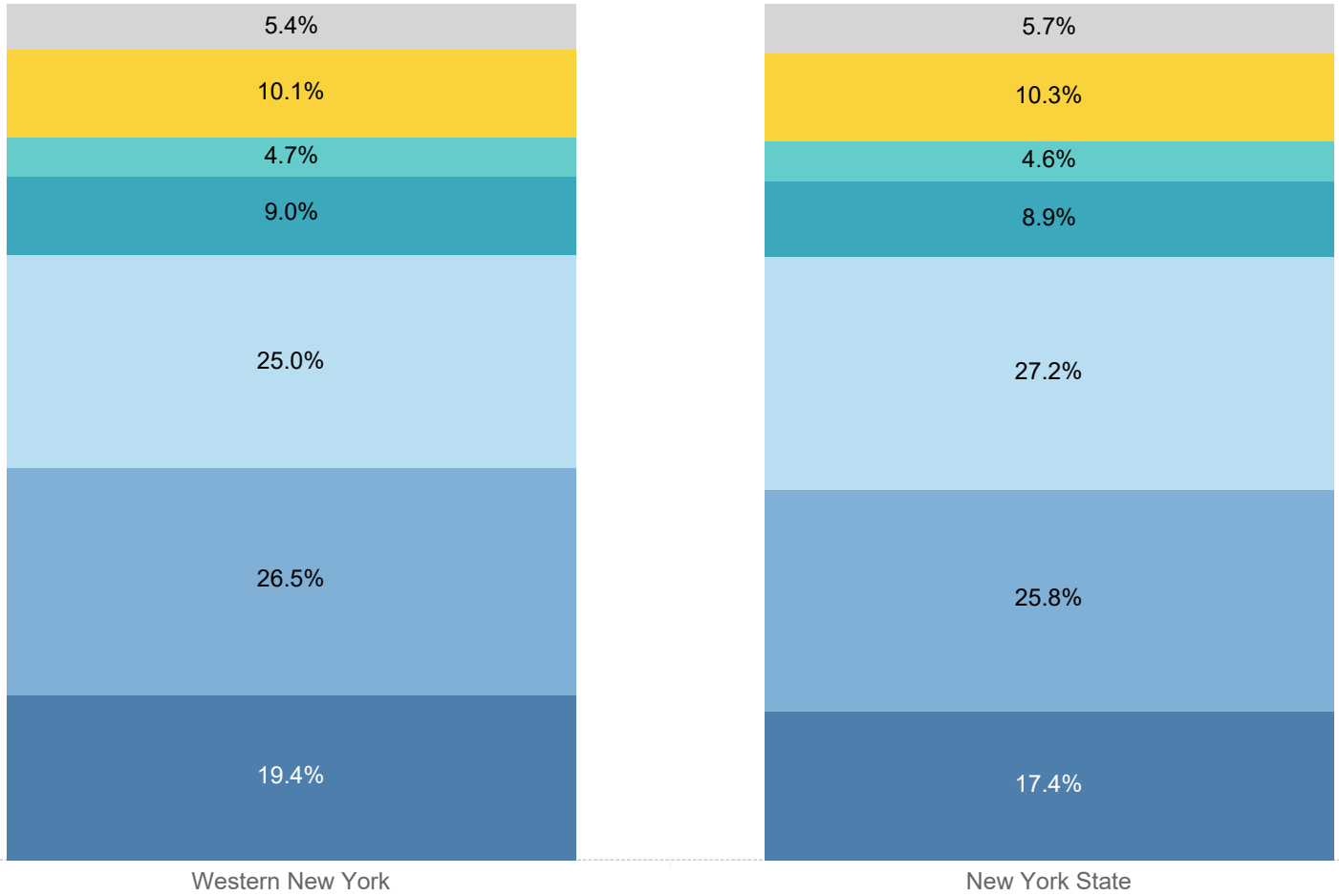
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Western New York is older than New York State as a whole

Distribution of Population by Age Group, 2020



Source: Population Estimates Program-Annual County Resident Population Estimates by Age, Sex, Race and Hispanic Origin; July 1, 2010 and July 1, 2020

- Under 5 Years
- 5 to 13 Years
- 14 to 17 Years
- 18 to 24 Years
- 25 to 44 Years
- 45 to 64 Years
- 65 Years and Over

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More than half of businesses in Western New York have fewer than 5 employees

Number of Firms and Average Monthly Employment, Private Employment

Number of Employees	Firms				Employment			
	Number		% of Total		Number		% of Total	
	2019	2024	2019	2024	2019	2024	2019	2024
1-4	12,540	12,980	51.4%	52.9%	25,090	25,260	4.9%	5.0%
5-9	4,680	4,670	19.2%	19.0%	30,950	30,790	6.0%	6.1%
10-19	3,190	3,020	13.1%	12.3%	43,390	40,820	8.4%	8.1%
20-49	2,320	2,260	9.5%	9.2%	70,940	68,950	13.7%	13.8%
50-99	860	820	3.5%	3.3%	59,190	57,000	11.4%	11.4%
100-249	510	510	2.1%	2.1%	78,820	78,590	15.2%	15.7%
250-499	180	150	0.7%	0.6%	60,520	54,080	11.7%	10.8%
500-999	80	70	0.3%	0.3%	56,620	50,830	10.9%	10.1%
1000+	40	40	0.2%	0.2%	91,560	94,940	17.7%	18.9%

Source: Quarterly Census of Employment and Wages, 2019 Q1 and 2024 Q1

*Size class 1-4 includes firms that have average employment that is >0 but <1

Regional Labor Market Developments

Good news

Lancaster-based company Upstate Niagara Cooperative is getting \$9.9 million in tax breaks from the Erie County Industrial Development Agency for a \$150 million project to double the dairy production capacity at its West Seneca (Erie County) operation. The company is planning to construct a 250,000-square-foot addition to its facility. The project includes \$67 million for the building and \$90 million in new equipment. Currently, the company employs 240 workers but would hire another 130 within two years of the project's completion. Officials are targeting initial occupancy by late November 2025, with full completion by the end of 2026, according to the Buffalo News.

Amazon's \$550 million, 3.1 million-square-foot fulfillment center in the Town of Niagara (Niagara County) has the steel framing up, according to the latest update from the company. Construction began in March 2024. The five-story Amazon Robotics Sortable (ARS) fulfillment center is expected to open in 2026 and provide 1,000 jobs, according to Business First. The center will be the company's fourth, and second largest in New York State, ARS fulfillment center when finished.

Since 2013, TM Montante has been developing the former Millard Fillmore Gates Circle Homeopathic Hospital in Williamsville (Erie County) into Lancaster Square, which the company describes as "a vibrant, mixed-use, urban space featuring neighborhood retail, modern residential units, and commercial office space," incorporating a \$35.5 million, 80-unit affordable housing project. The next phase of the project, focused on the affordable housing portion, is ready to begin. An affiliate of Belmont Housing Resources for Western New York purchased part of the property for \$1.65 million and has received financing for its phase of the Lancaster Square project. Construction is expected to take about 20 months, and the end result will be a mix of affordable apartments ranging from studios to three-bedroom units. Since acquiring the hospital site, TM Montante and its partners have completed several projects, including the Canterbury Woods Senior housing development, Linwood Lafayette Senior Apartments and mixed-use projects. While Belmont is renovating the northern portion of the complex, TM Montante plans to convert the southern portion into a market-rate apartment community, but this project is on hold due to high interest rates and project costs but will move forward as soon as the market improves, according to Business First.

Basil Ford has opened its \$6 million truck and fleet service center in Cheektowaga (Erie County). The dealership renovated the former AMF Thruway Lanes property into the Ford Pro Elite Commercial Service center for larger vehicles, according to Business First. The 40,000-square-foot facility has 30 bays with big lifts needed for dump trucks, commercial vans, flatbed trucks, ambulances, motor homes and shuttle buses. The company had operated a commercial truck shop with eight bays on Walden Avenue but has moved that operation to the new facility. The former truck shop will now become the company's "quick-lane" shop for oil changes, brakes and inspections, according to Business First. About 65 people work in the repair shop now, and the company is still looking to hire at least six or seven more truck technicians.

Harry Stinson, the Canadian owner of the fire-damaged Buffalo Grand Hotel (Erie County), hopes to reopen its nearly 500 guest rooms in time for spring 2025. Stinson has been struggling to reopen the hotel for several years since he purchased the former Adam' Mark Hotel from Visions for \$17 million. He spent over \$24 million on renovations. Then, not only did the COVID-19 pandemic hurt hotels as he was about to unveil the renovations, but at the end of 2021 an arsonist set fire to rolls of plastic wrapped carpet that were set to be installed, causing a three-alarm fire that ripped through the newly renovated banquet center, according to the Buffalo News. A multi-million-dollar insurance settlement from the fire enabled Stinson to stay out of foreclosure, also according to The Buffalo News. Stinson would not disclose the amount he received from the insurance company for his \$50 million claim for damages sustained from the fire, but it was at least enough to pay off the mortgage, satisfy the \$20.44 million debt owed to Corning-based Visions Hotels and allow the project to progress.

The Marriott Courtyard in Niagara Falls (Niagara County) is planning a \$14.3 million expansion that will add 84 more guest rooms and an expanded entrance and lobby, more than doubling guest room space. The project calls for a four-story, 50,000-square-foot addition to the existing 70,000-square-foot building that was built in 1912 as a chocolate factory. The existing Starbucks in the lobby will remain. The owner is looking for a restaurant partner to take over the existing bar and bistro space to create expanded food and beverage service for the entire property, according to Business First. The expansion project would begin with the 50,000-square-foot addition, pending approvals from the city. A second phase to the project would consist of renovations to the existing rooms. The entire project is expected to take about 24 months to complete.

Earlier this month, MG2 Corp., a Seattle-based global architecture and design firm that has partnered with Costco Wholesale Corp., filed a building permit application with the Amherst Building Department to construct a Costco (the Buffalo area's first) in Amherst (Erie County), according to Business First. The retail warehouse will cost nearly \$22.5 million to build, according to the application. It takes about 110 days from the time construction starts for the new Costco to open, based on MG2's website. News of the project first broke in spring 2022.

The Kenan Center in Lockport (Niagara County) plans to break ground next year on a \$15 million, 72,000-square-foot arena to replace the existing facility, which was built over 50 years ago. Plans for the new arena began to take shape before the pandemic, and the center has been raising money over the past two years. Construction is expected to begin in the spring of 2025 with plans to open in 2026, according to the Business First.

Regional Labor Market Developments

Good news continued

Ellicott Development Co. has proposed a \$70 million project in Chautauqua County to turn the former Chautauqua Point Golf Course into Sunset View at Point Chautauqua. The project would consist of a market-rate housing development with townhomes, condominiums and single-family homes. The resort-style community on Chautauqua Lake would include three separate sections and would be constructed in multiple phases over several years, largely based on market demand. The property will also feature a restaurant, bar, community center, waterfront access with a pavilion, dock, boat slips and watercraft rentals. If all goes according to plan, officials hope to begin construction by early next year.

The Erie County Industrial Development Agency (IDA) recently approved another \$541,844 in sales tax breaks for what is now a \$45.3 million construction project of Zephyr Partners new pot farm in South Buffalo (Erie County). The company needed the extra tax breaks to offset skyrocketing construction costs and changes to the design of the interior space. Zephyr has already obtained \$2.12 million in property tax breaks over 15 years and a \$120,000 mortgage-recording tax abatement in 2022 and now has \$1.63 million in sales tax relief. The multiphase development could ultimately create more than 1.25 million square feet of growing, production and distribution space over time as the cannabis market in New York expands. For now, the primary tenant will be Toronto-based RIV Capital in a pair of one-story buildings totaling about 75,000 square feet, which will sublease it to its own subsidiary Etain LLC, which holds the state-issued marijuana licenses for production and sales. The project will create 20 full- and 34 part-time jobs within two years, with completion of the buildings expected by March 2025. Plans call for further expansion with three buildings for cultivation and manufacturing, according to the Buffalo News.

MN8 Energy, a New York-based renewable energy company, is planning to operate a battery storage facility at the long-abandoned Polymer Applications site in the Town of Tonawanda (Erie County). The site is a federal Superfund site that has been cleared and cleaned following a fire 35 years ago, according to the Buffalo News. The company installs solar power, battery storage and electric vehicle charging stations for over 200 corporations, government entities, schools and utilities. The company has signed a lease for the 6.5-acre site and will have a three-year option period to complete an interconnection study with the New York Independent System operator to determine if and how its battery could link up with the regional electric grid. If the results are positive, it would then be able to lease the property for 20 years.

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Department
of Labor

Western New York Region

Includes Allegany, Cattaraugus, Chautauqua, Erie and Niagara counties

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