

**REGIONAL ECONOMIC IMPACTS
OF
CAMP GUERNSEY**

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PREFACE

This is the second of two reports recently completed to measure the economic and fiscal impacts generated by the Army National Guard training facility located in Guernsey, Wyoming. The facility is known locally as Camp Guernsey. The purpose of this study was to quantify the regional economic impacts currently generated by the training facility. In addition, it estimates the regional economic impacts that will be generated by the facility if long-term proposed manpower and facility expansions are implemented. The proposed expansions are to run for 17 years into the future and are assumed to commence in 2006 and end in 2022.

This study markedly differs from the first report completed in June 2005. That report estimated and separated the fiscal and economic impacts of the proposed Camp Guernsey expansion on the towns of Guernsey and Wheatland and Platte and Goshen counties. The current study makes no attempt at disaggregation at the community level and focuses on the camp's aggregate impacts in its region of influence (Platte and Goshen counties).

Second, in the first study, two models were utilized in generating estimates. In this study only one model was used.

Third, since the last study, the model's multipliers have been updated. Plus, the Wyoming Center for Business & Economic Analysis commissioned the model's developer to further refine model's output to Platte and Goshen counties.

Fourth, the economic and fiscal impacts generated by the proposed construction of new facilities were reported separately from the expansion in the Camp's employment and man-day training capacity in the July 2005 report. In the current report, both are first disaggregated and then combined as one.

Fifth, in this report an additional and very large new facility was included in the analysis. The cost of this new facility (Regional Training Facility) was estimated at 64 million dollars and significantly changes the construction impacts from those reported in the earlier report.

Sixth, the current study also measures the impacts created by the opening of a residential training and mentoring program for at-risk youth at Camp Guernsey. The school begins full-time operations in January 2006. It, like the RTF, was not included in the first report.

Therefore, given the significant differences between the July 2005 study and the current study, readers and users of this report are strongly discouraged from making comparisons between the two reports. For all practical purposes, the reports are not comparable.

Tables 1 thru 6 present the long-term permanent demographic and economic impacts associated with the proposed full-time employment expansion in facility jobs as presented in Table 9 and the proposed expansion in training man-days from current levels of approximately 128,325 days to 450,000 by year 2015.

Also just as this report was going to print, an unforeseen new program got underway at Camp Guernsey. The Air Force Nuclear Space Tactics Training Center (NSSITC) brought 2 full-time positions to the Camp and has the potential to add 28 positions within the next 2 to 10 years. These new jobs are not included in this analysis.

SUMMARY

CUMMULATIVE ECONOMIC IMPACTS

Background research efforts and analysis of the results of the economic impact model used in this study strongly suggest the economic and fiscal impacts to be generated by the proposed expansion in full-time staffing, training man-days and the construction of new facilities at Camp Guernsey between the years 2006 and 2022 will result in positive economic and fiscal impacts in Wyoming's Platte and Goshen counties. It should be noted that the economic benefits to be derived from the proposed expansion in the Camp's mission will not be solely confined to Platte and Goshen counties, but that there will be some spillover of these benefits to surrounding counties, primarily Laramie and Natrona. No attempt was made to quantify these leakages given the short time frame for completing this study plus the problematic nature of measuring such leakages.

For ease of use, Tables A and B present the cumulative economic, demographic and fiscal impacts that will accrue to Camp Guernsey's region of influence, that is they contain current or baseline operations, the proposed permanent full-time expansion in jobs and training man-days plus the short-term/temporary impacts derived from the proposed construction of new facilities. Tables 1 thru 8 provide a further more detailed discussion of these specific impacts.

On an annual basis, Table A shows that year 2013 is the peak year for economic impacts over the 17 year expansion period. This is because year 2013 is the last year of the 3 year construction period for the Regional Training Institution. Over this 17 year horizon, the region will receive a total of 381 million dollars of additional personal income due to Camp Guernsey's present and proposed operations. Personal income measures all wages, salaries, rental income, interest income, dividend income, proprietor income and government transfer payments made to individuals. By comparison, total personal income in 2004 for both Platte and Goshen counties was 554 million dollars.

Further, the project will have a very positive impact on the region's economy in terms of it gross regional product or output. Gross regional product or gross regional output can be viewed like the U.S. gross domestic product (GDP). It measures the total retail value of all goods and services produced by the economy in a year. The base when the expansion projects are completed in total will add 470 million dollars to the two counties' gross regional product.

Table B provides the cumulative fiscal impacts the region will feel as a result of the proposed expansion of Camp Guernsey. Specifically, over the period of expansion, the region will see an increase of 11 million dollars in property taxes (personal and real),

regional sales taxes will (Sales tax revenues are levied on all retail sales) increase by just over 2 million dollars and the State of Wyoming will realize approximately 8 million dollars in additional sales tax revenues. In Table B. the column labeled Total is the sum of local property taxes and local sales taxes. In total, there will be a gain of 21 million dollars in various tax revenues if the proposed expansion projects are implemented.

Tables C through E present the differences between baseline impacts which assume that none of the expansion proposals go forward and Camp Guernsey continues to function at its present level of activity and total impacts which assume all the proposed manpower and facility expansions are completed. Table C provides the differences in demographics, Table D provides net economic differences and Table E presents the net fiscal differences.

Following Table E, are 5 graphs which present the cumulative impact results. Graph 1 highlights the differences in personal income and output between baseline conditions and expansion. For instance, the Cumulative Jobs graph shows baseline jobs, the number of permanent jobs to be created due to new mission assignments plus construction generated jobs.

TABLE A.
CUMMULATIVE IMPACTS
(Baseline, Permanent & Construction)

YEAR	PHASE	JOB	POPULATION	HOUSEHOLDS	PERSONAL INCOME	OUTPUT
2006	1	272	581	236	\$10,498,203	\$12,948,764
2007	2	325	695	282	\$13,018,525	\$16,070,589
2008	3	374	799	325	\$15,393,864	\$18,842,139
2009	4	415	887	361	\$17,480,917	\$20,917,192
2010	5	449	961	390	\$18,838,943	\$22,241,392
2011	6	835	1,785	725	\$30,588,741	\$50,186,210
2012	7	862	1,843	750	\$32,853,389	\$52,186,591
2013	8	898	1,921	781	\$34,267,181	\$53,645,521
2014	9	554	1,186	482	\$23,257,101	\$25,088,512
2015	10	551	1,179	479	\$23,151,628	\$24,833,690
2016	11	551	1,179	479	\$23,151,628	\$24,833,690
2017	12	551	1,179	479	\$23,151,629	\$24,833,693
2018	13	550	1,177	478	\$23,114,511	\$24,744,015
2019	14	550	1,177	478	\$23,114,511	\$24,744,015
2020	15	550	1,177	478	\$23,114,511	\$24,744,017
2021	16	547	1,171	476	\$23,031,750	\$24,544,065
2022	17	547	1,171	476	\$23,031,750	\$24,544,065
TOTAL					\$381,058,782	\$469,948,160

TABLE B.
CUMMULATIVE FISCAL IMPACTS
(Baseline, Permanent & Construction)

YEAR	PHASE	----- LOCAL -----			STATE SALES TAXES
		PROPERTY TAXES	SALES TAXES	TOTAL	
2006	1	\$76,511	\$53,735	\$130,246	214,939
2007	2	\$150,404	\$65,257	\$215,661	261,029
2008	3	\$197,007	\$75,263	\$272,270	301,052
2009	4	\$245,781	\$82,155	\$327,936	328,620
2010	5	\$335,234	\$87,073	\$422,307	348,292
2011	6	\$504,774	\$217,832	\$722,606	871,328
2012	7	\$678,478	\$224,132	\$902,610	896,526
2013	8	\$848,215	\$230,163	\$1,078,378	920,651
2014	9	\$873,560	\$96,996	\$970,556	387,986
2015	10	\$876,729	\$98,154	\$974,883	392,616
2016	11	\$879,883	\$100,734	\$980,617	402,936
2017	12	\$883,026	\$103,577	\$986,603	414,308
2018	13	\$885,728	\$106,294	\$992,022	425,174
2019	14	\$888,422	\$109,746	\$998,168	438,985
2020	15	\$891,107	\$113,551	\$1,004,658	454,204
2021	16	\$892,835	\$116,815	\$1,009,650	467,261
2022	17	\$896,291	\$121,436	\$1,017,727	485,743
TOTAL		\$11,003,985	\$2,002,913	\$13,006,898	\$8,011,650

TABLE C.

**BASELINE VERSUS EXPANSION IMPACTS
(Demographics)**

YEAR	PHASE	BASELINE POPULATION	TOTAL POPULATION	NET NEW POPULATION	BASELINE HOUSEHOLDS	TOTAL HOUSEHOLDS	NET NEW HOUSEHOLDS
2006	1	345	581	236	140	236	96
2007	2	345	695	350	140	282	142
2008	3	345	799	454	140	325	185
2009	4	345	887	542	140	361	221
2010	5	345	961	616	140	390	250
2011	6	345	1,785	1,440	140	725	585
2012	7	345	1,843	1,498	140	750	610
2013	8	345	1,921	1,576	140	781	641
2014	9	345	1,186	841	140	482	342
2015	10	345	1,179	834	140	479	339
2016	11	345	1,179	834	140	479	339
2017	12	345	1,179	834	140	479	339
2018	13	345	1,177	832	140	478	338
2019	14	345	1,177	832	140	478	338
2020	15	345	1,177	832	140	478	338
2021	16	345	1,171	826	140	476	336
2022	17	345	1,171	826	140	476	336

TABLE D.

**BASELINE VERSUS EXPANSION IMPACTS
(Economics)**

YEAR	PHASE	BASELINE JOBS	TOTAL JOBS	NET NEW JOBS	BASELINE PERSONAL INCOME	TOTAL PERSONAL INCOME	NET NEW PERSONAL INCOME	BASELINE OUTPUT	TOTAL OUTPUT	NET NEW OUTPUT
2006	1	161	272	111	\$5,436,589	\$10,498,203	\$5,061,614	\$7,045,090	\$12,948,764	\$5,903,674
2007	2	161	325	164	\$5,436,589	\$13,018,525	\$7,581,936	\$7,045,090	\$16,070,589	\$9,025,499
2008	3	161	374	213	\$5,436,589	\$15,393,864	\$9,957,275	\$7,045,090	\$18,842,139	\$11,797,049
2009	4	161	415	254	\$5,436,589	\$17,480,917	\$12,044,328	\$7,045,090	\$20,917,192	\$13,872,102
2010	5	161	449	288	\$5,436,589	\$18,838,943	\$13,402,354	\$7,045,090	\$22,241,392	\$15,196,302
2011	6	161	835	674	\$5,436,589	\$30,588,741	\$25,152,152	\$7,045,090	\$50,186,210	\$43,141,120
2012	7	161	862	701	\$5,436,589	\$32,853,389	\$27,416,800	\$7,045,090	\$52,186,591	\$45,141,501
2013	8	161	898	737	\$5,436,589	\$34,267,181	\$28,830,592	\$7,045,090	\$53,645,521	\$46,600,431
2014	9	161	554	393	\$5,436,589	\$23,257,101	\$17,820,512	\$7,045,090	\$25,088,512	\$18,043,422
2015	10	161	551	390	\$5,436,589	\$23,151,628	\$17,715,039	\$7,045,090	\$24,833,690	\$17,788,600
2016	11	161	551	390	\$5,436,589	\$23,151,628	\$17,715,039	\$7,045,090	\$24,833,690	\$17,788,600
2017	12	161	551	390	\$5,436,589	\$23,151,629	\$17,715,040	\$7,045,090	\$24,833,693	\$17,788,603
2018	13	161	550	389	\$5,436,589	\$23,114,511	\$17,677,922	\$7,045,090	\$24,744,015	\$17,698,925
2019	14	161	550	389	\$5,436,589	\$23,114,511	\$17,677,922	\$7,045,090	\$24,744,015	\$17,698,925
2020	15	161	550	389	\$5,436,589	\$23,114,511	\$17,677,922	\$7,045,090	\$24,744,017	\$17,698,927
2021	16	161	547	386	\$5,436,589	\$23,031,750	\$17,595,161	\$7,045,090	\$24,544,065	\$17,498,975
2022	17	161	547	386	\$5,436,589	\$23,031,750	\$17,595,161	\$7,045,090	\$24,544,065	\$17,498,975
TOTAL					\$92,422,013	\$381,058,782	\$288,636,769	\$119,766,530	\$469,948,160	\$350,181,630

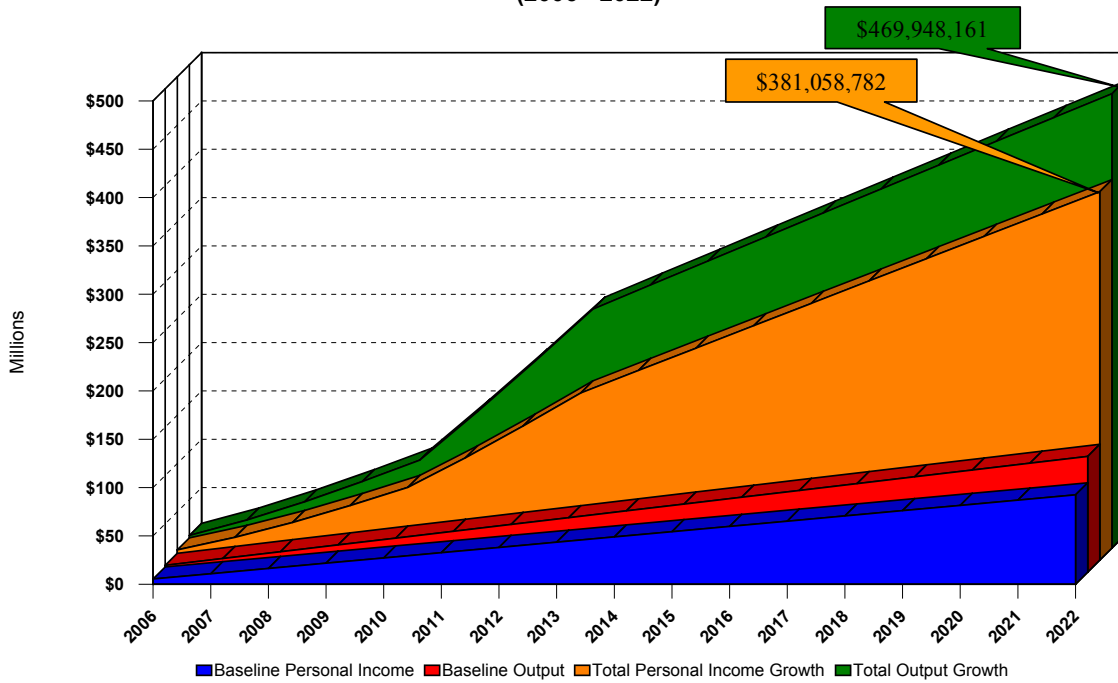
TABLE E.

**BASELINE VERSUS EXPANSION IMPACTS
(Fiscal)**

YEAR	PHASE	BASELINE LOCAL PROPERTY & SALES TAXES	TOTAL IMPACT LOCAL TAXES	INCREASE IN TAXES OVER BASELINE	BASELINE STATE SALES TAXES	TOTAL STATE IMPACT SALES TAXES	INCREASE IN STATE SALES IMPACT TAXES
2006	1	\$100,765	\$130,246	\$29,481	\$97,019	103,342	\$6,323
2007	2	\$100,765	\$215,661	\$114,896	\$97,019	122,759	\$25,740
2008	3	\$100,765	\$272,270	\$171,505	\$97,019	136,108	\$39,089
2009	4	\$100,765	\$327,936	\$227,171	\$97,019	137,004	\$39,985
2010	5	\$100,765	\$422,307	\$321,542	\$97,019	139,087	\$42,068
2011	6	\$100,765	\$722,606	\$621,841	\$97,019	658,144	\$561,125
2012	7	\$100,765	\$902,610	\$801,845	\$97,019	652,141	\$555,122
2013	8	\$100,765	\$1,078,378	\$977,613	\$97,019	658,676	\$561,657
2014	9	\$100,765	\$970,556	\$869,791	\$97,019	108,421	\$11,402
2015	10	\$100,765	\$974,883	\$874,118	\$97,019	113,052	\$16,033
2016	11	\$100,765	\$980,617	\$879,852	\$97,019	123,372	\$26,353
2017	12	\$100,765	\$986,603	\$885,838	\$97,019	134,744	\$37,725
2018	13	\$100,765	\$992,022	\$891,257	\$97,019	145,610	\$48,591
2019	14	\$100,765	\$998,168	\$897,403	\$97,019	159,420	\$62,401
2020	15	\$100,765	\$1,004,658	\$903,893	\$97,019	174,639	\$77,620
2021	16	\$100,765	\$1,009,650	\$908,885	\$97,019	187,696	\$90,677
2022	17	\$100,765	\$1,017,727	\$916,962	\$97,019	206,178	\$109,159
TOTAL		\$1,713,005	\$13,006,898	\$11,293,893	\$1,649,323	\$3,960,393	\$2,311,070

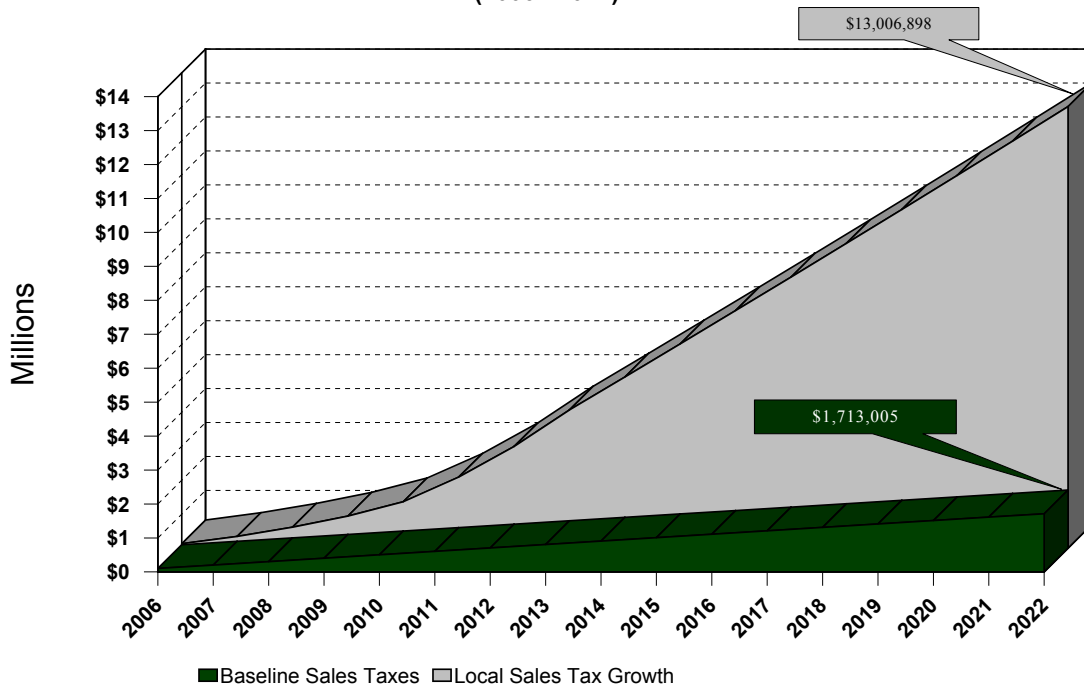
GRAPH 1

Cumulative Growth in Personal Income and Output
(In Millions)
(2006 - 2022)



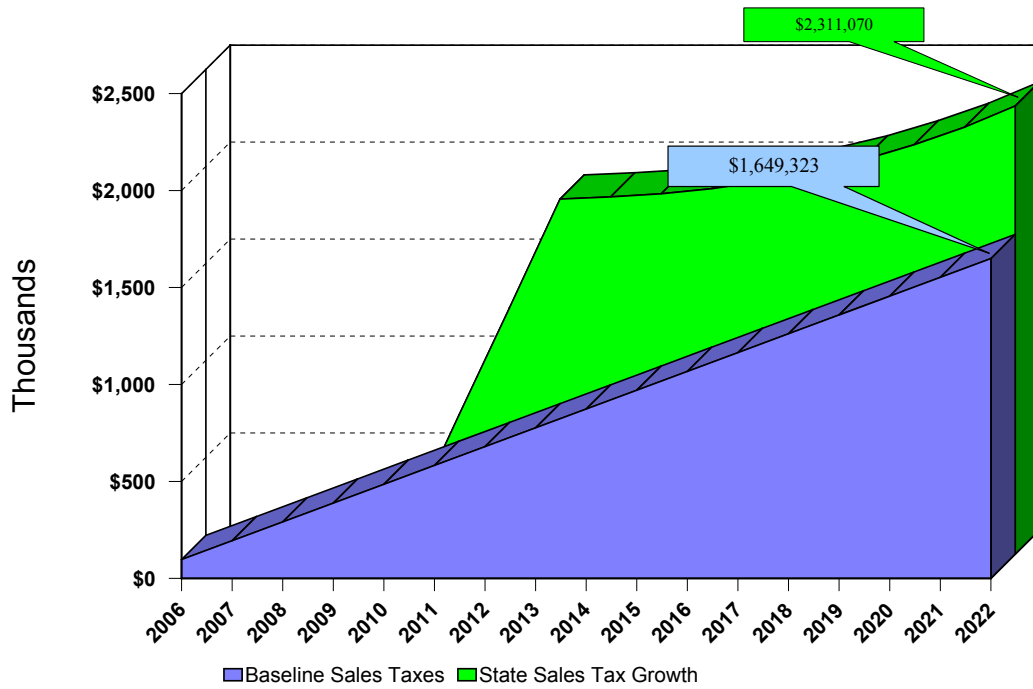
GRAPH 2

Cumulative Growth in Local Sales Taxes
(In Millions)
(2006 - 2022)



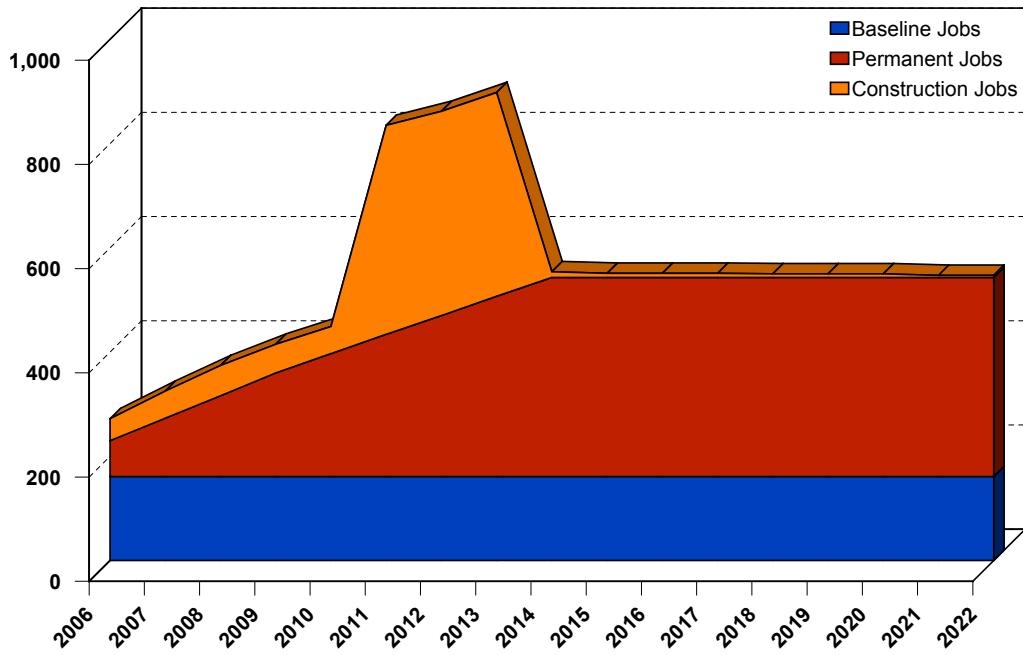
GRAPH 3

Cumulative Growth in State Sales Taxes
(In Thousands)
(2006 - 2022)



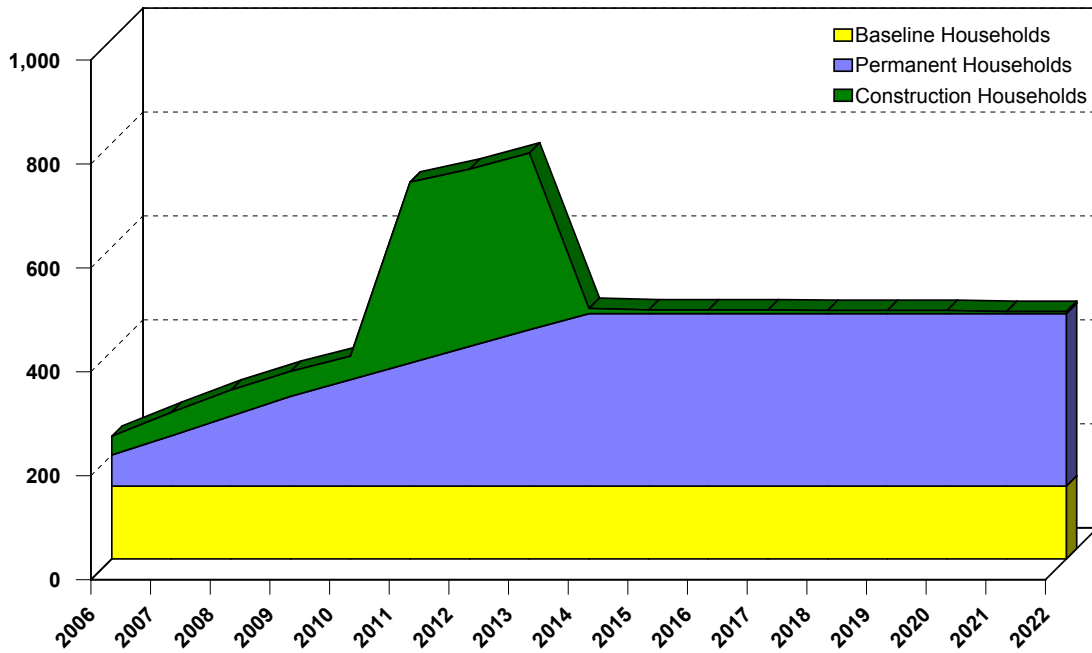
GRAPH 4

Cumulative Jobs



GRAPH 5

Cumulative Households



BASELINE IMPACTS

Below are the economic and fiscal impacts that Camp Guernsey generates in Platte and Goshen counties as of 2005. None of the proposed expansions in manpower or construction are included in these figures. It can be assumed that these impacts, if projected into the future, will remain in a static equilibrium. That is, other than for changes in future inflation rates, the present economic and fiscal impacts of the Camp will be stagnant or constant into the future. If there is no growth in the Camp's activities, there is some probability that the current positive economic impacts generated by the facility will decline as time progresses.

Table 1 provides critical baseline data used to estimate the current economic contributions Camp Guernsey generates within its region of influence.

TABLE 1.

BASELINE DATA					
YEAR	CURRENT FULL-TIME STAFFING JOBS	CURRENT FULL-TIME STAFFING PAYROLL	TAXABLE RETAIL SALES	NON-TAXABLE ANNUAL EQUIPMENT PURCHASES	TRAINING MAN-DAYS
2005	134	4,806,797	\$957,600	\$75,000	165,000

In 2005, there were 134 full-time equivalent jobs with an annual payroll of \$4,806,797. The base buys approximately \$75,000 in non-taxable equipment annually from local vendors. There are 165,000 training man-days at the camp on an annual basis. Finally, the base generates approximately \$957,600 in annual taxable retail sales due to its 134 full-time employees and 165,000 training days. This retail sales statistic was derived based upon a person-to-person survey of 42 business establishments located in the Town of Guernsey. The reader should note these are retail sales estimates, not estimates of actual sales tax receipts which are much smaller.

Table 2 presents current economic and fiscal impacts created by Camp Guernsey within its region of influence as of 2005. It generates a total 161 full-time jobs. It provides approximately \$5.4 million dollars in personal income to the local economy. It also creates 7 million dollars in output. Output, in this case, should be viewed as though it is a local economic gross county product number. In other words, view it just like the U.S. Gross Domestic Product (GDP). It measures the total retail dollar value of all goods and services produced in the region due to the Camp's economic and business spending.

From a fiscal standpoint, the base generates a little over \$100,000 in local tax

revenues (sales and property taxes) to local governments each year. The State of Wyoming also receives approximately \$97,000 per year in tax revenues from the operation of the base.

Since this study looks seventeen years into the future, the cumulative economic impacts of current base operations can be found at the end of Table 2. Notice that employment levels remain the same as in 2005. By 2022, assuming no expansion or growth in activities, Camp Guernsey will have generated 92 million dollars in personal income, 120 million in output and approximately 1.7 million dollars in tax revenues for both local governments and the State of Wyoming over this 17 year period.

TABLE 2
BASELINE ECONOMIC IMPACTS

YEAR	PHASE	EMPLOYMENT	PERSONAL INCOME	OUTPUT	LOCAL TAX REVENUES	STATE TAX REVENUES	TOTAL TAX REVENUES
2005	0	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2006	1	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2007	2	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2008	3	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2009	4	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2010	5	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2011	6	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2012	7	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2013	8	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2014	9	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2015	10	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2016	11	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2017	12	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2018	13	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2019	14	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2020	15	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2021	16	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
2022	17	161	\$5,436,589	\$7,045,090	\$100,765	\$97,019	\$197,784
TOTAL		161	\$92,422,013	\$119,766,530	\$1,713,005	\$1,746,342	\$3,560,112

Table 3 presents important demographic impacts created by Camp Guernsey at the baseline level (2005). The camp supports a total population of 345 persons. Of this population, 60 are of school age with 34 elementary age kids and 34 being of high school age. Further, it supports 140 households. As can be readily seen, none of these demographics increase in size over the next 17 years and, therefore, richly represent the static equilibrium of current base operations.

TABLE 3
BASELINE DEMOGRAPHIC IMPACTS

YEAR	PHASE	POPULATION	HOUSEHOLDS	GRADE SCHOOL POPULATION	HIGH SCHOOL POPULATION
2005	0	345	140	34	16
2006	1	345	140	34	16
2007	2	345	140	34	16
2008	3	345	140	34	16
2009	4	345	140	34	16
2010	5	345	140	34	16
2011	6	345	140	34	16
2012	7	345	140	34	16
2013	8	345	140	34	16
2014	9	345	140	34	16
2015	10	345	140	34	16
2016	11	345	140	34	16
2017	12	345	140	34	16
2018	13	345	140	34	16
2019	14	345	140	34	16
2020	15	345	140	34	16
2021	16	345	140	34	16
2022	17	345	140	34	16
TOTAL		345	140	34	16

ECONOMIC & FISCAL IMPACTS OF THE PROPOSED EXPANSION (Without Construction)

Employment

Table 4 presents the impacts resulting from the proposed permanent expansion in full-time staffing and training man-days. These figures include current staffing and payroll levels. The number of permanent full-time jobs increases from 134 in 2005 to 543 in 2014. This level of employment will then remain constant into the future. By comparison, the largest private employer in Platte County presently is the Laramie River Power Station which employs 325 workers and has a total payroll of 20.3 million dollars annually.

Personal Income

Personal income permanently grows from \$5,436,589 in 2005 to \$22,886,917 in 2014, an increase of 421 percent. In 2003, total personal income (the most recent available data) for Goshen and Platte counties was \$554,143,000. In 2004, the Camp contributed approximately 1 percent to that total. When the proposed expansion is completed, the Camp's permanent contribution to regional personal income may well exceed 3% of the total. Between 2006 and 2022, the proposed expansion coupled with current staffing and training levels, the Camp's operation will permanently add 331.7 million dollars in personal income to the regional economy.

Output

The proposed expansion will permanently grow the region's gross domestic product by 24.2 million dollars annually when fully implemented. As Table 4 presents, by 2022, the base will have added over 350 million dollars to the region's GDP.

TABLE 4
PROPOSED EXPANSION IMPACTS
Construction Impacts Not Included

YEAR	PHASE	EMPLOYMENT	PERSONAL INCOME	OUTPUT
2006	1	230	\$9,136,093	\$9,657,920
2007	2	273	\$11,319,701	\$11,966,249
2008	3	316	\$13,503,309	\$14,274,579
2009	4	360	\$15,686,917	\$16,582,908
2010	5	397	\$17,126,917	\$18,105,157
2011	6	434	\$17,452,605	\$18,449,447
2012	7	470	\$20,006,917	\$21,149,654
2013	8	507	\$21,446,917	\$22,671,903
2014	9	543	\$22,886,917	\$24,194,151
2015	10	543	\$22,886,917	\$24,194,151
2016	11	543	\$22,886,917	\$24,194,151
2017	12	543	\$22,886,917	\$24,194,151
2018	13	543	\$22,886,917	\$24,194,151
2019	14	543	\$22,886,917	\$24,194,151
2020	15	543	\$22,886,917	\$24,194,151
2021	16	543	\$22,886,917	\$24,194,151
2022	17	543	\$22,886,917	\$24,194,151
TOTAL		543	\$331,661,629	\$350,605,176

Demographics

Table 5 summarizes the increases in the region's demographics as a result of the proposed expansion of Camp Guernsey. It will add a total of 1,162 persons to combined populations of Platte and Goshen counties which as of 2004 were estimated at 20,952. This would be an increase of 5.5 percent. The projected population for the two counties for 2010 is 21,580 persons. This means Camp Guernsey's contribution to the population base will grow in proportion as the expansion proceeds into the future.

The permanent expansion coupled with current base operations will support 472 households by 2014. The number of households in the Goshen and Platte counties in 2000 was 8,692 for comparison purposes. When fully expanded, the Camp will then support approximately 5.4 percent of the households in its region of influence.

If completed, the proposed expansion plus existing operations will fill 203 seats in the local school districts with 137 being for primary school children and 66 for secondary school kids.

TABLE 5
DEMOGRAPHIC IMPACTS OF PROPOSED EXPANSION
(Construction Impacts Not Included)

YEAR	PHASE	POPULATION	HOUSEHOLDS	GRADE SCHOOL POPULATION	HIGH SCHOOL POPULATION
2006	1	492	200	58	28
2007	2	584	237	69	33
2008	3	676	275	80	38
2009	4	770	313	91	44
2010	5	849	345	100	48
2011	6	928	377	109	53
2012	7	1,005	409	119	57
2013	8	1,085	441	128	62
2014	9	1,162	472	137	66
2015	10	1,162	472	137	66
2016	11	1,162	472	137	66
2017	12	1,162	472	137	66
2018	13	1,162	472	137	66
2019	14	1,162	472	137	66
2020	15	1,162	472	137	66
2021	16	1,162	472	137	66
2022	17	1,162	472	137	66

Fiscal Impacts

Table 6 presents the direct tax revenues that will be received by local government entities and the State of Wyoming should the proposed permanent phase of the Camp Guernsey expansion be completed. These direct revenues result from increases in real and personal property values, the new jobs created by the project, the new construction of facilities, the increase in training man-days and local and non-local purchases. They do not include additional tax revenues resulting from indirect supplier and consumer jobs and increases in personal income. These revenues are included in the Cumulative Fiscal Impacts table (Table B). Regional governments will receive a total of 7.6 million dollars in direct property and sales tax receipts over the course of the expansion. By way of comparison, in FY 2004 total sales tax receipts for the two counties were equal to 5.612 million dollars.

The State of Wyoming will receive almost 4.0 million dollars in sales tax revenues due to the direct impacts of the expansion.

TABLE 6
DIRECT FISCAL IMPACTS OF PROPOSED EXPANSION
Construction Impacts Included

YEAR	PHASE	LOCAL TAXES				STATE
		REAL	PERSONAL	SALES	TOTAL	SALES TAX
2006	1	15,747	839	25,835	42,421	103,342
2007	2	35,387	1,175	30,690	67,252	122,759
2008	3	57,243	1,464	34,027	92,734	136,108
2009	4	77,983	1,716	34,251	113,950	137,004
2010	5	97,775	1,934	34,772	134,481	139,087
2011	6	249,639	2,120	164,536	416,295	658,144
2012	7	398,154	2,282	163,035	563,471	652,141
2013	8	546,366	2,422	164,669	713,457	658,676
2014	9	550,646	2,544	27,105	580,295	108,421
2015	10	553,706	2,651	28,263	584,620	113,052
2016	11	556,767	2,746	30,843	590,356	123,372
2017	12	559,827	2,828	33,686	596,341	134,744
2018	13	562,458	2,899	36,402	601,759	145,610
2019	14	565,089	2,961	39,855	607,905	159,420
2020	15	567,720	3,015	43,660	614,395	174,639
2021	16	569,395	3,069	46,924	619,388	187,696
2022	17	<u>571,069</u>	<u>3,124</u>	<u>51,545</u>	<u>625,738</u>	<u>206,178</u>
TOTAL		\$6,534,971	\$39,789	\$990,098	\$7,564,858	\$3,960,393

CONSTRUCTION IMPACTS

Table 7 presents the impacts associated with the proposed construction of new facilities at Camp Guernsey. Table 8 shows how these costs were allocated over the 17 year time frame. The total dollar valuation of new construction is estimated at 85.3 million dollars which is substantially higher than the value used in the June 2005 Impact report (\$42.5 million). This was due to the inclusion of a Regional Training Institute facility valued at 64.0 million dollars.

Construction projects are considered one-time impacts and it is strongly emphasized that the benefits derived from new construction in any community is quickly diminished over time. The fact the construction projects are spread over a 17 year period and the inherent fluctuations in construction activity led to the decision to separate its impacts. However, in the Summary section of this report, the construction impacts were added to the permanent impacts which provided the reader with a cumulative portrait of all the economic and fiscal impacts associated with the proposed Camp Guernsey expansion.

Table 7 summarizes the demographic, income and output impacts due to the construction of new Camp facilities. At the peak construction phase (2011 thru 2013), approximately 400 construction jobs will be created. The construction activity will support an increase in population of 857 persons and 348 households. After the 3 year peak, these demographic impacts will diminish sharply and quickly.

Construction of new facilities will yield a cumulative increase of 49.4 million dollars in personal income for the region of influence and a 119.3 million dollar increase in the region's gross domestic product. Following the completion of construction activity, these increases in personal income and output will permanently cease.

Similar to the increases in personal income and output, the increases in sales tax revenues due to construction activities will cease following completion of the construction of new Camp facilities.

The fact that the construction projects, full-time staffing and training levels are distributed across a 17 year time period sharply reduces negative economic impacts that might result because the communities primarily impacted by the Camp's expansion (Guernsey, Wheatland and Torrington) will have more than enough time to adjust to any additional demands placed on infrastructure and governmental services. Should the proposed time line for the full-time staffing expansion and construction projects be sharply shortened and condensed, there will then be a potential for the associated socio-economic and fiscal impacts to generate costs on the local governments that might outweigh the benefits received from the proposed expansion.

There is some expectation by Army Guard command personnel that there will be large additional construction activity (\$3 million to \$5 million annually) following year 2014 and continuing until 2022. However, these potential construction projects were not well enough defined or identified to be included in this analysis.

TABLE 7
CONSTRUCTION IMPACTS
Demographics, Income & Output

YEAR	PHASE	EMPLOYMENT	POPULATION	HOUSEHOLDS	PERSONAL INCOME	OUTPUT
2006	1	42	89	36	\$1,362,110	\$3,290,844
2007	2	52	111	45	\$1,698,824	\$4,104,340
2008	3	58	123	50	\$1,890,555	\$4,567,560
2009	4	55	117	48	\$1,794,000	\$4,334,284
2010	5	52	112	45	\$1,712,026	\$4,136,235
2011	6	401	857	348	\$13,136,136	\$31,736,763
2012	7	392	838	341	\$12,846,472	\$31,036,937
2013	8	391	836	340	\$12,820,264	\$30,973,618
2014	9	11	24	10	\$370,184	\$894,361
2015	10	8	17	7	\$264,711	\$639,539
2016	11	8	17	7	\$264,711	\$639,539
2017	12	8	17	7	\$264,712	\$639,542
2018	13	7	15	6	\$227,594	\$549,864
2019	14	7	15	6	\$227,594	\$549,864
2020	15	7	15	6	\$227,594	\$549,866
2021	16	4	9	4	\$144,833	\$349,914
2022	17	4	9	4	\$144,833	\$349,914
TOTAL					\$49,397,153	\$119,342,984

TABLE 8
CONSTRUCTION
Baseline Construction Valuation

YEAR	PHASE	VALUE OF CONSTRUCTION
2006	1	\$2,351,182
2007	2	\$2,932,394
2008	3	\$3,263,347
2009	4	\$3,096,680
2010	5	\$2,955,182
2011	6	\$22,674,704
2012	7	\$22,174,705
2013	8	\$22,129,466
2014	9	\$638,987
2015	10	\$456,926
2016	11	\$456,926
2017	12	\$456,928
2018	13	\$392,857
2019	14	\$392,857
2020	15	\$392,858
2021	16	\$250,000
2022	17	\$250,000
Total		\$85,265,999

BASELINE DATA

This section provides background or baseline data on the proposed expansion at Camp Guernsey plus some background data for the towns of Guernsey, Wheatland, and Torrington. Other data for Goshen and Platte counties are also included herein. This information is provided with the hope that it will aid the user in gaining a perspective on the size of the communities involved and to help in gauging the reasonableness and validity of the estimated economic impacts presented herein. The below data does not constitute the totality of input data.

Demographics

Population

Platte County population:	(1990) – 8,145
	(2000) – 8,759
	(2001) – 8,779
	(2002) – 8,776
	(2003) – 8,658
	(2004) – 8,666
Goshen County population:	(1990) – 12,373
	(2000) – 12,538
	(2001) – 12,452
	(2002) – 12,293
	(2003) – 12,220
	(2004) – 12,286
Town of Guernsey population:	(2000) – 1,155
	(2001) – 1,142
	(2003) – 1,115
	(2004) – 1,147
Town of Torrington population:	(2000) – 5,776
	(2001) – 5,725
	(2002) – 5,640
	(2003) – 5,581
	(2004) – 5,560

City of Wheatland (2000) – 3,548
(2001) – 3,532
(2002) – 3,533
(2003) – 3,476
(2004) – 3,548

Ratio: Guernsey: Platte .14
Guernsey:Wheatland .33

Households:

Guernsey (2000) – 626
Wheatland (2000) – 2,529
Platte (2000) – 3,635
Goshen (2000) – 5,061

Ratio:

Guernsey:Platte .17
Guernsey: Wheatland .25

Number of persons in Guernsey households – 1,147
Number of persons in Wheatland households – 3,455
Number of persons in Torrington households – 10,369

Avg. household size: (2000)

Guernsey – 2.28
Wheatland – 2.24
Platte Cty. – 2.40
Goshen Cty. – 2.38

Median household income: (2000)

Guernsey – \$30,758
Wheatland – \$35,208
Torrington – \$30,136
Platte County – \$33,866

Housing (2000)

Guernsey

Total number of units – 612
Owner occupied – 352
Renter occupied – 152
Vacant – 108 (18%)

Wheatland

Total number of units – 1,764
Owner occupied – 1,118
Renter occupied - 421
Vacant – 225 (13%)

Torrington

Total number of units – 5,881
Owner occupied – 3,580
Renter occupied – 1,481
Vacant – 820 (13.9%)

School kids (2004)

Guernsey Grade School – 127
Guernsey Junior School – 44
Guernsey High School – 85
Ratio: students to households: .41
Platte County School Dist. No. 1 – 1,187
Ratio: students to households: .38

Labor Statistics

Platte County employed workers – 4,219 (2004)
Guernsey employed workers – 509 (2004)
Guernsey labor force – 550 (2000)
Wheatland labor force – 1,758 (2000)
Torrington labor force – 2,705 (2000)
Ratio of Guernsey employment to Platte County employment: .12

Camp Guernsey Manning Statistics

Geographic distribution of current full-time staff

Goshen County	55
Platte County	60
Laramie County	3
Natrona County	4
Nebraska/Colorado	3
Total	125

Table 9 presents the distribution of full-time staffing by year for the proposed Camp Guernsey expansion project. Full-time staff expansion ends in 2014 and remains constant thereafter.

TABLE 9

Baseline Data

**PROPOSED ANNUAL DISTRIBUTION OF
FULL-TIME EXPANSION STAFFING**

YEAR	CALENDAR YEAR	FTE JOBS	TOTAL PAYROLL	CUMULATIVE TOTAL
1	2005	134	4,806,797	4,806,797
2	2006	229.5	9,136,093	13,942,890
3	2007	273.0	11,319,701	25,262,591
4	2008	316.5	13,503,309	38,765,900
5	2009	360.0	15,686,917	54,452,817
6	2010	396.8	17,126,917	71,579,734
7	2011	433.6	17,452,605	89,032,339
8	2012	470.4	20,006,917	109,039,256
9	2013	507.0	21,446,917	130,486,173
10	2014	543.8	22,886,917	153,373,090
11	2015	543.8	22,886,917	176,260,007
12	2016	543.8	22,886,917	199,146,924
13	2017	543.8	22,886,917	222,033,841
14	2018	543.8	22,886,917	244,920,758
15	2019	543.8	22,886,917	267,807,675
16	2020	543.8	22,886,917	290,694,592
17	2021	543.8	22,886,917	313,581,509
18	2022	543.8	22,886,917	336,468,426

Projected Retail Sales

Table 10 provides projected retail sales due to the increase in training man-days. These projections were based upon a person-to-person survey of 42 business establishments located in the Town of Guernsey. Of these 42, 18 did not engage in retail sales activities. Two of the 42 were out-of-business at the time the survey was conducted (June 2004) and one business could not be contacted. Of the remaining firms, the aggregate estimate of their retail sales due to Camp Guernsey’s full-time staff plus that of training troops was \$957,600 annually. This estimate was then increased over time to reflect both inflation plus the expected increase in troop training levels.

Please note these are retail sales estimates, not estimates of actual sales tax receipts which are much smaller.

TABLE 10
Baseline Data

ESTIMATED RETAIL SALES		
YEARS	YEAR	RETAIL SALES
1	2005	957,600
2	2006	1,055,275
3	2007	1,162,913
4	2008	1,281,530
5	2009	1,412,247
6	2010	1,556,296
7	2011	1,715,038
8	2012	1,889,972
9	2013	2,082,749
10	2014	2,295,189
11	2015	2,529,298
12	2016	2,787,287
13	2017	3,071,590
14	2018	3,384,892
15	2019	3,730,151
16	2020	4,110,627
17	2021	4,529,911
18	2022	4,991,962
TOTAL		\$44,544,527