

Economic Indicators for Greater Cheyenne

Annual Trends Edition

Wyoming Center for Business and Economic Analysis

Volume XXV, Number 1
March, 2009

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COMMUNICATIONS

Data Center Phone: (307) 632-1347
 Data Center FAX: (307) 632-1368
 Editor e-mail: rto@wyomingeconomicdata.com

Mailing Address: Wyoming Center for Business &
 Economic Analysis, Inc.
 1720 Carey Ave., Suite 520
 Cheyenne, WY 82001

Editor R.T. O’Gara
 Research Assistance Cindy Branch
 Typography..... Stacy Shultz-Bisset
 Printing..... CopyCo

For subscription rates, please see the last page.

The articles appearing in this publication represent the opinions of the authors and do not necessarily reflect the views of the various funding organizations. Duplication or quotation of material in this publication is welcomed, but it is requested that the Center be credited.

Economic Indicators

Summary

The purpose of the *Annual Trends* is to summarize and illustrate the Cheyenne/Laramie County local economy over the past 10 years or more. It presents the latest available, federal, state and local agency statistics dealing with Laramie County's economic and demographic growth patterns. Business and government planning requires a realistic assessment of past trends of the existing economy and realistic assumptions about the future. The indicators and statistics contained in this report can be used as a relative measure of future economic activity in Cheyenne and Laramie County.

2008 in Review

While 2006 and 2007 can be considered two of the best years for economic growth and vitality for Laramie County and Cheyenne over the past 25 years, 2008 will clearly mark the turning point away from those two very robust years. Growth, other than for two industrial sectors, remained in positive territory in 2008, but it slowed markedly. At this time last year, we projected the rate of job growth would fall between 1.5 percent and 2 percent in 2008. Job growth, indeed, declined from 2.95 percent in 2007 to 1.92 percent

in 2008. It ran at a rate of 2.84 percent in 2006. Preliminary data had new job creation at 850 jobs for the year. The greater Cheyenne economy also managed to end the year without any large announced layoffs, but there were a few relatively smaller ones. The unemployment rate remained unchanged from 2007 at 3.9 percent. Total taxable sales, which includes more than just retail sales, grew 3.7 percent in 2008 as compared to 2007's rate of 1.3 percent. However, retail sales were projected to increase somewhere between 2 and 3 percent in 2008, but declined 0.9 percent in 2008 as the wealth-effect gripped consumers in the closing months of 2008. Further Christmas retail sales fell 5.3 percent from 2007. The near collapse of the financial markets and the sub-prime crisis were not foreseen a year early and their impact on consumer spending could not be anticipated. Lodging tax receipts also finished in the black, up 2.4 percent. Total tax revenues for local county governments rose 1.3 percent in 2008 which was well below forecasted rates.

Significant declines were experienced in help-wanted advertisements (-35.1%), auto titles (-2.8%), new single-family residential construction (-36.8%), new commercial construction (-29.8%), total commercial construction comprised of new, remodels and additions (-31.8%) and residential home sales (-13.9%).

CHANGES TO THE 2009 ANNUAL TRENDS EDITION

A number of changes have been made to this edition. First, two additional stand alone sections have been added – Wages, Earnings, and Income Trends and Housing Trends. There are a number of new graphs and figures. The analysis for each of the 6 sections is presented on the first page of each section rather than in the front of the publication. We hope these changes will make the *Annual Trends* edition more user friendly. Finally, we dispensed with the sector-by-sector analysis.

Business Trends

This section contains some core business data sets designed to gage overall economic growth rates for the greater Cheyenne economy over past years. We think the reader will find Table 1.4 especially useful in this regard.

County retail sales by 13 sub-sectors are presented in Table 1.1. Total retail sales declined by 0.9 percent in 2008. The largest gain in retail sales was in gasoline stations at 14.4 percent and was due to the large run up in gas prices during the first half of the year. Eating and drinking places along with clothing and shoe stores reported 7.0 percent increases. Liquor store sales, on the other hand, fell 42 percent and department store sales declined 14.7 percent.

Table 1.4 presents growth rate tables for ten key county demographic and economic variables by annual, 5-year and 10-year increments. For instance, Laramie County's population grew 0.66% in 2007. The five year average growth rate was 0.76% and the 10-year rate was 0.74%. Notice that job growth rates handily exceeded population growth. Figure 2 presents these two variables allowing the reader to see that job growth drives population growth in Laramie County. When the rate of job growth is positive and increasing, population grows. When job growth decreases, population growth shrinks. This latter fact was particularly apparent between 1993 and 1997 and again between 2003 and 2005. If the relationship continues to hold, we should expect the rate of population growth to decline in 2009, 2010 and probably 2011.

Figure 3 presents the relationship between personal income growth, wage growth and county Gross Domestic Product (GDP). As can be seen, personal income growth consistently exceeded the growth in wages which means non-labor income (dividends, interest, rents, and government transfer payments) has added substantially to personal income growth over the years. Only in 2006 were all three series growing at close to similar rates. The figure also shows that the local economy had its best economic performance in the past 15 years in 2006.

The sharp drop in GDP in 2004 was a statistical abnormality.

Table 1.8 presents data on three Cheyenne utility series: metered water taps, residential electric and gas hookups. The growth rates for all three declined sharply during 2008. Water taps fell from 2.5 percent in 2007 to 0.6 percent in 2008. The electrical hookups growth rate dropped to zero in 2008 while gas hookups fell from 1.7 percent in 2007 to 0.7 percent in 2008.

Additional confirmation of the sharp drop in local economic activity in 2008 can be seen in new and used auto title registrations (Table 1.9). This indicator posted a negative loss of 2.8 percent in 2008, a decrease of 1,013 registrations.

SECTION 1 BUSINESS TRENDS

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Table 1.0**Cheyenne/Laramie County Profile**

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	

Demography

Total Population - Cheyenne ¹	2007	55,641	2006	55,314	0.59%
Total Population - Laramie County	2007	86,353	2006	85,384	1.13%
Total Male Population	2007	42,908	2006	43,246	-0.78%
Total Female Population	2007	43,445	2006	42,138	3.10%
% of Population - Under 20 Years Old	2007	29.6%	2005	27.4%	8.03%
% of Population - 65 Years and Older	2007	11.9%	2005	12.0%	-0.83%
Median Age	2007	36.4	2006	36.0	1.11%
% of Population - White Alone (Non-Hispanic)	2007	81.0%	2006	82.7%	-2.06%
% of Population - Native American Alone	2007	0.5%	2006	1.3%	-61.54%
% of Population - Hispanic or Latino	2007	11.4%	2006	10.8%	5.56%
Households - County	2007	33,261	2006	37,532	-11.38%
Households - City	2000	23,782	1990	20,243	17.48%
% of Households (HH) Headed by Married Couples	2007	52.6%	2005	51.1%	2.94%
% of HH Headed by Single Female (w/own children <18 yrs.)	2007	7.8%	2005	11.3%	-30.97%

Weather & Geography

Total Area (sq. miles) ¹	2000	2,688	-	-	
Total Area (sq. miles) ¹¹ - Cheyenne	2008	24.6	2007	24.36	1.03%
Water Area (sq. miles)	2000	1.6	-	-	
Mean Elevation (ft.)	2000	6,100	-	-	
Normal Mean Temperature (F) - Cheyenne ²	1949-06	45.9	1971-00	44.9	2.23%
Average Annual Precipitation (inches) - Cheyenne ²	1949-06	14.6	1971-00	15.5	-5.50%
Average Wind Speed (mph)	1996-06	12.4	1992-02	12.6	-1.59%

Crime & Law Enforcement

Crimes ³	2007	3,233	2006	3,082	4.90%
Crimes per 100,000 Persons	2007	2,791.8	2006	2,619.7	6.57%
Homicides per 100,000 Persons	2007	1.7	2006	1.7	0.00%
Rapes per 100,000 Persons	2007	29.4	2006	32.3	-8.98%
Robberies per 100,000 Persons	2007	13.0	2006	24.7	-47.26%
Aggravated Assaults per 100,000 Persons	2007	93.3	2006	84.2	10.87%
Burglaries per 100,000 Persons	2007	329.9	2006	340.9	-3.21%
Larcenies and Thefts per 100,000 Persons	2007	2,224.5	2006	2,002.6	11.08%
Motor Vehicle Thefts per 100,000 Persons	2007	100.2	2006	133.5	-24.92%

Education

% of Pop. (25 yrs. and older) with High School Diploma ¹	2007	90.2%	2006	90.5%	-0.33%
% of Pop. (25 yrs. and older) with Bachelor's Degree	2007	24.2%	2006	22.3%	8.52%
Pupil -Teacher Ratio in LCSD #1 ⁴	2006-07	14.10	2005-06	13.85	1.81%
Pupil -Teacher Ratio in LCSD #2	2006-07	10.31	2005-06	8.95	15.20%
Expenditures Per Pupil in LCSD #1 (\$)	2006-07	\$11,028	2005-06	\$9,623	14.60%
Expenditures Per Pupil in LCSD #2 (\$)	2006-07	\$14,036	2005-06	\$13,393	4.80%
LCSD #1 Enrollment Fall Semester	2008	12,936	2007	12,776	1.25%
LCSD #2 Enrollment Fall Semester	2008	837	2007	928	-9.81%
Total School Enrollments Laramie County Fall Semester	2008	14,611	2007	14,443	1.16%
% of Students in Private Schools	2008	3.0%	2007	2.6%	13.46%
% of Students Home-Schooled	2008	2.8%	2007	2.5%	10.80%
ACT Average Composite Score (range 1-36) LCSD #1	2007-08	21.4	2006-07	22.0	-2.73%
ACT Average Composite Score (range 1-36) LCSD #2	2007-08	20.4	2006-07	22.3	-8.74%
LCSD #1 Graduation Rate ⁵	2007-08	56.6%	2006-07	74.3%	-23.89%
LCSD #2 Graduation Rate	2007-08	70.8%	2006-07	82.8%	-14.46%
Average Student Age at LCCC (Fall Semester)	2008	27	2007	28	-3.57%
3 - Year Graduation Rate at LCCC	2008	25.0%	2007	19.0%	31.58%
3 - Year Rate of Transfer from LCCC	2008	49.0%	2007	30.0%	63.33%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College ⁷	2008	2,837	2007	2,782	1.98%

Housing

Average Rent for 2-3 Bedroom House (\$) ⁸	2Q08	\$899	2Q07	\$864	4.05%
Average Rent for 2 Bedroom Apartment (\$)	2Q08	\$601	2Q07	\$558	7.71%
Average Rent for 2-3 Bedroom Mobile Home (\$)	2Q08	\$559	2Q07	\$575	-2.78%
Average Sales Price - Cheyenne ¹⁴	2008	\$173,476	2007	\$174,613	-0.7%
Average Sales Price - Close-in Rural	2008	\$253,321	2007	\$259,920	-2.5%

Laramie County's Economy

Median Household Income ¹	2007	\$52,521	2006	\$50,907	3.17%
Mean Household Income	2007	\$72,279	2006	\$60,322	19.82%
Per Capita Personal Income (\$) ⁹	2006	\$39,647	2005	\$36,922	7.38%
Average Wage per Job ⁹	2007	\$37,206	2006	\$36,433	2.12%
Average Annual Pay (\$) ¹⁰	2007	\$35,074	2006	\$35,308	-0.66%

Employment & Labor

Employment ¹²	2008	45,025	2007	44,175	1.92%
Unemployment Rate ¹³	2008	3.9%	2007	3.8%	2.63%
Total Non-farm Jobs ⁹	2006	59,688	2005	58,146	2.65%
% of Jobs in Farming	2006	1.48%	2005	1.53%	-3.29%
% of Jobs in Mining	2006	0.39%	2005	0.39%	-0.44%
% of Jobs in Government	2006	27.65%	2005	28.57%	-3.23%
% of Jobs in Construction	2006	7.49%	2005	6.74%	11.17%
% of Jobs in Manufacturing	2006	3.00%	2005	3.00%	-0.13%
% of Jobs in Trans. and Ware.	2006	5.44%	2005	5.19%	4.84%
% of Jobs in FIRE	2006	8.41%	2005	8.17%	2.91%
% of Jobs in Services	2006	5.06%	2005	4.98%	1.69%
% of Jobs in Retail Trade	2006	12.47%	2005	12.82%	-2.71%
% of Jobs in Wholesale	2006	1.71%	2005	1.68%	1.90%

Employed Workforce Demographics¹

% of Workforce Age 16-19	2005	5.9%	2004	6.1%	-3.28%
% of Workforce Age 20-44	2005	54.8%	2004	59.4%	-7.74%
% of Workforce Age 45+	2005	39.3%	2004	34.5%	13.91%
% of Workforce Male	2005	52.1%	2004	53.9%	-3.34%
% of Workforce Female	2005	47.9%	2004	46.1%	3.90%

CPI

U.S. CPI	2008	215.3	2007	207.3	3.86%
Annual Inflation Rate - Cheyenne	2Q08	6.9%	2Q07	2.1%	228.57%

Sources:

- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Division of Criminal Investigation
- 4 Laramie County School Districts #1 and #2
- 5 Wyoming Department of Education
- 6 Office of Institutional Analysis, University of Wyoming
- 7 Laramie County Community College
- 8 State of Wyoming, Dept. of Admin. & Info., Economic Analysis Division
- 9 U.S. Commerce Department, Bureau of Economic Analysis
- 10 Wyoming Department of Employment, QCEW Data
- 11 City of Cheyenne
- 12 Wyoming Department of Employment, CES Data
- 13 Wyoming Department of Employment, LAUS Data
- 14 Cheyenne Board of Realtors

Table 1.1

Laramie County Retail Sales by Sub-Sectors

INDUSTRY (NAICS)	*2006	2007	2008
Auto Dealers and Parts	36,834,941	52,136,013	51,570,200
Gasoline Stations	16,556,380	33,395,237	38,197,300
Home Furniture and Furnishings	12,719,153	30,594,185	31,371,400
Electronic and Appliance Stores	32,486,615	72,127,254	66,252,400
Building Material & Garden	58,258,480	101,503,553	106,827,600
Grocery and Food Stores	17,267,370	19,449,698	21,897,300
Liquor Stores	7,793,348	28,218,780	16,322,500
Clothing and Shoe Stores	18,148,851	37,571,554	40,194,500
Department Stores	31,389,496	69,019,778	58,895,300
General Merchandise Stores	63,520,511	118,318,762	112,139,900
Miscellaneous Retail	29,381,233	60,403,420	63,200,700
Lodging Services	21,534,903	37,805,315	37,066,900
Eating and Drinking Places	68,952,643	134,939,799	144,445,500
TOTAL	414,843,924	795,483,348	788,381,500

*Note 2006 figures represent the months of July thru December only.

Source: Wyoming Department of Revenue

Table 1.2

Laramie County Sales and Use Tax Receipts
Annual Total
1989 - 2008
(Dollars)

YEAR	TOTAL SALES TAX DISTRIBUTIONS 4% STATE & 1% OPTIONAL (A)	4% STATE SALES AND USE TAX DISTRIBUTIONS (B)	LOCAL OPTIONAL 1% SALES AND USE TAX DISTRIBUTIONS
1989	12,535,676	6,676,490	5,859,186
1990	13,754,944	7,403,129	6,351,815
1991	14,214,108	7,743,249	6,470,859
1992	15,030,132	8,260,537	6,769,595
1993	15,783,892	8,675,088	7,108,804
1994	16,945,691	9,260,700	7,684,991
1995	17,634,051	9,673,791	7,960,260
1996	19,999,036	11,223,626	8,775,410
1997	21,048,071	11,177,653	9,870,418
1998	21,494,660	11,541,365	9,953,295
1999	23,492,966	12,426,483	11,066,483
2000	24,833,339	13,115,173	11,718,167
2001	26,406,542	13,800,674	12,605,568
2002	29,011,725	15,428,989	13,582,736
2003	29,528,829	15,855,502	13,673,327
2004	30,559,319	16,501,718	14,057,601
2005	31,733,902	17,213,493	14,520,409
2006	33,118,921*	17,894,618	15,224,303
2007	32,702,985*	17,636,107	15,066,606
2008	33,114,106*	17,827,988	15,286,119

Notes: (a) This total includes the 4% Sales and Use Tax, the 1 % Sales and Use Tax, and the Out of State Sales and Use Tax.

Prior to 1989, the percentage of sales and use tax collections distributed to counties was 33%.

From July 1, 1989 to June 30, 1992, it was 36.67%.

From July 1, 1992 to June 30, 1993, the allocation was 35%.

From July 1, 1993, it was changed to 28%. As of July 1, 2002, the percentage distribution was changed to 29.5%.

As of June 30, 2004, the percentage distribution was changed to 31%.

(b) State Sales and Use Taxes were increased from 3% to 4% on July 1, 1993.

* Totals do not include state reimbursements for lost sales taxes previously levied on food sales

Source: Wyoming Department of Revenue & Taxation

FIGURE 1

**Laramie County Sales and Use Taxes
Total Tax Distributions
1989 - 2008**

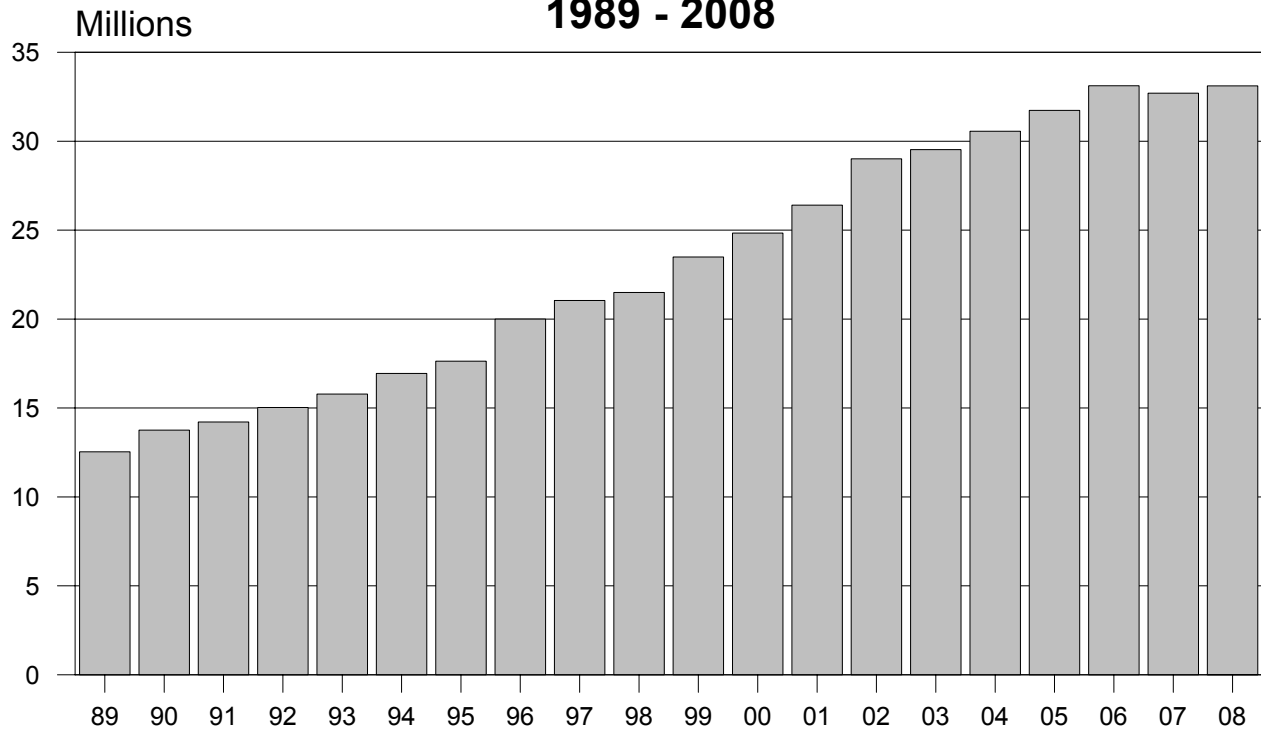


Table 1.3

Selected Laramie County Sales and Use Tax Distributions
Annual Totals
1982-2008
(Dollars)

YEAR	LODGING TAX RECEIPTS (A)	% CHANGE	ESTIMATED TOTAL TAXABLE SALES (B)	% CHANGE
1985	N/A		559,666,300	
1986	N/A		573,654,700	2.5%
1987	N/A		560,841,236	-2.2%
1988	202,981		570,305,413	1.7%
1989	222,653	9.7%	585,918,593	2.7%
1990	228,378	2.6%	635,181,509	8.4%
1991	246,751	8.0%	647,085,861	1.9%
1992	262,981	6.6%	676,959,513	4.6%
1993	283,746	7.9%	710,880,409	5.0%
1994	302,640	6.7%	768,499,065	8.1%
1995	316,596	4.6%	796,025,960	3.6%
1996	326,421	3.1%	877,541,038	10.2%
1997	321,721	-1.4%	987,041,761	12.5%
1998	344,509	7.1%	995,329,539	0.8%
1999	362,725	5.3%	1,106,648,302	11.2%
2000	399,193	10.1%	1,171,816,600	5.9%
2001	400,237	0.3%	1,260,556,700	7.6%
2002	453,917	13.4%	1,358,273,578	7.8%
2003	582,681	28.4%	1,367,333,000	0.7%
2004	646,724	11.0%	1,405,760,086	2.8%
2005	691,081	6.9%	1,452,040,902	3.3%
2006	845,936	22.4%	1,557,499,671*	7.3%
2007	1,128,773	33.4%	1,577,713,775*	1.3%
2008	1,156,118	2.4%	1,636,290,275*	3.7%

Notes: (A) Lodging Tax Receipts: 7/1/87 - 3/31/03 - 2%; 4/1/03 - 3/31/07 - 3%; effective 4/1/07 - 4%

(B) Estimated Total Taxable Sales: amounts were added to reflect loss in sales tax levied on food

*2006 - \$350,694

*2007 - \$710,532

*2008 - \$1,076,784

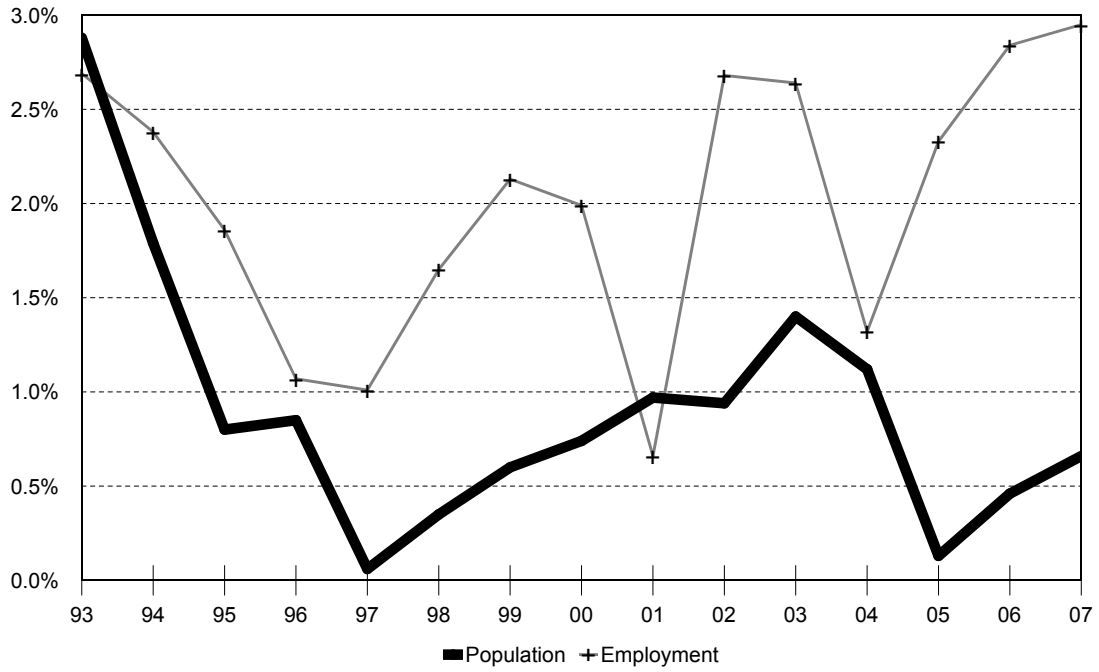
Source: Wyoming Department of Revenue & Taxation

Growth Rates
Laramie County
1992 - 2008

YEAR	LARAMIE COUNTY		CITY OF CHEYENNE		DOE EMPLOYMENT (CES)		BEA EMPLOYMENT		ANNUAL AVG EARNINGS/JOB	
	POPULATION	% CHANGE	POPULATION	% CHANGE	# JOBS	% CHANGE	# JOBS	% CHANGE	\$	% CHANGE
1992	75,326	-	51,758	-	32,767	-	46,398	-	21,828	-
1993	77,495	2.88%	52,628	1.68%	33,650	2.69%	47,878	3.19%	22,397	2.61%
1994	78,885	1.79%	53,329	1.33%	34,450	2.38%	49,275	2.92%	22,883	2.17%
1995	79,513	0.80%	53,472	0.27%	35,092	1.86%	49,692	0.85%	23,051	0.73%
1996	80,186	0.85%	53,692	0.41%	35,467	1.07%	50,127	0.88%	23,236	0.80%
1997	80,238	0.06%	53,626	-0.12%	35,825	1.01%	50,635	1.01%	24,109	3.76%
1998	80,522	0.35%	53,780	0.29%	36,417	1.65%	51,659	2.02%	25,416	5.42%
1999	81,009	0.60%	53,925	0.27%	37,192	2.13%	52,383	1.40%	26,470	4.15%
2000	81,607	0.74%	53,385	-1.00%	37,933	1.99%	53,997	3.08%	26,986	1.95%
2001	82,396	0.97%	53,691	0.57%	38,183	0.66%	53,491	-0.94%	28,435	5.37%
2002	83,170	0.94%	54,093	0.75%	39,208	2.68%	55,243	3.28%	30,053	5.69%
2003	84,338	1.40%	54,716	1.15%	40,242	2.64%	56,283	1.88%	30,904	2.83%
2004	85,281	1.12%	55,473	1.38%	40,775	1.32%	57,647	2.42%	32,273	4.43%
2005	85,388	0.13%	56,035	1.01%	41,725	2.33%	59,049	2.43%	33,502	3.81%
2006	85,783	0.46%	55,662	-0.67%	42,908	2.84%	60,584	2.60%	36,433	8.75%
2007	86,353	0.66%	55,641	-0.04%	44,175	2.95%	N/A	-	37,206	2.12%
2008	N/A	-	N/A	-	45,025	1.92%	N/A	-	N/A	-
10 YEAR AVG.		0.74%		0.37%		2.12%		1.92%		4.45%
5 YEAR AVG.		0.76%		0.57%		2.42%		2.52%		4.39%
Source: Census Bureau		Source: Census Bureau		Source: Wyo. Dept of Employment		Source: BEA		Source: BEA		

YEAR	PERSONAL INCOME		PER CAPITA INCOME		REAL PER CAPITA INCOME		REAL COUNTY GDP		RESIDENTIAL ELECTRIC	
	\$	% CHANGE	\$	% CHANGE	\$	% CHANGE	(\$000,000)	% CHANGE	# HOOK-UPS	% CHANGE
1992	1,489,803	-	19,648	-	14,004	-	N/A	-	27,743	-
1993	1,560,117	4.72%	20,132	2.46%	13,932	-0.51%	N/A	-	27,966	0.80%
1994	1,637,207	4.94%	20,754	3.09%	14,004	0.52%	N/A	-	28,476	1.82%
1995	1,710,435	4.47%	21,511	3.65%	14,115	0.79%	N/A	-	28,851	1.32%
1996	1,782,412	4.21%	22,228	3.33%	14,167	0.37%	N/A	-	29,295	1.54%
1997	1,882,460	5.61%	23,435	5.43%	14,601	3.06%	N/A	-	29,794	1.70%
1998	2,031,156	7.90%	25,225	7.64%	15,390	5.40%	N/A	-	30,319	1.76%
1999	2,150,636	5.88%	26,548	5.24%	15,935	3.54%	N/A	-	30,421	0.34%
2000	2,292,534	6.60%	28,052	5.67%	16,319	2.41%	N/A	-	30,806	1.27%
2001	2,443,472	6.58%	29,676	5.79%	16,757	2.68%	2,745	-	30,946	0.45%
2002	2,623,184	7.35%	31,545	6.30%	17,535	4.64%	2,874	4.70%	31,330	1.24%
2003	2,787,595	6.27%	32,766	3.87%	17,808	1.56%	2,957	2.89%	31,776	1.42%
2004	2,996,745	7.50%	35,140	7.25%	18,602	4.46%	2,967	0.34%	32,340	1.77%
2005	3,152,691	5.20%	36,922	5.07%	18,905	1.63%	3,056	3.00%	35,065	8.43%
2006	3,401,073	7.88%	39,647	7.38%	19,666	4.03%	3,308	8.25%	35,121	0.16%
2007	3,560,816	4.70%	N/A	-	N/A	-	N/A	-	35,057	-0.18%
2008	N/A	-	N/A	-	N/A	-	N/A	-	N/A	-
10 YEAR AVG.		6.59%		5.96%		3.34%		N/A		1.67%
5 YEAR AVG.		6.31%		5.97%		3.26%		3.83%		2.32%
Source: U.S. Dept. of Commerce		Source: U.S. Dept. of Commerce		Source: WCBEA		Source: U.S. Dept. of Commerce		Source: CLF&P		

FIGURE 2
Growth Rates
Population vs Employment
1993 - 2007



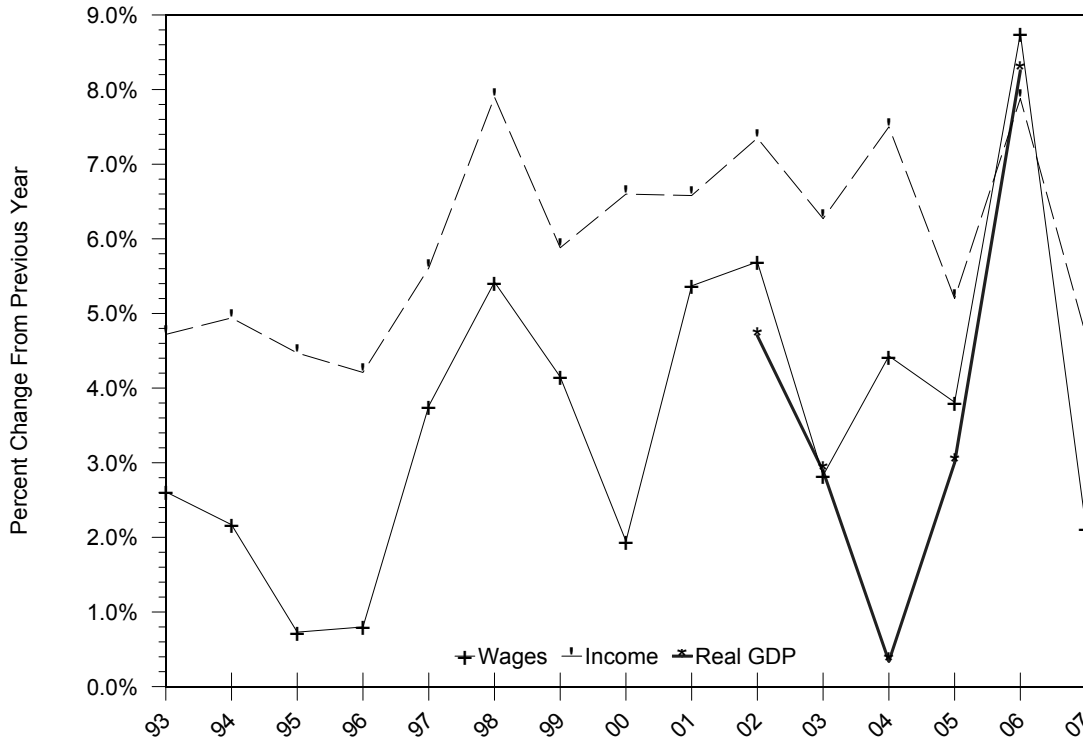
Laramie County Gross Domestic Product

YEAR	REAL GDP	% CHG.	EST'D REAL GDP	% CHG.	NOMINAL GDP	NOMINAL GROWTH	REAL PER CAPITA GDP	% CHG.
2001	2,745		2745		2,880		33,312	
2002	2,874	4.70%	2,874	4.70%	2,960	2.80%	34,560	3.75%
2003	2,957	2.89%	2,957	2.89%	3,078	3.99%	35,059	1.44%
2004	2,967	0.34%	3,016	2.00%	3,290	6.88%	34,796	-0.75%
2005	3,056	3.00%	3,038	0.73%	3,566	8.39%	35,792	2.86%
2006	3,308	8.25%	3,116	2.57%	3,948	10.71%	38,538	7.67%
AVERAGE		3.83%		2.58%		6.55%		2.99%

Source: BEA

FIGURE 3

Growth Rates Wages, Personal Income and Real GDP 1993 - 2007



Cheyenne Electrical Power Sales
Monthly Average
1984 - 2008

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1984	12,058,222	14,063,788	N/A
1985	13,192,723	14,540,373	N/A
1986	16,359,393	15,088,952	N/A
1987	16,915,723	15,402,928	N/A
1988	18,101,455	16,122,944	N/A
1989	19,279,580	16,630,256	N/A
1990	19,708,183	17,242,640	N/A
1991	20,206,789	17,804,254	10,853,997
1992	22,678,954	18,213,299	15,461,257
1993	25,888,948	19,363,148	16,100,752
1994	26,660,488	20,470,098	16,153,544
1995	29,646,805	20,722,672	16,378,051
1996	29,274,837	21,981,947	16,909,734
1997	30,333,102	22,289,679	17,007,344
1998	29,496,366	23,627,902	17,198,608
1999	30,008,744	24,583,751	17,489,479
2000	29,558,994	26,688,059	18,315,332
2001	29,387,715	26,773,892	17,727,787
2002	30,183,684	27,929,167	18,096,770
2003	31,074,855	28,776,711	18,475,063
*2004	26,185,505	27,358,136	30,991,326
*2005	13,580,000	41,602,707	42,421,787
*2006	10,787,692	44,657,625	20,757,341
2007	11,868,049	45,400,412	21,165,873
2008	12,014,921	48,779,417	21,278,735

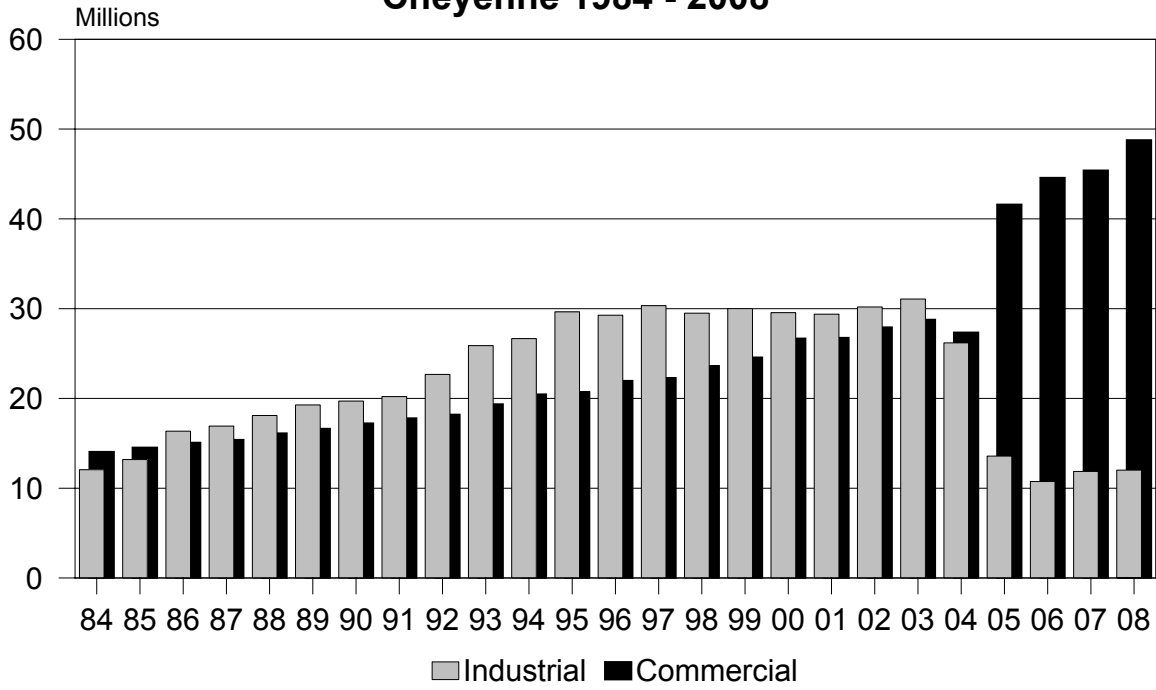
Note: Power Consumption is measured in KWH.

* The variance in the average use per month for industrial and commercial customers between 2004-2006 and prior years is the result of customer classifications differences between the two accounting systems utilized by CLFP's corporate owners. The total of industrial and commercial customers remains consistent for the two years and prior years.

Source: Cheyenne Light Fuel & Power

FIGURE 4

**Commercial Electric Power Sales
Monthly Average
Cheyenne 1984 - 2008**



Power Consumption is Measured in KWH

Cheyenne Gas Consumption
Monthly Average
(Measured in MCF)
1990 - 2008

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1991	62,300	140,943	224,265
1992	64,192	131,956	215,981
1993	63,294	152,432	243,881
1994	54,535	140,474	227,168
1995	62,276	142,419	232,901
1996	59,469	143,344	247,028
1997	55,996	140,290	247,759
1998	58,969	124,638	211,119
1999	60,765	120,926	206,842
2000	61,456	123,062	204,375
2001	58,687	143,255	204,321
2002	56,454	124,940	210,776
2003	56,620	120,830	201,057
2004	N/A	179,150	211,275
2005	N/A	120,787	198,367
2006	N/A	112,464	193,828
2007	N/A	105,777	198,413
2008	N/A	124,734	215,187

Source: Cheyenne Light Fuel & Power

Cheyenne Utility Hookups
Highest Number Reported For the Year
1990 - 2008

YEAR	METERED WATER TAPS	RESIDENTIAL ELECTRIC HOOKUPS	RESIDENTIAL GAS HOOKUPS
1990	17,349	N/A	N/A
1991	17,417	27,467	22,861
1992	17,537	27,743	23,183
1993	17,721	27,966	23,452
1994	17,926	28,476	23,900
1995	18,154	28,851	24,299
1996	18,444	29,295	24,696
1997	18,691	29,794	25,490
1998	18,890	30,319	25,864
1999	19,100	30,421	25,994
2000	19,193	30,806	26,415
2001	19,355	30,946	26,643
2002	19,532	31,330	27,122
2003	19,832	31,776	27,668
2004	20,246	32,340	28,357
2005	20,721	35,065	29,175
2006	21,225	35,121	29,859
2007	21,761	35,175	30,364
2008	21,893	35,205	30,591

Source: Cheyenne Board of Public Utilities
 Cheyenne Light, Fuel and Power

Laramie County Auto Registrations (Titles)*Annual Total**1993 - 2008*

1993	30,230
1994	30,525
1995	30,390
1996	31,540
1997	31,181
1998	31,022
1999	32,625
2000	33,381
2001	35,092
2002	36,808
2003	36,353
2004	35,724
2005	36,737
2006	36,021
2007	36,242
2008	35,229

Source: Laramie County Clerk

Laramie County Enplanements
Annual Total
1992 - 2008

1992	41,880
1993	42,830
1994	34,634
1995	23,581
1996	21,002
1997	21,839
1998	19,035
1999	19,500
2000	22,646
2001	24,426
2002	21,391
2003	17,182
2004	16,167
2005	14,372
2006	14,681
2007	16,888
2008	15,314

Note: The declines in 1994 and 1995 reflect the loss of a regional airline serving the Cheyenne market.

Source: Cheyenne Airport

Tourism Activity
Monthly Averages
2000 - 2008

	2000	2001	2002	2003	2004	2005	2006	2007	2008
Available Rooms	21,861	24,031	25,880	27,775	28,637	27,425	28,628	28,363	31,924
Nights Occupied	14,518	16,878	18,290	17,306	17,851	16,921	19,030	18,724	18,995
Occupancy Rate	66.4%	68.5%	69.1%	63.4%	62.3%	61.5%	65.0%	67.4%	57.5%
Average Room Rate (\$)	\$56.55	\$57.28	\$57.19	\$57.97	\$57.88	\$62.31	\$65.20	\$73.51	\$75.00
CACVB Visitor Walk-in Count	868	995	1,298	1,203	2,317	2,653	4,132	4,015	3,934
Trolley Ridership	389	570	606	912	947	1,027	1,284	1,023	1,041
Pine Bluffs Info. Center	12,368	12,495	15,461	14,466	13,935	13,085	12,589	12,924	10,353
I-25 State Visitor Center	5,391	5,566	5,475	5,770	5,102	5,379	7,391	6,837	6,401
Old West Museum Paid Visitor	3,312	3,736	3,527	3,491	3,019	3,017	3,277	2,921	2,591
State Museum	1,449	1,468	1,413	2,274	1,862	1,745	2,003	1,734	1,824

Note: Numbers reported are a monthly average for each year.

Source: Cheyenne Area Convention and Visitors Bureau

Employment Trends

This section presents a comprehensive overview of past and current employment statistics and trends.

Table 2.1 presents job totals by industrial sector which permits the user to see which sectors have been growing or shrinking over time. For Laramie County in terms of the absolute number of new jobs created over the last five years (2001-2006), the construction sector added the most new jobs (+1,275). However, expect this position to be lost by the end of 2009 as the effects of the recession take hold.

The health care and social assistance sector was the second largest contributor to job growth, adding 1,015 new jobs over the period. Third, was the transportation and warehousing sector which added 885 new jobs. Fourth, was the government sector, up 773 new jobs.

Surprisingly, the sector that lost the most jobs was the military, down 289. Administrative services lost 192 over this period and the management of companies sector reported a loss of 136. Arts, entertainment and recreation lost 95 jobs.

Table 2.3 contains statistics on the number of employers in Laramie County and is compiled by the Wyoming Department of Employment. According to their numbers there were 3,134 employers in the county in 2008, an increase of 1.7 percent from 2007. The construction sector had the most employers at 455, down from 460 in 2007. Professional and Business services had the second most employers, 389 which was an increase of 3.5 percent or 13 firms from 2007. Retail trade lost 5 employers in 2008, dropping to a total of 340.

Table 2.4 presents the number of non-farm and farm proprietors plus average incomes for both groups. The number of non-farm proprietors jumped 5.7 percent in 2006 from 2005, up by 613 to a total of 11,317. The number of non-farm proprietors has risen consistently over the past 23 years. Non-farm proprietor income contributed 8.6 percent to total personal income in Laramie County in 2006. However, its contribution to total income between the 2001 and 2006 fluctuated within a narrow range of 7.1 percent to 9.2 percent which suggested non-farm proprietors are not making any headway in adding to the economic diversity of the county's economy. This trend is contradicted if a comparison is made to total employment. Here the ratio has generally increased between 2001 and 2006. In 2001, they accounted for 16.5 percent of all jobs and by 2006 the ratio had risen to 18.7 percent. In 1995, the ratio was 16.0 percent. Average non-farm proprietor income, however, decreased from 2005 by 4.3 percent falling to \$25,981. The large increase in the number of new proprietors most likely contributed to the decrease.

The number of farm proprietors, unlike non-farm proprietors, has consistently decreased over the past 23 years. They declined again in 2006, falling 1.5 percent to a total of 579. Average farm income is highly volatile on a year-to-year basis and is substantially below average non-farm proprietor incomes. It stood at a negative \$3,630 in 2006, the most recent year available.

Figure 6 presents the relationship between average annual earnings in Laramie County to average non-farm proprietor income. The gap between the two averages has remained fairly consistent since 2001 and widened between 2005 and 2006.

Table 2.5 contains Data Center job projections (full and part-time) through year 2011. We are projecting a loss of 595 jobs in 2009 and another 1,871 jobs in 2010. We expect job growth to resume 2011.

Table 2.6 presents the number of workers at most of Cheyenne's largest firms. Caution should be used in drawing conclusions using these statistics. A number of Cheyenne's largest employers are no longer allowing their employment figures to be published (Wal-Mart and Union Pacific RR for example) and historical comparisons are not valid due to the fact companies will be removed and added to list overtime.

Table 2.7 is new to this year's Trends edition. It presents the number of firms in Laramie County by employment size. As of 2006, there were, at minimum, 2,559 firms of which 54 percent had between 1 and 4 employees. Only 1 company had more than 1,000 employees.

SECTION 2 EMPLOYMENT TRENDS

Table

- 2.0 Labor Force Averages
Figure 5 - Unemployment Rates
- 2.1 BEA Employment
- 2.2 Current Employment Statistics
- 2.3 Employers By SIC
- 2.4 BEA Proprietors
Figure 6 - Proprietor Income vs. Annual Earnings
- 2.5 Employment Projections (2005-2011)
- 2.6 Major Employers
- 2.7 Firms by Size and Industry (2006)

Table 2.0

Labor Force Averages For Wyoming, Laramie County & Cheyenne 1995 - 2008

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 (A)
LABOR FORCE														
Wyoming	253,196	254,717	256,263	260,570	264,676	266,882	269,985	271,280	275,305	279,474	284,538	284,690	287,743	292,094
Laramie County	38,774	38,911	39,277	39,690	40,327	40,237	40,120	41,086	42,105	42,284	42,503	41,960	42,119	42,445
Cheyenne	27,228	27,325	27,582	27,872	28,320	26,802	26,730	27,377	28,062	28,179	28,319	27,953	28,057	N/A
EMPLOYED (b)														
Wyoming	240,846	241,560	243,944	247,748	251,828	256,685	259,508	260,057	263,097	268,599	274,362	275,617	279,090	282,907
Laramie County (LAUS)	37,314	37,454	37,842	38,224	38,913	38,732	38,464	39,342	40,182	40,381	40,756	40,324	40,519	40,770
Laramie County (CES)	35,092	35,467	35,825	36,417	37,192	37,933	38,183	39,208	40,242	40,833	41,575	42,908	44,175	45,025
Cheyenne*	26,217	26,316	26,588	26,857	27,341	25,737	25,559	26,143	26,701	26,833	27,083	26,795	26,925	N/A
UNEMPLOYED														
Wyoming	12,350	13,157	12,319	12,822	12,848	10,197	10,477	11,223	12,208	10,875	10,176	9,073	8,653	9,188
Laramie County	1,460	1,457	1,435	1,466	1,414	1,505	1,656	1,744	1,923	1,903	1,747	1,636	1,600	1,675
Cheyenne *	1,011	1,009	994	1,015	979	1,065	1,171	1,234	1,361	1,346	1,236	1,158	1,132	N/A
UNEMPLOYMENT RATE (%)														
Wyoming	4.9%	5.2%	4.8%	4.9%	4.9%	3.8%	3.9%	4.1%	4.4%	3.9%	3.6%	3.2%	3.0%	3.1%
Laramie County	3.8%	3.7%	3.7%	3.7%	3.5%	3.7%	4.1%	4.2%	4.6%	4.5%	4.1%	3.9%	3.8%	3.9%
Cheyenne *	3.7%	3.7%	3.6%	3.6%	3.5%	4.0%	4.4%	4.5%	4.8%	4.8%	4.4%	4.1%	4.0%	N/A

N/A - Data is not available.

Notes: (a) Figures are not benchmarked.

(b) Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys where individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

Figures for 1995 - 2007 are benchmarked data.

*Cheyenne Employment is based on Census Bureau population estimates.

Source: Wyoming Department of Employment

FIGURE 5

Unemployment Rate
1995 - 2008

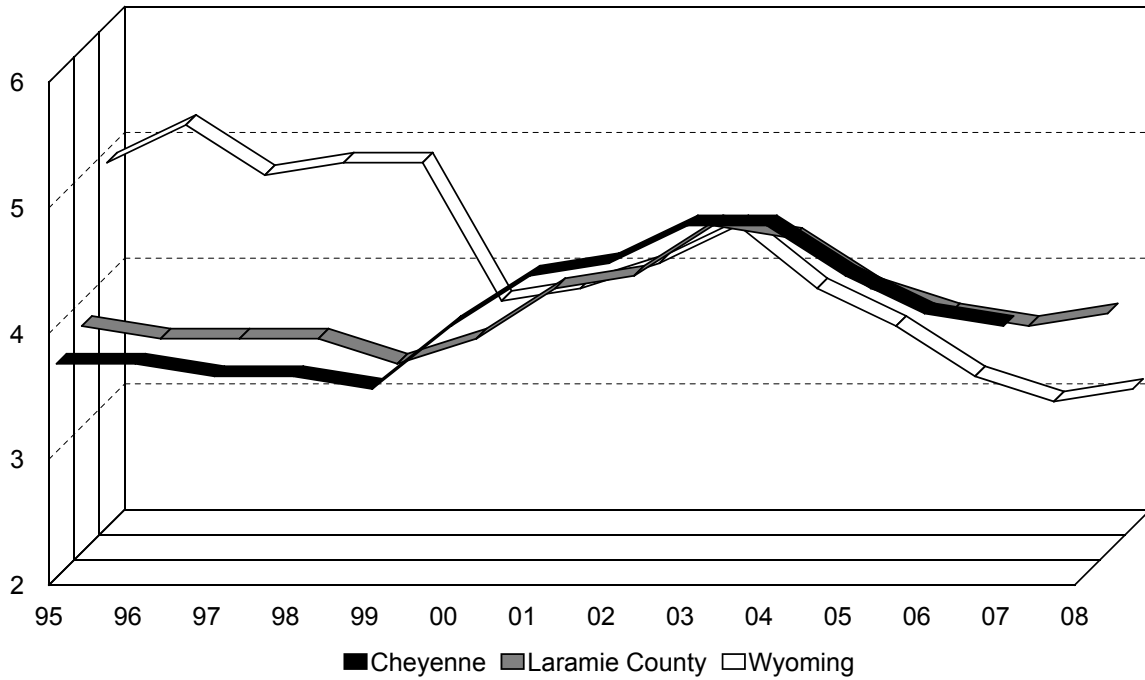


Table 2.1

**Laramie County Employment (BEA)
Full & Part Time Employment By Industry
1995 - 2006**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Employment	49,692	50,127	50,635	51,659	52,383	53,997	53,491	55,243	56,283	57,647	59,049	60,584
By Type												
Wage and Salary	41,152	41,312	41,444	42,095	43,068	44,289	44,056	45,381	46,480	47,052	47,757	48,688
Proprietors	8,540	8,815	9,191	9,564	9,315	9,708	9,435	9,862	9,803	10,595	11,292	11,896
Farm	582	578	584	593	590	591	589	598	584	582	588	579
Nonfarm (a)	7,958	8,237	8,607	8,971	8,725	9,117	8,846	9,264	9,219	10,013	10,704	11,317
By Industry												
Farm	894	906	855	928	901	952	925	947	912	915	903	896
Nonfarm	48,798	49,221	49,780	50,731	51,482	53,045	52,566	54,296	55,371	56,732	58,146	59,688
Private	33,694	34,162	34,808	35,740	36,427	37,315	36,803	38,488	39,191	40,389	41,533	43,185
Ag. Serv., For., Fish., & Other	466	500	539	571	701	727	(D)	(D)	(D)	(D)	(D)	(D)
Mining	205	179	194	197	216	189	168	195	210	197	227	232
Utilities					N/A	N/A	114	117	119	119	132	134
Construction	2,677	2,784	2,956	3,062	3,191	3,139	3,196	3,422	3,511	3,638	3,918	4,471
Manufacturing	1,644	1,777	1,810	1,906	1,868	1,930	1,691	1,652	1,647	1,718	1,746	1,790
Wholesale Trade	988	941	960	1,057	1,061	1,087	929	897	897	922	977	1,022
Retail Trade	9,176	9,377	9,545	9,581	9,621	9,936	7,015	7,291	7,249	7,224	7,456	7,446
Transportation & Warehousing	2,840	2,810	2,819	3,104	3,465	3,581	2,363	2,396	2,592	2,890	3,018	3,248
Information	N/A	N/A	N/A	N/A	N/A	N/A	(D)	(D)	(D)	(D)	(D)	(D)
Real estate and rental and leasing	7,229	4,150	4,385	4,604	3,925	4,095	1,812	1,718	1,680	1,992	2,262	2,483
Finance and insurance							2,183	2,334	2,446	2,417	2,489	2,536
Services	11,469	11,644	11,600	11,658	12,379	12,631	15,977	17,147	17,467	17,903	17,982	18,472
Professional & technical services					N/A	N/A	2,281	2,411	2,499	2,680	2,763	2,805
Management of companies and enterprises					N/A	N/A	394	325	192	196	224	258
Administrative and waste services					N/A	N/A	2,438	2,676	2,678	2,442	2,245	2,360
Educational services					N/A	N/A	316	345	350	397	436	526
Health care and social assistance					N/A	N/A	3,290	3,574	3,915	4,113	4,220	4,305
Arts,entertainment,and recreation					N/A	N/A	875	800	758	723	739	780
Accommodation and food services					N/A	N/A	3,800	4,243	4,306	4,444	4,459	4,415
Other services					N/A	N/A	2,583	2,773	2,769	2,908	2,896	3,023
Government & Government Enterprises	15,104	15,059	14,972	14,991	15,055	15,730	15,763	15,808	16,180	16,343	16,613	16,503
Federal, Civilian	2,525	2,459	2,409	2,419	2,392	2,547	2,391	2,405	2,609	2,627	2,573	2,494
Military	4,164	4,067	3,971	3,888	3,856	3,813	3,832	3,716	3,794	3,826	3,715	3,543
State government							3,709	3,869	3,941	3,958	3,992	3,994
Local government							5,831	5,818	5,836	5,932	6,333	6,472

N/A - Data is not available

Note: (D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Source: U. S. Commerce Department - Bureau of Economic Analysis

Current Employment Statistics
Laramie County Nonagricultural Wage And Salary Employment
Employment In Thousands

	1990 (fb)	1991 (fb)	1992 (fb)	1993 (fb)	1994 (fb)	1995 (fb)	1996 (fb)	1997 (fb)	1998 (fb)	1999 (fb)	2000 (fb)	2001 (fb)	2002 (fb)	2003 (fb)	2004 (fb)	2005 (fb)	2006 (fb)	2007 (pb)	2008 (p)
Total Nonag. Wage & Salary Employment	31.9	32.3	32.8	33.7	34.5	35.1	35.5	35.8	36.4	37.2	37.9	38.2	39.2	40.2	40.8	41.7	42.9	44.2	45.0
Total Private	20.8	21.2	21.6	22.4	23.1	23.8	24.1	24.5	24.9	25.7	26.2	26.3	27.1	28.0	28.4	29.0	30.1	30.9	31.4
Total Goods Producing	2.4	2.6	2.7	2.9	3.2	3.3	3.5	3.7	3.8	4.0	3.9	3.9	4.0	4.1	4.2	4.4	4.9	4.8	4.8
Natural Resources, Mining, & Construction	1.4	1.6	1.6	1.8	1.9	2.0	2.1	2.2	2.2	2.4	2.3	2.3	2.5	2.6	2.7	2.9	3.3	3.2	3.1
Manufacturing	1.0	1.0	1.1	1.2	1.3	1.3	1.4	1.5	1.5	1.5	1.7	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7
Total Service Providing	29.5	29.7	30.1	30.7	31.3	31.8	32.0	32.1	32.6	33.2	34.0	34.3	35.2	36.1	36.5	37.3	38.0	39.4	40.2
Trade, Transportation, & Utilities	7.3	7.1	7.0	7.1	7.0	7.1	7.3	7.2	7.6	7.6	8.1	8.1	8.2	8.5	8.6	9.0	9.2	9.8	9.9
Wholesale Trade	0.6	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.9
Retail Trade	4.6	4.5	4.4	4.5	4.5	4.7	4.8	4.9	5.1	5.0	5.3	5.3	5.4	5.5	5.5	5.6	5.6	5.7	5.8
Trans, Warehouse, & Utilities	2.2	2.2	2.1	2.1	1.9	1.8	1.8	1.7	1.8	1.9	2.1	2.1	2.1	2.3	2.4	2.6	2.8	3.3	3.3
Information	1.0	1.0	1.0	0.9	0.8	0.7	0.8	0.9	0.9	1.1	1.2	1.1	1.0	1.1	1.0	1.0	1.0	1.0	1.0
Financial Activities	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.9	2.0	2.0	2.0	2.0	2.0	2.1
Professional & Business Services	2.1	2.3	2.5	2.4	2.6	2.9	3.0	3.1	3.1	3.3	3.3	3.4	3.5	3.4	3.3	3.2	3.3	3.4	3.5
Educational & Health Services	1.4	1.6	1.7	1.8	1.9	2.0	2.0	2.1	2.2	2.2	2.3	2.3	2.7	3.0	3.2	3.3	3.5	3.8	3.9
Leisure & Hospitality	3.7	3.6	3.7	4.0	4.3	4.6	4.4	4.3	4.2	4.2	4.2	4.2	4.3	4.3	4.4	4.4	4.4	4.5	4.6
Other Services	1.1	1.2	1.3	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.5	1.5	1.6	1.6	1.7	1.7	1.7	1.7	1.7
Government	11.0	11.1	11.1	11.3	11.4	11.3	11.3	11.4	11.5	11.5	11.7	11.9	12.1	12.3	12.4	12.8	12.8	13.2	13.5
Federal Government	2.6	2.6	2.6	2.6	2.6	2.5	2.5	2.4	2.4	2.4	2.5	2.5	2.5	2.6	2.6	2.6	2.5	2.5	2.6
State Government	3.4	3.4	3.4	3.4	3.4	3.3	3.3	3.4	3.4	3.4	3.4	3.6	3.8	3.9	3.8	3.9	3.9	4.0	4.1
Local Government	5.1	5.1	5.2	5.3	5.5	5.4	5.5	5.6	5.7	5.7	5.8	5.9	5.8	5.8	5.9	6.3	6.5	6.7	6.8
Local Education	2.3	2.4	2.5	2.5	2.7	2.7	2.6	2.7	2.6	2.7	2.8	2.9	3.1	3.0	3.1	3.2	3.3	3.4	3.5

(fb) final benchmark, (pb) preliminary benchmark, (p) preliminary data
Source: Wyoming Department of Employment

Table 2.3

Laramie County Employers
Covered Employment by Standard Industrial Classification

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
PRIVATE EMPLOYMENT											
Agriculture	59	60	66	63	24	22	22	20	20	21	21
Mining	13	13	11	11	10	13	14	15	18	19	20
Construction	322	347	350	366	350	373	383	404	431	460	455
Manufacturing	51	54	52	58	62	63	64	70	74	76	80
Transportation & Warehousing	135	148	151	153	105	103	103	117	110	120	126
Wholesale Trade	148	154	147	150	128	131	146	151	153	164	176
Retail Trade	478	468	474	471	344	350	351	346	346	345	340
FIRE	225	230	227	235	286	272	274	288	296	303	306
Utilities					5	7	7	6	6	9	10
Information					48	52	51	53	53	53	59
Services	892	910	925	924	1,129	1,155	1,216	1,280	1,342	1,373	1,399
Professional & Business Services					279	296	314	336	355	376	389
Management of Companies & Enterprises					N/A	N/A	13	16	22	25	25
Administrative & Waste Services					200	201	208	226	230	234	241
Educational Services					21	24	25	27	29	32	38
Health Care & Social Assistance					188	198	215	231	244	248	258
Arts, Entertainment, & Recreation					34	33	30	31	31	31	32
Accommodation & Food Services					164	165	180	185	201	199	197
Other Services					243	238	231	228	230	228	221
Government*											
Federal Government	54	45	47	46	46	48	53	52	52	54	58
State Government	53	50	50	50	54	55	57	58	57	60	60
Local Government	26	28	27	27	26	26	25	26	26	27	27
TOTAL	2,456	2,507	2,527	2,554	2,608	2,687	2,764	2,873	2,849	3,081	3,134

N/A - Data is not available.

Source: Wyoming Department of Employment

Table 2.4

Laramie County Proprietors
(BEA)
1983 - 2006

YEAR	NON-FARM	AVG NON-FARM PROPRIETOR INCOME	FARM	AVG FARM INCOME	TOTAL
1983	5,980		612		6,592
1984	6,064		594		6,658
1985	5,822		584		6,406
1986	5,416		574		5,990
1987	6,383		547		6,930
1988	6,817		550		7,367
1989	6,578		558		7,136
1990	6,747		557		7,304
1991	7,150		563		7,713
1992	6,999		582		7,581
1993	7,285		582		7,867
1994	7,976		578		8,554
1995	7,958		582		8,540
1996	8,237		578		8,815
1997	8,607		584		9,191
1998	8,971		593		9,564
1999	8,725		590		9,315
2000	9,117		591		9,708
2001	8,846	\$22,196	589	\$28,958	9,435
2002	9,264	\$21,398	598	\$2,490	9,862
2003	9,219	\$21,525	584	\$13,579	9,803
2004	10,013	\$24,060	582	\$8,000	10,595
2005	10,704	\$27,162	588	\$9,747	11,292
2006	11,317	\$25,981	579	-\$3,630	11,896

Source: US Commerce Department - Bureau of Economic Analysis

FIGURE 6

Average Proprietor Income vs Average Annual Wages

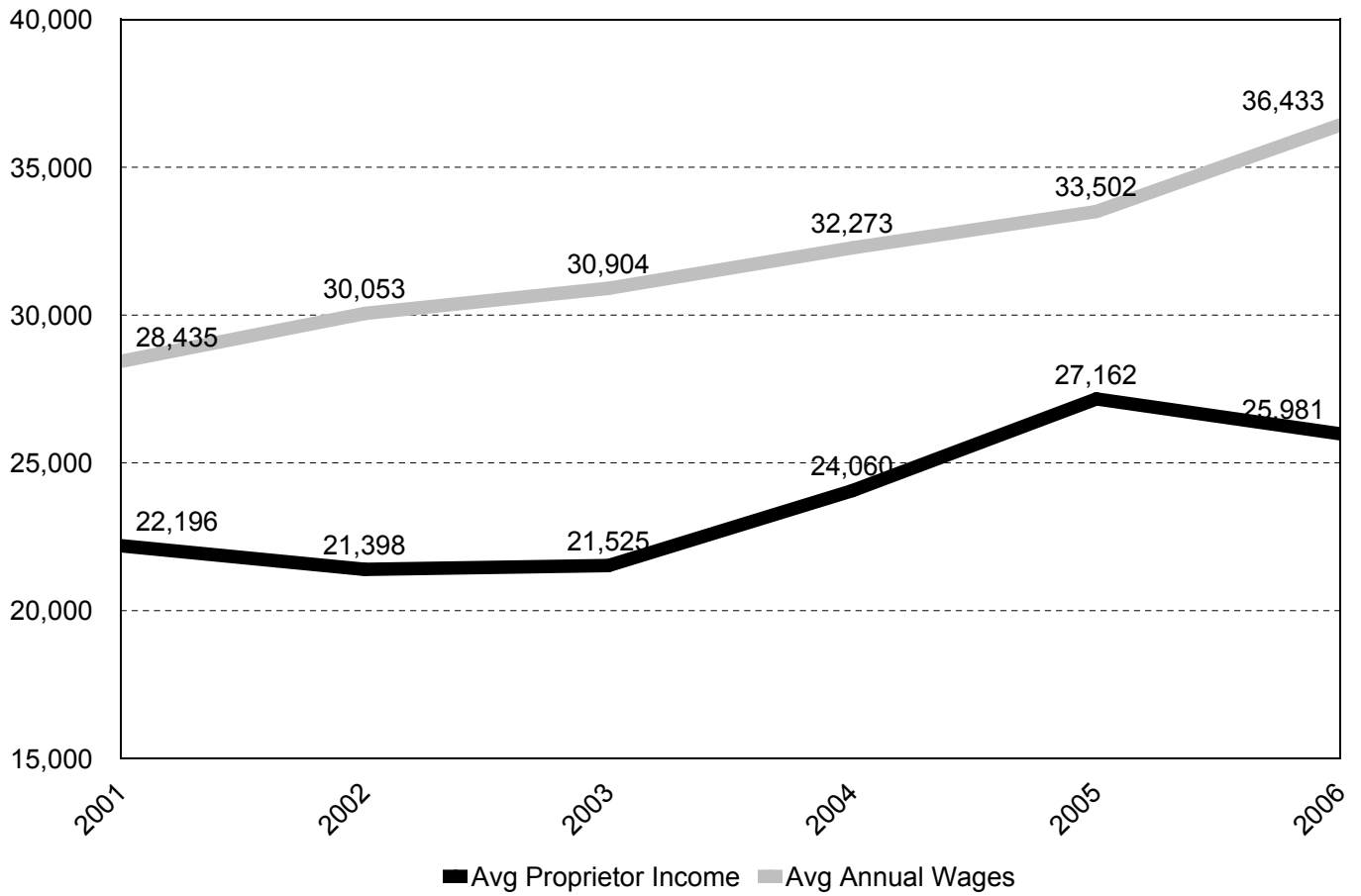


Table 2.5

Laramie County Employment Projections
Jobs by Place of Work
2005 - 2011

	ACTUAL 2005	ACTUAL 2006	2007	2008	2009	2010	2011
Total Employment ⁽¹⁾	59,049	60,584	62,111	63,304	62,709	60,838	61,586

PRIVATE

Agriculture	903	896	900	901	893	888	895
Mining	227	232	236	223	225	230	235
Utilities	132	134	136	135	132	129	134
Construction	3,918	4,471	4,783	5,093	4,966	4,768	4,820
Manufacturing	1,746	1,790	1,811	1,920	1,747	1,695	1,720
Transportation & Warehousing	3,018	3,248	3,462	3,358	3,274	3,190	3,222
Wholesale Trade	977	1,022	1,124	1,158	1,129	1,084	1,089
Retail Trade	7,456	7,446	7,535	7,761	7,525	7,337	7,425
Finance, Insurance & Real Estate	4,741	5,019	5,375	5,455	5,373	5,185	5,288
Professional & Tech. Services	2,763	2,805	2,951	3,098	3,069	2,977	3,014
Administrative & Management	2,469	2,618	2,628	2,637	2,612	2,534	2,573
Educational Services	436	526	557	585	580	563	568
Health Care & Social Assistance	4,220	4,305	4,546	4,750	4,773	4,830	4,902
Arts, Entertainment, & Recreation	739	780	785	751	745	750	762
Accommodation & Food Services	4,459	4,415	4,498	4,583	4,514	4,379	4,445
Other Services	2,896	3,023	3,120	3,136	3,106	3,011	3,047

GOVERNMENT

Federal Civilian	2,573	2,494	2,376	2,349	2,372	2,400	2,364
Military	3,715	3,543	3,557	3,514	3,466	3,363	3,379
State & Local Government	10,325	10,466	10,779	10,939	10,837	10,999	11,134

(1) Sector totals will not equal Total Employment due to non-disclosures.

Source: Wyoming Center for Business & Economic Analysis

Table 2.6

Major Employers in the Cheyenne Area (100 or more employees)

COMPANY	PRODUCT	2005	2006	2007	2008	2009
F.E. Warren A.F.B.	Military	4,263	4,293	4,156	4,410	4,325
State of Wyoming	Government Services	3,386	3,645	3,756	3,840	3,553
Laramie Co. School Dist. #1	Education K-12	1,933	1,940	2,075	1,999	1,955
Federal Government	Government Services	1,804	1,812	1,736	1,747	1,739
Cheyenne Regional Medical Center	Health Care	1,095	1,430	1,480	1,324	1,415
Union Pacific Railroad	Transportation, Rail	790	806	832	686	602
Wyoming National Guard	Military	669	669	693	709	756
Lowe's Companies	Distribution Center	700	950	900	705	518
Sierra Trading Post	Outlet Catalogue/Retail	425	670	661	691	572
City of Cheyenne	Government Services	554	565	590	596	606
Veterans' Affairs Medical Ctr.	Health Care	423	426	486	472	496
Laramie County Community College	Academic, Vocational & Community Service Education	465	420	450	465	490
Laramie County Government	Government Services	318	337	350	351	360
Frontier Oil	Oil Refinery	261	243	275	314	340
Magic City Enterprises	Rehabilitation Facility			210	285	199 c
United States Postal Service	Government Services	300	296	278	281	265
EchoStar Communications	Satellite Uplink Center	293	270	258	280	301
BlueCross/Blue Shield	Health Plans	188	214	204	223	204
Laramie Co. School Dist #2	Education K-12	179	183	207	213	214
Great Lakes Aviation	Airlines	175	196	209	210	236
JELD-WEN	Window Manufacturing	173	250	206	175	155
APW Wyott Corporation	Manufacturing	152	150	150	160	150
Little America	Hotel & Resort	183	149	149	150	180
Crete Carrier Corp	Trucking				148	163 cd
Albertsons	Retail Food Outlet	150	147	145	142	142 a
Taco Johns Inc.	Food Service Headquarters	149	146	115	122	117
Dyno Nobel/Coastal Chem	Fertilizer & Industrial Ammonium Nitrate Mfg.	122	117	110	121	125
Wyoming Tribune-Eagle	News and Printing Services	125	120	115	121	114
Mountain Towers	Long-Term Care	128	127	120	120	124
Simon Contractors	Heavy Construction				120	120 ac
VAE Nortrak	Mfg. Rail Switching	106	117	105	115	108
Mountain Regional Services, Inc.	Disability Services	140	130	130	110	130
Bresnan Communications	Communications		83	81	103	103 a
Corral West	Western Clothing Retail	110	110	100	100	100 a
Warren Federal Credit Union	Credit Union	94	97	102	100	100
Companies that requested anonymity or provided incomplete data		479	438	687	1,044	1,281
TOTALS		20,332	21,546	22,121	22,752	22,358

- a Current Count not provided used previous year
- b Count adjusted to reflect Laramie County employees only
- c Information from all previous years not available
- d Includes employees based locally

Note: Previous years counts may adjust as companies are added or removed from the listing

Source: Cheyenne LEADS

Table 2.7

Firms by Size and Industry in 2006
Laramie County
Number of Establishments by Employment-size class⁽¹⁾

2006	TOTAL FIRMS	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 OR MORE
Forestry, fishing, hunting, agriculture	3	2	1	0	0	0	0	0	0	0
Mining	17	13	2	0	2	0	0	0	0	0
Utilities	5	3	0	1	1	0	0	0	0	0
Construction	324	194	65	38	23	2	2	0	0	0
Manufacturing	57	22	7	7	13	3	4	1	0	0
Wholesale trade	102	53	22	17	9	1	0	0	0	0
Retail trade	364	131	113	69	27	15	7	0	2	0
Transportation & warehousing	84	51	11	9	7	2	3	0	1	0
Information	60	32	11	8	5	2	1	1	0	0
Finance & insurance	174	104	31	20	14	3	2	0	0	0
Real estate & rental & leasing	122	90	20	10	2	0	0	0	0	0
Professional, scientific & tech. services	302	220	42	28	10	2	0	0	0	0
Management of companies & enterprises	17	9	1	1	3	3	0	0	0	0
Admin, support, waste mgt, remed. Serv.	148	88	26	16	11	6	1	0	0	0
Educational services	25	13	0	9	2	1	0	0	0	0
Health care and social assistance	260	124	48	46	21	9	9	2	0	1
Arts, entertainment & recreation	26	15	3	3	5	0	0	0	0	0
Accommodation & food services	183	44	24	48	50	13	4	0	0	0
Other services (except public admin.)	269	157	70	36	6	0	0	0	0	0
Unclassified establishments.	17	17	0	0	0	0	0	0	0	0
TOTAL	2,559	1,382	497	366	211	62	33	4	3	1

(1) Does not include proprietors, government, household services, or railroad workers.

Source: County Business Patterns

Wage, Earnings & Income Trends

This section presents multiple series on average wages, earnings and personal income for residents of Laramie County. For instance median household income in 2007, the most recent available, stood at \$52,521, an increase of 3.5 percent from 2006. However, 2006's figure grew 12.6 percent from 2005. Thus there was a sharp slowdown in household income growth in 2007. Mean household income, on the other hand, was reported at \$72,279 in 2007.

The annual average wage (not including benefits) as reported by the U.S. Bureau of Economic Analysis was \$37,206 in 2007, up 2.1 percent from 2006. Average compensation per job which includes employer paid benefits was reported at \$47,651 in 2007. The cost of employer paid benefits has risen steadily since 1998 in Laramie County. In that year, benefits accounted for 25.3 percent of total average compensation. By 2007 this ratio had risen to 28.1 percent. Figure 7 presents this relationship to the reader. Table 3.1 presents Wyoming Department of Employment average annual earnings by industrial sectors. Average earnings were reported at \$35,074 which was 5.7 percent less than BEA's average.

Per capita income, as presented in Table 3.2, continued to climb in 2006, up 8 percent from a year earlier. After lagging behind U.S. per capita income over the years 1986 to 2001, Laramie County's per capita income gap over U.S. per capita income has grown increasingly larger since 2002. By 2006, it was 8 percent higher than U.S. per capita income. However, since 1984 local per capita income has fallen below the comparable state figures. In 2006, local per capita income was 97.5 percent as great as state per capita income.

Figure 8 presents U.S., Wyoming and Laramie County annual personal income totals from 1979 forward with recession years embedded. The reader will quickly see how closely Laramie County follows national economic trends, especially in recession years. During the 1982-83 recession, local personal income decreased more sharply than national personal income and followed it with only a slight time lag. During the 1991 recession, local personal income fell by an almost identical rate as the U.S. decline. These trends should provide a good glimpse into the magnitude and timing of how local area personal income will behave during the current severe recession.

SECTION 3 WAGES, EARNINGS & INCOME TRENDS

Table

- 3.0 Incomes & Average Wages
Figure 7 - Average Compensation & Wages Per Job
- 3.1 Average Annual Earned Income
- 3.2 Per Capita Income
Figure 8 - Per Capita Personal Income
- 3.3 Personal Income & Industry Earnings
Figure 9 - Personal Income
- 3.4 Total Payroll
- 3.5 Average Annual Pay By Selected States

Table 3.0

2007 Household Income Laramie County

	HOUSEHOLDS
Total:*	33,261
Less than \$10,000	599
\$10,000 to \$14,999	1,560
\$15,000 to \$24,999	3,820
\$25,000 to \$34,999	3,805
\$35,000 to \$49,999	5,771
\$50,000 to \$74,999	7,403
\$75,000 to \$99,999	4,806
\$100,000 to \$149,999	3,345
\$150,000 to \$199,999	1,158
\$200,000 or more	994
Median household income (dollars)	52,521
Mean household income (dollars)	72,279

*90 percent confidence level margin of error

Source: US Census Bureau,
2007 American Community Survey

Median Household Income Laramie County

YEAR	MEDIAN HOUSE- HOLD INCOME	PERCENT CHANGE
2007	\$52,521	3.05%
2006	\$50,967	12.61%
2005	\$45,261	-0.93%
2004	\$45,684	3.16%
2003	\$44,283	4.23%
2002	\$42,485	2.51%
2001	\$41,446	0.90%
2000	\$41,075	3.39%
1999	\$39,728	0.14%
1998	\$39,671	6.73%
1997	\$37,168	7.55%
1996	\$34,560	5.88%
1995	\$32,642	N/A
1994	N/A	N/A
1993	\$32,642	N/A
1992	N/A	N/A
1991	N/A	N/A
1989	\$28,121	N/A

Source: US Census Bureau, 2007 American Community Survey

2005 Earnings by Gender Population 16 Years and Over Laramie County

	MALES	FEMALES
TOTAL:	24,327	23,861
\$1 to \$2,499 or loss	1,051	2,937
\$2,500 to \$4,999	1,340	1,132
\$5,000 to \$7,499	509	1,337
\$7,500 to \$9,999	523	1,075
\$10,000 to \$12,499	1,022	1,908
\$12,500 to \$14,999	1,099	993
\$15,000 to \$17,499	890	1,554
\$17,500 to \$19,999	1,051	818
\$20,000 to \$22,499	1,306	1,436
\$22,500 to \$24,999	889	1,577
\$25,000 to \$29,999	1,506	1,835
\$30,000 to \$34,999	1,621	1,652
\$35,000 to \$39,999	2,075	1,152
\$40,000 to \$44,999	979	941
\$45,000 to \$49,999	1,125	936
\$50,000 to \$54,999	1,228	436
\$55,000 to \$64,999	1,825	739
\$65,000 to \$74,999	1,188	149
\$75,000 to \$99,999	1,877	456
\$100,000 or more	1,223	798

Source: US Department of Commerce - Bureau of Economic Analysis

Source: US Census Bureau, 2005 American Community Survey

Average Wage and Compensation Per Job Laramie County

YEAR	COMPEN- SATION	PERCENT CHANGE	WAGES ⁽¹⁾	PERCENT CHANGE
2007	\$47,651	2.10%	\$37,206	2.12%
2006	\$46,672	8.27%	\$36,433	8.75%
2005	\$43,109	3.97%	\$33,502	3.81%
2004	\$41,461	5.55%	\$32,273	4.43%
2003	\$39,280	3.10%	\$30,904	2.83%
2002	\$38,100	6.76%	\$30,053	5.69%
2001	\$35,688	-8.07%	\$28,435	5.37%
2000	\$38,819	16.93%	\$26,986	1.95%
1999	\$33,199	4.19%	\$26,470	4.15%
1998	\$31,863	N/A	\$25,416	5.42%
1997	N/A	N/A	\$24,109	3.76%
1996	N/A	N/A	\$23,236	0.80%
1995	N/A	N/A	\$23,051	0.73%
1994	N/A	N/A	\$22,883	2.17%
1993	N/A	N/A	\$22,397	2.61%
1992	N/A	N/A	\$21,828	3.85%
1991	N/A	N/A	\$21,019	3.42%
1990	N/A	N/A	\$20,324	N/A

(1) Does not include benefits

FIGURE 7

**Average Wage and Average Compensation Per Job
Laramie County**

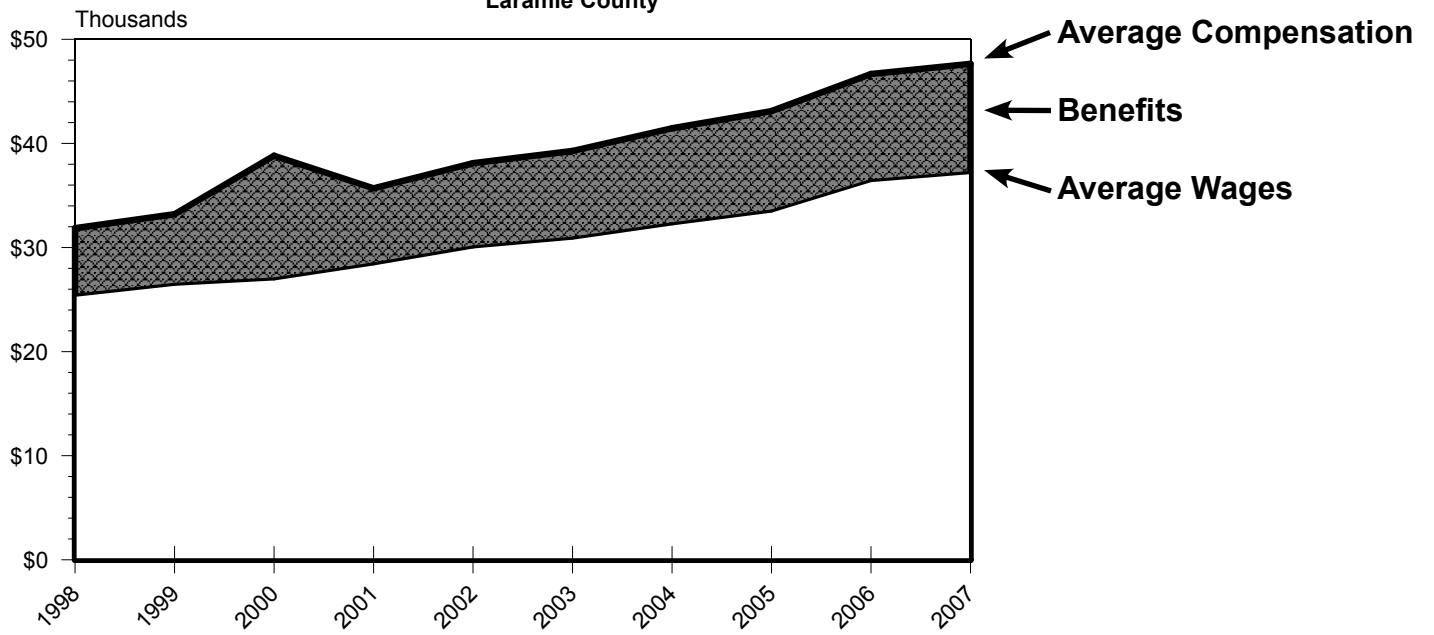


Table 3.1

Laramie County Average Annual Earned Income⁽¹⁾ (Dollars)

	2000	2001	2002	2003	2004	2005	2006	2007
Average Annual Earned Income	25,935	27,508	28,847	29,692	30,992	32,188	35,308	35,074
PRIVATE								
Agriculture	21,515	28,483	22,620	22,451	24,882	24,505	24,284	26,611
Mining	32,422	36,686	40,131	41,613	42,705	56,680	66,183	50,856
Construction	28,314	29,757	29,874	30,108	31,447	31,162	35,802	40,430
Manufacturing	33,644	37,830	38,779	39,104	40,196	41,691	42,523	46,904
Trans & Warehousing	34,775	26,767	28,171	28,197	28,522	30,225	33,046	34,320
Wholesale Trade	33,072	38,532	37,843	38,103	39,793	40,027	42,887	45,604
Retail Trade	15,743	19,331	20,735	21,164	21,840	22,659	23,452	23,673
Fire	31,993	32,604	31,200	32,968	32,604	34,424	71,435	77,870
Utilities		53,079	54,873	56,342	59,605	58,734	59,748	62,855
Information		36,166	35,854	36,738	38,701	36,231	40,326	41,444
Services	23,452	22,524	26,183	24,255	23,510	26,657	30,038	31,111
Professional & Business Services		41,444	43,719	40,885	42,861	44,330	46,189	48,802
Management of Companies & Enterprises		N/A	N/A	38,922	N/A	45,825	52,494	61,334
Administrative & Waste Services		16,939	19,552	20,722	21,619	19,474	19,539	20,865
Educational Services		14,209	14,404	15,496	18,642	19,981	22,763	23,010
Health Care & Social Assistance		32,786	52,565	33,930	34,515	35,075	36,153	36,985
Arts, Entertainment & Recreation		19,269	19,945	10,790	12,051	12,272	12,012	12,181
Accommodation & Food Services		10,933	11,180	11,427	12,831	13,975	26,429	16,055
Other Services		22,087	21,918	22,256	22,048	22,321	24,726	29,653
Total Government	30,147	32,201	35,347	36,868	38,558	40,378	42,783	45,591
State Government	39,234	36,166	38,493	36,689	41,028	43,095	46,215	49,361
Local Government	24,245	26,039	29,172	30,199	31,941	33,722	35,880	38,714
Federal Government	38,252	41,873	45,435	47,255	49,920	52,429	54,990	57,655

(1) Compiled using quarterly data of average weekly wages

N/A - Data is not available.

Source: Wyoming Department of Employment

Table 3.2

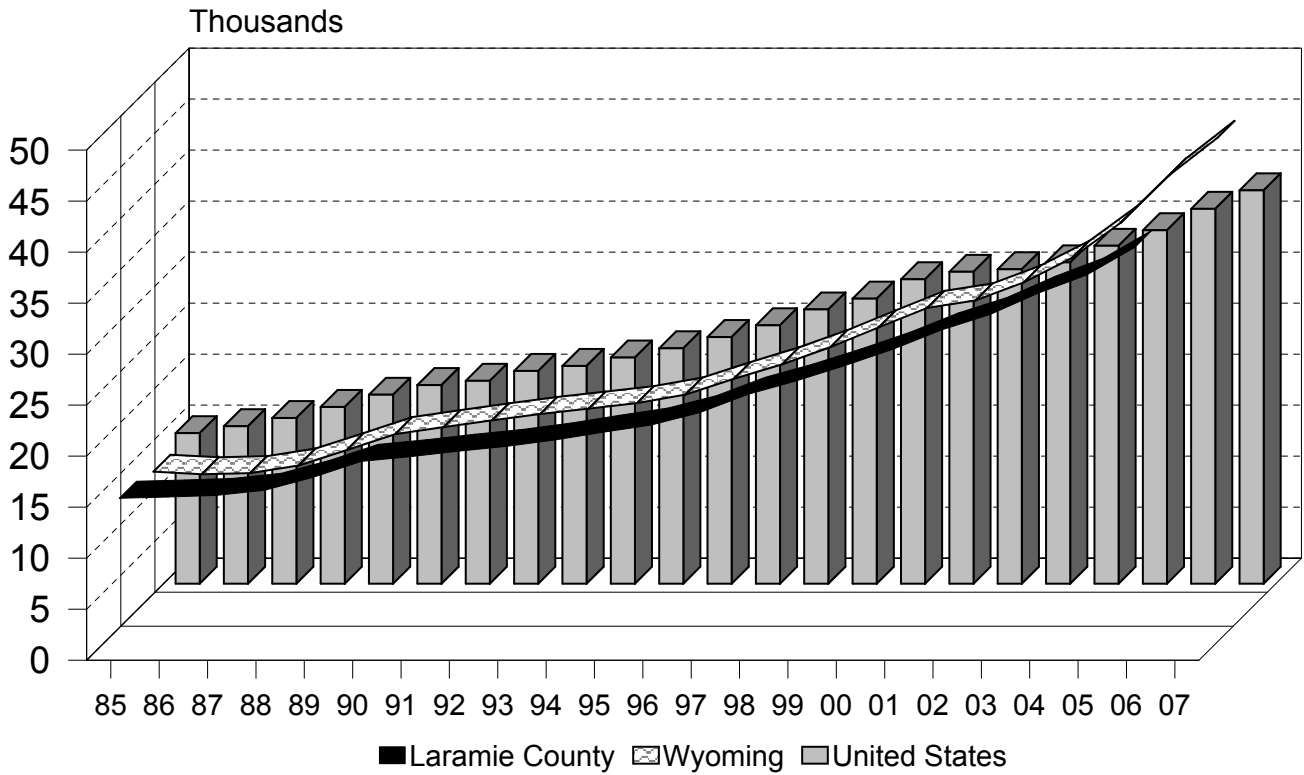
Per Capita Personal Income
Laramie County
1985 - 2007

YEAR	LARAMIE COUNTY (A)	WYOMING (B)	UNITED STATES (C)	PERCENT DIFFERENCE ((A-C)/C)
1985	\$15,047	\$14,317	\$14,758	1.96%
1986	\$15,165	\$14,064	\$15,442	-1.79%
1987	\$15,329	\$14,177	\$16,240	-5.61%
1988	\$15,829	\$14,918	\$17,331	-8.67%
1989	\$17,085	\$16,440	\$18,520	-7.75%
1990	\$18,656	\$18,002	\$19,477	-4.22%
1991	\$19,110	\$18,680	\$19,892	-3.93%
1992	\$19,648	\$19,346	\$20,854	-5.78%
1993	\$20,132	\$19,976	\$21,346	-5.69%
1994	\$20,754	\$20,498	\$22,172	-6.40%
1995	\$21,511	\$21,039	\$23,076	-6.78%
1996	\$22,228	\$21,875	\$24,175	-8.05%
1997	\$23,435	\$23,412	\$25,334	-7.50%
1998	\$25,225	\$24,836	\$26,883	-6.17%
1999	\$26,548	\$26,536	\$27,939	-4.98%
2000	\$28,043	\$28,469	\$29,845	-6.04%
2001	\$29,655	\$30,367	\$30,574	-3.01%
2002	\$31,540	\$31,101	\$30,821	2.33%
2003	\$33,053	\$32,882	\$31,504	4.92%
2004	\$35,140	\$35,283	\$33,123	6.09%
2005	\$36,922	\$38,713	\$34,650	6.56%
2006	\$39,647	\$43,360	\$36,744	7.90%
2007	N/A	\$47,038	\$38,564	N/A

Source: US Department of Commerce - Bureau of Economic Analysis

FIGURE 8

**Per Capita Personal Income
1985 - 2007**



Source: US Department of Commerce - Bureau of Economic Analysis

Table 3.3

Laramie County Personal Income and Earnings by Industry (BEA)
(Thousands of Dollars)
1995 - 2006

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Personal Income	1,710,435	1,782,412	1,882,460	2,031,156	2,150,636	2,292,534	2,443,472	2,623,184	2,787,595	2,996,745	3,152,691	3,401,073
Derivation of TPI												
Earnings by Place of Work	1,310,913	1,330,807	1,370,827	1,466,186	1,557,980	1,651,415	1,785,677	1,928,741	2,032,091	2,196,385	2,353,644	2,565,585
Less: Personal Cont. for Social Insur. (a)	151,315	152,855	156,618	167,565	177,855	184,079	195,552	212,121	223,506	237,644	252,213	282,701
Plus: Adjustment for Residence	-15,305	-12,773	-10,840	-9,990	-8,900	-4,863	-4,512	-8,944	-13,054	-14,649	-15,536	-21,835
Equals: Net Earn. by Place of Residence	1,144,293	1,165,179	1,203,369	1,288,631	1,371,225	1,462,473	1,585,613	1,707,676	1,795,531	1,944,092	2,085,895	2,261,049
Plus: Dividends, Interest, and Rent (b)	341,555	381,084	434,709	491,975	516,902	544,709	543,424	571,833	624,761	660,866	646,060	688,471
Plus: Transfer Payments	224,587	236,149	244,382	250,550	262,509	285,352	314,435	343,675	367,303	391,787	420,736	451,553
Industry Earnings												
Farm	15,087	12,331	26,139	17,454	19,077	18,145	24,734	10,402	15,957	13,304	15,709	8,383
Nonfarm	1,295,826	1,318,476	1,344,688	1,448,732	1,538,903	1,633,270	1,760,943	1,918,339	2,016,134	2,183,081	2,337,935	2,557,202
Private	747,107	761,982	782,137	862,200	928,238	986,612	1,069,483	1,143,725	1,188,616	1,295,312	1,392,346	1,565,764
Ag. Serv., For., Fish, and Other (c)	6,552	6,020	5,890	6,115	7,346	7,573	(D)	(D)	(D)	(D)	(D)	(D)
Mining	4,896	4,566	6,077	6,489	6,658	7,118	17,689	17,143	16,614	18,073	24,336	31,850
Construction	69,267	77,101	78,916	86,276	96,403	103,670	106,554	120,274	124,064	134,552	142,786	174,684
Manufacturing	61,758	64,406	67,409	74,760	75,941	80,678	92,087	101,544	103,498	132,998	160,031	162,094
Transportation and Warehousing	142,535	136,384	140,938	159,836	175,765	184,709	129,873	126,451	136,148	152,833	158,887	178,180
Wholesale Trade	29,273	28,867	33,728	38,953	40,174	41,130	39,307	35,993	38,465	39,627	43,807	48,135
Retail Trade	125,819	130,465	135,278	145,903	157,429	158,116	137,844	148,052	150,429	150,706	161,134	165,712
Finance and insurance	98,979	97,803	93,390	105,581	99,350	99,759	77,658	93,140	98,356	103,549	115,501	118,909
Real estate and rental and leasing							31,963	38,386	40,234	47,822	58,671	56,413
Information	N/A	N/A	N/A	N/A	N/A	N/A	(D)	(D)	(D)	(D)	(D)	(D)

FIGURE 9

Personal Income

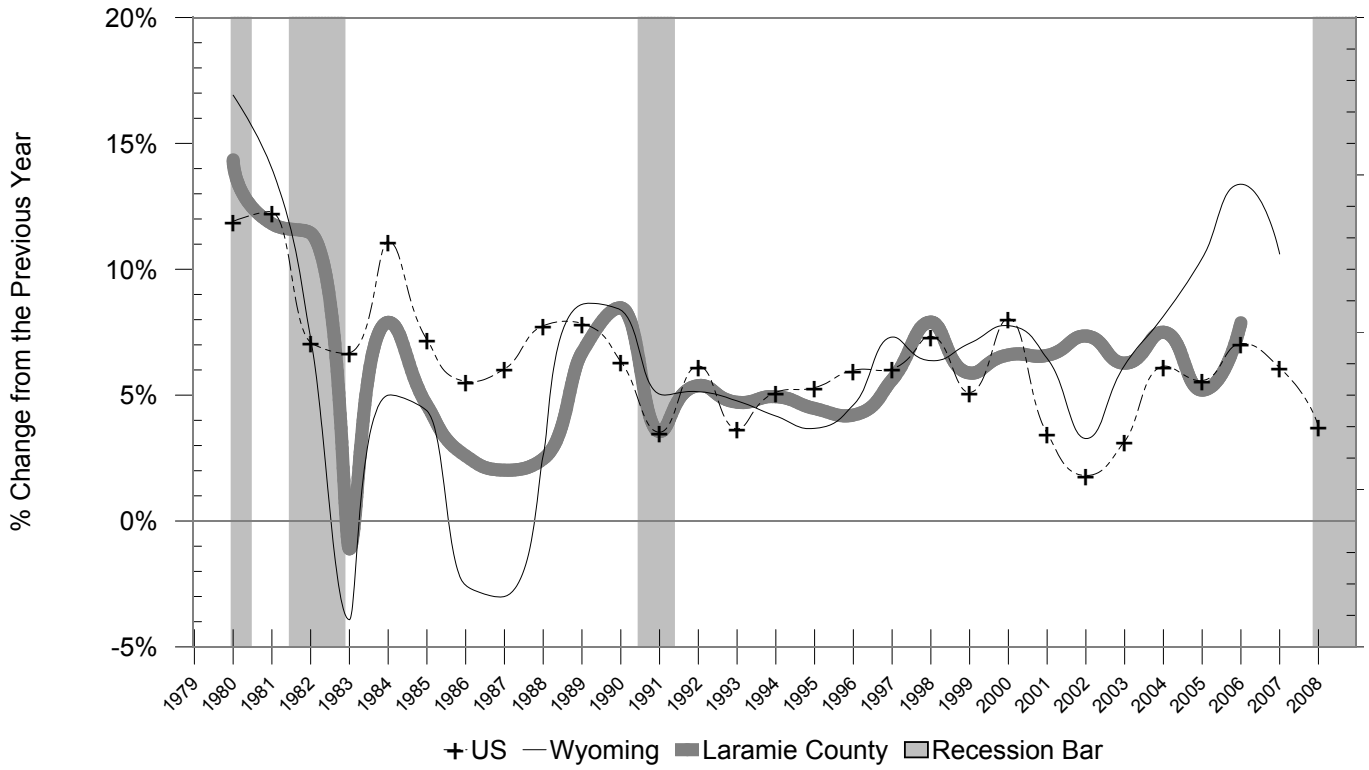


Table 3.4

Laramie County Total Payroll
Covered Employment by Standard Industrial Classification
(Dollars)

	1999	2000	2001	2002	2003	2004	2005	2006	2007
PRIVATE EMPLOYMENT									
Agriculture	6,762,658	7,226,492	4,852,263	3,832,764	3,805,187	3,993,186	4,180,865	4,975,212	5,858,146
Mining	3,115,860	3,034,028	2,712,112	3,334,352	2,455,908	3,128,128	9,736,146	5,772,466	4,386,129
Construction	60,926,417	58,762,454	66,612,068	72,825,725	77,438,089	82,032,472	89,461,929	114,832,074	122,655,250
Manufacturing	55,021,380	55,555,928	58,703,212	58,108,481	58,287,694	63,132,746	66,164,291	69,267,208	76,519,006
Transportation & Warehousing	61,522,013	73,422,334	31,979,019	31,372,737	38,656,981	45,557,647	50,309,102	61,206,000	78,702,198
Wholesale Trade	27,586,417	27,709,558	26,833,427	25,351,984	26,899,770	28,146,228	30,715,026	34,793,021	37,446,002
Retail Trade	123,363,247	118,948,210	101,690,815	114,866,318	116,887,395	118,437,493	126,654,855	131,240,773	136,485,731
Fire	51,816,560	54,440,132	56,548,108	62,729,654	69,717,513	70,514,621	74,137,871	78,223,484	82,759,298
Utilities			5,810,946	6,271,525	6,464,382	6,786,966	7,523,273	7,688,851	8,751,922
Information			36,835,044	35,624,478	38,902,675	39,906,912	36,000,249	40,775,374	43,096,401
Services	174,632,016	173,880,652	221,809,583	251,478,317	276,086,498	290,496,260	309,727,917	383,562,104	367,113,129
Professional & Business Services			47,481,291	54,226,362	54,225,008	60,989,350	67,228,599	70,776,586	74,676,113
Management of Companies & Enterprises			N/A	N/A	6,378,375	N/A	8,873,314	11,743,629	9,773,961
Administrative & Waste Services			22,783,796	37,779,036	39,313,244	36,682,742	29,297,106	30,901,987	35,107,985
Educational Services			1,387,776	1,329,421	1,501,454	2,069,270	2,806,876	4,485,436	5,045,610
Health Care & Social Assistance			72,846,787	82,366,043	97,299,953	105,511,083	111,620,055	117,796,016	131,271,554
Arts, Entertainment, & Recreation			3,332,301	3,070,583	2,941,453	3,094,922	2,993,259	3,147,717	3,657,106
Accommodation & Food Services			38,415,738	44,428,688	46,096,540	53,189,263	58,006,438	111,807,944	68,027,373
Other Services			35,561,894	28,278,184	28,330,471	28,959,630	28,902,270	32,902,789	39,553,427
Government									
Federal Government	93,160,925	100,419,912	102,675,745	112,090,274	122,552,000	130,284,805	134,121,740	136,304,292	144,382,915
State Government	105,930,844	109,992,440	129,113,000	143,798,375	151,591,000	154,283,173	163,991,046	176,929,458	194,156,562
Local Government	129,632,438	137,174,944	150,751,344	164,923,495	172,337,000	184,863,458	207,631,299	225,527,233	253,907,930
TOTAL PAYROLL (\$)	893,470,775	920,567,084	1,006,775,033	1,095,704,135	1,162,071,702	1,228,471,956	1,304,995,609	1,471,097,550	1,556,220,619

N/A Data was not available

Source: Wyoming Department of Employment

Average Annual Pay by States 1994 - 2006

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	PERCENT CHANGE 94 -06
United States	26,939	27,845	28,946	30,353	31,945	33,313	35,320	36,214	36,764	37,765	39,354	40,677	42,535	36.67%
Arizona	24,276	25,324	26,387	27,659	29,322	30,523	32,610	33,408	34,036	35,056	36,646	38,154	40,019	39.34%
California	29,878	30,717	31,776	33,525	35,348	37,564	41,207	41,358	41,419	42,592	44,641	46,211	48,345	38.20%
Colorado	26,155	27,122	28,520	30,066	32,248	34,192	37,168	37,950	38,005	38,942	40,276	41,601	43,506	39.88%
Connecticut	33,811	35,127	36,592	38,941	40,895	42,653	45,486	46,963	46,852	48,328	51,007	52,954	54,814	38.32%
Delaware	27,952	29,123	30,711	32,188	33,969	35,102	36,535	38,434	39,684	40,954	42,487	44,622	46,285	39.61%
Florida	23,918	24,709	25,641	26,673	28,184	28,911	30,560	31,551	32,426	33,544	35,186	36,800	38,485	37.85%
Georgia	25,313	26,308	27,492	29,037	30,856	32,339	34,214	35,114	35,734	36,626	37,866	39,096	40,370	37.30%
Idaho	21,938	22,839	23,353	24,062	24,868	26,042	27,701	27,765	28,163	28,677	29,871	30,777	32,580	32.66%
Illinois	29,107	30,101	31,296	33,024	34,715	36,279	38,045	39,058	39,688	40,540	42,277	43,744	45,650	36.24%
Indiana	24,908	25,571	26,477	27,635	29,108	30,027	31,030	31,778	32,603	33,379	34,694	35,431	36,553	31.86%
Kansas	22,907	23,709	24,609	25,694	26,845	28,029	29,361	30,153	30,825	31,489	32,738	33,864	35,696	35.83%
Massachusetts	31,024	32,352	33,937	35,716	37,774	40,331	44,168	44,976	44,954	46,323	48,916	50,095	52,435	40.83%
Michigan	29,541	30,545	31,522	32,780	34,521	35,734	37,011	37,387	38,135	39,433	40,373	41,214	42,157	29.93%
Minnesota	26,422	27,363	28,866	30,231	32,075	33,487	35,414	36,585	37,458	38,610	40,398	40,800	42,185	37.37%
Montana	20,218	20,516	21,146	21,946	22,648	23,253	24,272	25,194	26,001	29,607	27,830	29,150	30,596	33.92%
Nebraska	21,500	22,389	23,294	24,565	25,539	26,633	27,693	28,375	29,448	30,382	31,507	32,422	33,814	36.42%
Nevada	25,700	26,647	27,788	28,672	30,203	31,213	32,277	33,122	33,993	35,329	37,106	38,763	40,070	35.86%
New Jersey	33,439	34,533	35,928	37,514	39,516	N/A	43,676	44,285	45,182	46,351	48,064	49,471	51,645	35.25%
New Mexico	22,351	23,040	23,716	24,684	25,711	26,270	27,498	28,698	29,431	30,202	31,411	32,605	34,567	35.34%
New York	33,439	34,938	36,816	38,543	40,684	42,133	45,358	46,664	46,328	47,247	49,941	51,937	55,479	39.73%
North Dakota	19,893	20,492	21,242	22,049	22,990	23,753	24,683	25,707	26,550	27,628	28,987	29,956	31,316	36.48%
Ohio	26,134	26,868	27,776	29,094	30,392	31,396	32,508	33,280	34,214	35,153	36,441	37,333	38,568	32.24%
Oklahoma	22,293	22,671	23,329	24,226	25,122	25,748	26,988	28,020	28,654	29,699	30,743	31,721	34,022	34.47%
Pennsylvania	26,950	27,904	28,973	30,163	31,584	32,694	34,015	34,976	35,808	36,995	38,555	39,661	41,349	34.82%
South Dakota	19,255	19,931	20,724	21,648	22,751	23,765	24,802	25,600	26,360	27,210	28,281	29,149	30,291	36.43%
Texas	25,959	26,899	28,129	29,699	31,515	32,895	34,943	36,039	36,248	36,968	38,511	40,150	42,458	38.86%
Utah	22,811	23,626	24,572	25,736	26,873	27,884	29,229	30,074	30,585	31,106	32,171	33,328	35,130	35.07%
Washington	26,362	27,453	28,881	30,769	33,076	35,736	37,099	37,475	38,242	39,021	39,361	40,721	42,897	38.55%
Wyoming	22,054	22,351	22,870	23,866	24,725	25,639	26,836	28,025	28,975	29,924	31,210	33,251	36,662	39.85%

N/A - Data is not available.

Source: Statistical Abstract of the United States.

US Department of Commerce, Economics and Statistics Administration. Bureau of the Census. Bureau of Labor Statistics.

Demographic Trends

The user will find population data for Cheyenne and Laramie County in this section along with population forecasts. Current forecasts have not been modified to account for potential population losses due to the current recession. The median age for residents has risen from 26.7 years in 1960 to 36.4 years in 2007. Most troubling is the continued rise in median age from 35.3 years in 2000 to 36.4 in 2007. If this trend is not reversed or at least slowed in the near future, it has profound implications for the county's future economy.

Table 4.4 presents in and out-migration statistics. The county continued to experience greater in-migration than out-migration through the first half of 2008. There was a net gain of 319 persons using driver license exchange data. Between 2000 and the first half of 2008, the total net gain in persons was 5,129.

Table 4.5 is new to the *Trends*. In conjunction with Figures 10 and 11, this table should provide insights as to the role worker commuting plays in Laramie County's economy. The table presents inflow and outflow earnings and the net residence adjustment between the two. The inflow of earnings represents the amount of money brought back into the county's economy by Laramie County residents who commute to work outside of the county. The outflow of earnings represents workers who commute into the county for work but live outside of the county. Net outflows have been consistently larger overtime. Figure 10 clearly presents this trend. Figure 11 presents the ratio between the net residential adjustments and total county personal income. This ratio has steadily decreased from 1.63 percent in 1990 to 0.64 percent in 2006. Thus by 2006, outflows accounted for only 0.6 percent of total personal income and thus commutation is a non-factor in the Laramie County economy.

SECTION 4 DEMOGRAPHIC TRENDS

Table

4.0 Census Detail

4.1 Population & Household Estimates

Figure 10 - Population Forecasts

4.2 Population Profile

4.3 Population By Race & Ethnic Groups

4.4 Migration & Commuters

4.5 Commuter Income Flows

Figure 11 - Commuting Flows

Figure 12 - Net Commuting Residential Adjustment

4.6 Education Profiles & ACT Scores

4.7 School Enrollments

Figure 13 - School Enrollments

Table 4.0

Census Detail 1990 - 2000

	1990	2000
Cheyenne City	50,008	53,011
Burns	N/A	285
Fox Farm/College	2,965	3,272
Pine Bluffs	1,054	1,153
Ranchettes	4,038	4,869
South Greeley	3,723	4,201
Warren AFB	3,832	4,440
Albin Town	120	120
	65,740	71,351
Bal. of County	7,402	10,256
TOTAL	73,142	81,607

Source: U.S. Census Bureau Decennial Census 1990, 2000

Table 4.1

Population Estimates and Projections
Laramie County
1990 - 2015

YEAR	LARAMIE COUNTY POPULATION	CITY OF CHEYENNE POPULATION ESTIMATES	ESTIMATED LARAMIE COUNTY HOUSEHOLDS
1990	73,142 (a)	50,197 (a)	28,092 (a)
1991	73,706 (c)	50,607 (c)	28,584 (c)
1992	75,326 (c)	51,758 (c)	29,084 (c)
1993	76,762 (c)	52,628 (c)	29,593 (c)
1994	77,916 (c)	53,329 (c)	30,111 (c)
1995	78,300 (c)	53,472 (c)	30,638 (c)
1996	78,728 (c)	53,692 (c)	31,174 (c)
1997	78,626 (c)	53,626 (c)	31,719 (c)
1998	78,583 (c)	53,780 (c)	32,274 (c)
1999	78,877 (c)	53,925 (c)	32,837 (c)
2000	81,607 (a)	53,011 (a)	31,927 (a)
2001	82,396 (c)	53,691 (c)	32,364 (b)
2002	83,170 (c)	54,093 (c)	32,808 (b)
2003	84,338 (c)	54,716 (c)	33,257 (b)
2004	85,281 (c)	55,473 (c)	33,713 (b)
2005	85,388 (c)	56,035 (c)	34,394 (d)
2006	85,783 (c)	55,662 (c)	33,463 (d)
2007	86,353 (c)	55,641 (c)	33,261 (d)
2008	86,990 *	56,051 *	33,427 (b)
2009	87,370 *	56,296 *	33,594 (b)
2010	87,660 *	56,483 *	33,628 (b)
2011	87,850 *	56,606 *	33,661 (b)
2012	88,040 *	56,728 *	33,695 (b)
2013	88,440 *	56,986 *	33,796 (b)
2014	88,840 *	57,243 *	33,897 (b)
2015	89,240 *	57,501 *	34,067 (b)

Notes: (a) U.S. Census Bureau Count
 (b) Center for Business & Economic Data
 (c) U.S. Census Bureau Estimate
 (d) American Community Survey (ACS)

*Projections by the Wyoming Division of Economic Analysis

FIGURE 10
Population Forecasts
Laramie County
1990 - 2015

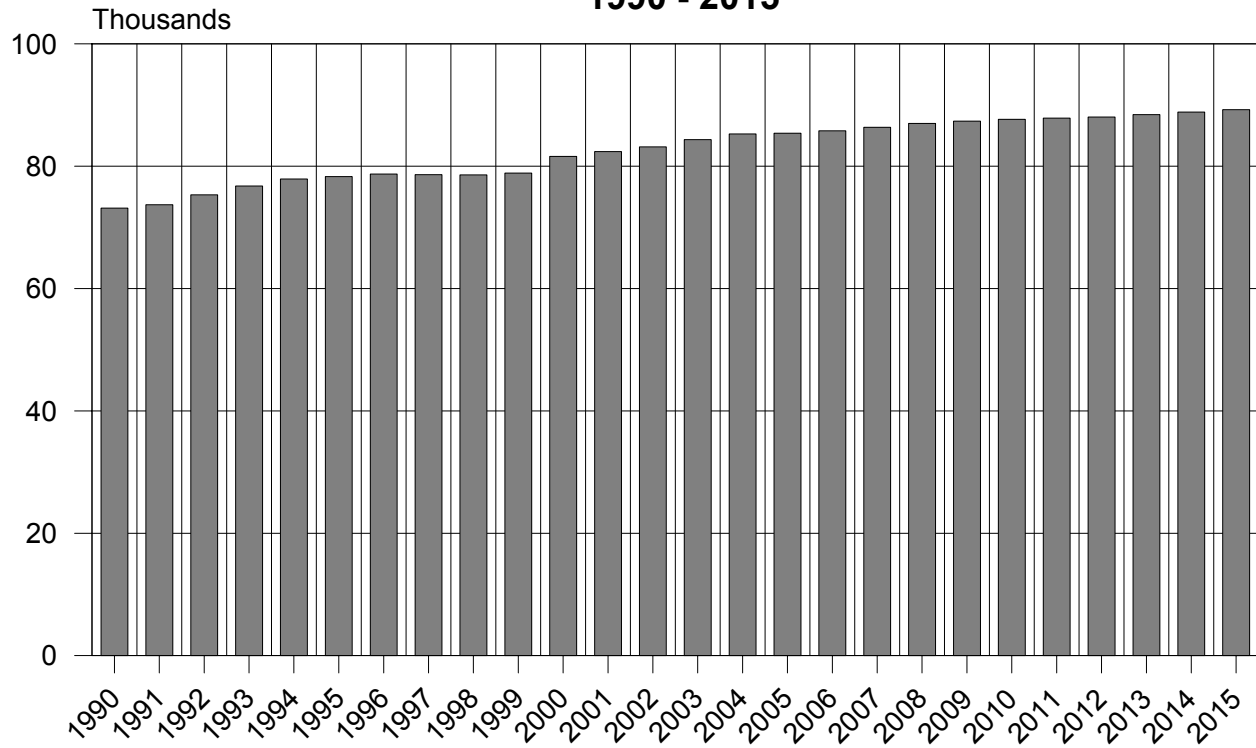


Table 4.2

Laramie County Population Profiles 1960 - 2007

	1960	1970	1980	1990	2000	2006	2007
Census Population	60,149	56,360	68,649	73,142	81,607	85,384	86,353

Age Distribution

Less than 5	7,889	4,965	5,797	5,907	5,384	6,528	6,390
5 - 19 years	16,385	17,232	17,197	16,360	17,910	16,210	17,787
20 - 44 years	21,779	18,592	27,630	20,141	30,427	30,328	29,423
45 - 64 years	10,584	10,863	12,035	13,295	18,535	22,568	22,325
65 and over	3,512	4,708	5,990	7,439	9,351	9,750	10,425

Less than 5 (a)	N/A	N/A	5,797	5,907	5,384	6,528	6,390
5 - 16 years	N/A	N/A	12,354	13,088	14,475	N/A	N/A
16 years and older	N/A	N/A	50,986	55,067	62,981	N/A	N/A
18 years and older	N/A	N/A	48,884	53,063	60,584	64,546	69,283
5 - 20 years	N/A	N/A	18,639	17,465	19,024	N/A	17,787
18 - 20 years	N/A	N/A	4,670	3,293	3,385	3,647	N/A
21 - 24 years	N/A	N/A	5,766	4,016	4,419	N/A	N/A
25 - 44 years	N/A	N/A	20,422	25,020	24,894	24,231	24,141
45 - 54 years	N/A	N/A	6,566	7,323	11,489	12,432	12,817
55 - 59 years	N/A	N/A	2,859	2,998	3,929	6,171	5,351
60 - 64 years	N/A	N/A	2,610	2,974	3,117	3,965	4,157
65 and over	N/A	N/A	5,990	7,439	9,351	9,750	10,425

Median Age	26.7	26.7	28.1	31.9	35.3	36.0	36.4
Persons Per Household	N/A	N/A	2.81	2.55	2.45	N/A	2.51
Per Capita Income							
City	N/A	3,180	7,626	13,351	19,469	N/A	28,240
County	N/A	2,993	7,743	12,932	19,634	24,413	28,240

Median Household Income

City	5,916	9,599	16,935	28,117	38,307	N/A	52,521
County	5,667	9,162	17,630	27,571	39,607	50,907	52,521

Median Family Income

City	N/A	N/A	N/A	N/A	45,995	N/A	65,716
County	N/A	N/A	N/A	N/A	46,536	60,737	65,716

Note: (a) 1980 numbers were interpolated to match 1990 census age cohorts.

Source: US Census of Population and Housing 1960, 1970, 1980, 1990, 2000

Source: 2006 & 2007 ACS

Table 4.3

Population by Race and Ethnic Groups 1980 - 2000

	LARAMIE COUNTY			WYOMING		
	1980	1990	2000	1980	1990	2000
Totals	68,649	73,142	81,607	469,557	453,588	493,782
White	58,838	62,265	69,027	431,503	411,946	444,185
Hispanic	6,643	7,310	8,897	24,474	25,751	31,669
Black	1,952	2,218	2,124	3,270	3,606	3,722
Native American	661	528	693	8,266	9,479	11,133
Asian	555	821	866	2,044	2,806	3,073

Source: US Census Bureau

Table 4.4

Migration & Commuters

Laramie County Migration Data⁽¹⁾

YEAR	IN-MIGRANTS	OUT-MIGRANTS	NET MIGRANTS
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008 (first half)	1,325	1,006	319
Total	23,090	17,961	5,129

(1) Driver Licenses Exchanged & Surrendered

Source: Wyoming Housing Database Partnership Reports

Commuters from Laramie County

FROM LARAMIE COUNTY TO:	1990	2000	FROM LARAMIE COUNTY TO:	1990	2000
Larimer, CO	109	525	Lincoln, NE	0	25
Weld, CO	80	244	Cheyenne, NE	44	25
Albany, WY	145	199	Carbon, WY	14	25
Denver, CO	35	95	Scottsbluff, NE	0	24
Kimball, NE	55	88	Wyandotte, KS	0	20
Adams, CO	0	78	Seward, NE	0	20
Other Countries	0	64	Clay, IA	0	20
Jefferson, CO	6	39	Bernalillo, NM	0	18
Boulder, CO	0	39	Not Reported	0	0
Adams, NE	0	39	Natrona, WY	57	0
Sweetwater, WY	25	32	Johnson, WY	0	0
Converse, WY	0	29	Jackson, CO	0	0
Arapahoe, CO	0	29	Goshen, WY	64	0
Platte, WY	33	28	Elsewhere	430	0
El Paso, CO	0	28	Total Commuters	488	1,556

Sectors with Largest Number of Commuters

Construction	20.3%
Utilities, Transportation & Warehousing	19.7%
Services	18.6%

Source: Bureau of Economic Analysis

Table 4.5

Commuter Income Flows *Laramie County*

	INFLOWS OF EARNINGS	OUTFLOW OF EARNINGS	NET RESIDENT ADJUSTMENTS	% NET ADJUSTMENT/TPY
1990	14,989	37,302	-22,313	-1.63%
1991	17,530	39,440	-21,910	-1.55%
1992	20,127	42,348	-22,221	-1.49%
1993	23,462	44,723	-21,261	-1.36%
1994	27,467	45,818	-18,351	-1.12%
1995	30,969	46,274	-15,305	-0.89%
1996	34,754	47,527	-12,773	-0.72%
1997	39,383	50,223	-10,840	-0.58%
1998	45,006	54,996	-9,990	-0.49%
1999	50,801	59,701	-8,900	-0.41%
2000	58,926	63,789	-4,863	-0.21%
2001	61,276	65,788	-4,512	-0.18%
2002	62,813	71,757	-8,944	-0.34%
2003	62,826	75,880	-13,054	-0.47%
2004	67,112	81,761	-14,649	-0.49%
2005	70,981	86,517	-15,536	-0.49%
2006	75,731	97,566	-21,835	-0.64%

FIGURE 11
Commuting Flows
Laramie County

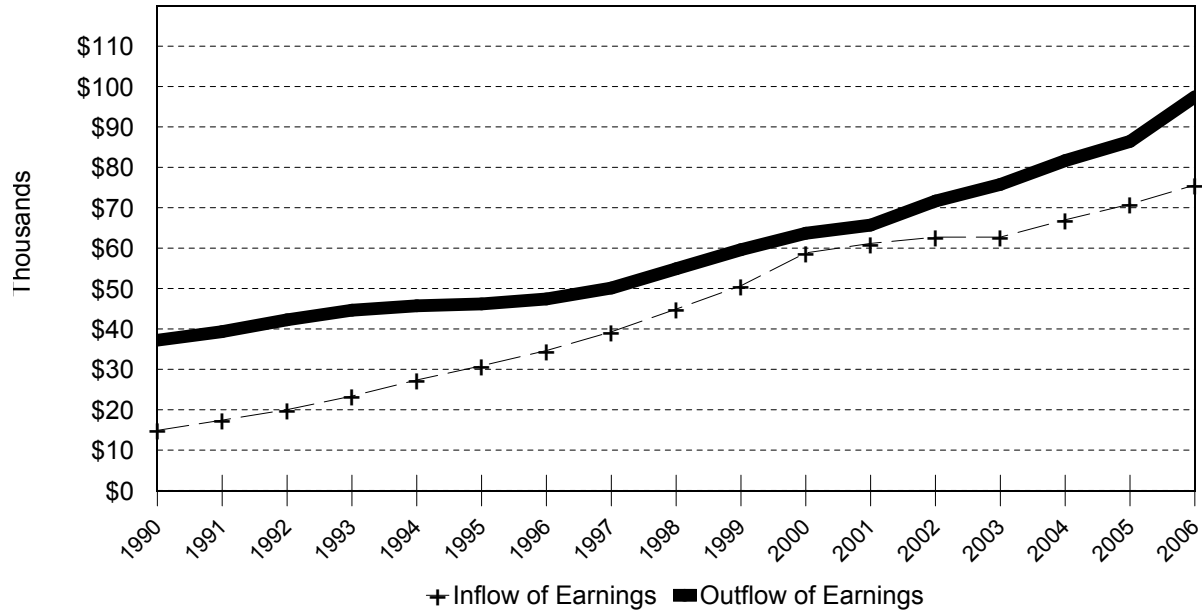


FIGURE 12
Net Residential Adjustment
Laramie County

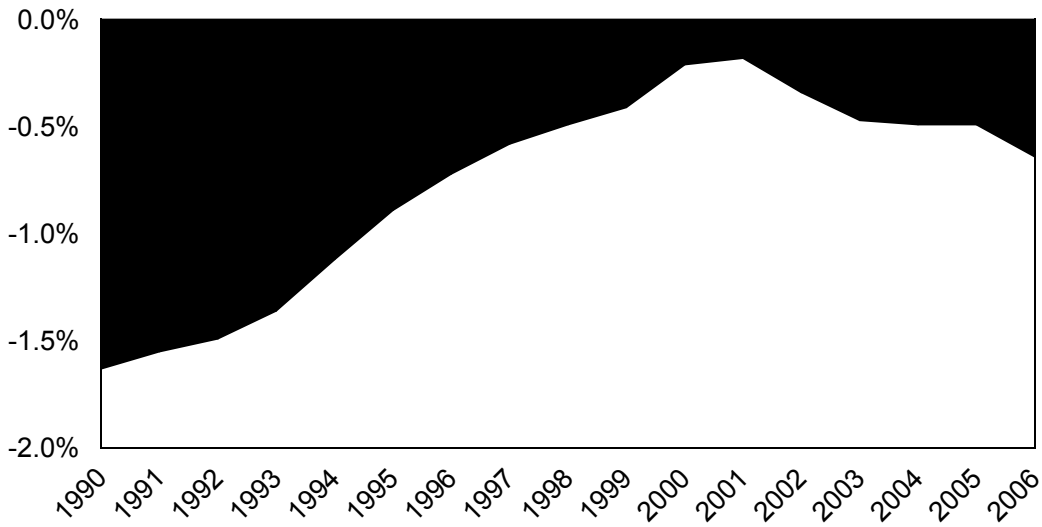


Table 4.6

Laramie County Education Profiles 1960 - 2007

	1960	1970	1980	1990	2000	2006 (b)	2007 (b)
Education Attainment (Yrs.) (a)							
Elementary (K-8)	7,499	5,209	3,693	2,373	1,268	1,709	1,406
High School (9-12, no diploma)	5,957	4,705	3,940	4,868	4,107	3,671	4,068
Senior High Graduate (12)	11,270	11,569	15,711	13,283	14,053	16,614	16,098
College Study (13-15)	4,053	4,561	8,288	15,763	15,916	14,920	14,281
College Graduate (16+)	2,825	3,884	6,815	9,467	8,146	8,292	5,135
Percent High School Graduates	57.4%	66.9%	80.1%	84.2%	89.1%	90.5%	90.2%
Percent bachelor's degree or higher	N/A	N/A	N/A	N/A	N/A	22.3%	24.2%
Associate Degree	N/A	N/A	N/A	N/A	4,868	7,019	6,538
Master's Degree	N/A	N/A	N/A	N/A	2,853	N/A	N/A
Professional School Degree	N/A	N/A	N/A	N/A	1,136	N/A	5,135

Notes: (a) 25 Years and older

N/A - Data is not available.

Source: US Census Bureau

(b) American Community Survey

Average ACT Scores 1996 - 2008

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Laramie County	21.1	21.4	21.8	21.7	21.7	21.5	22.2	22.5	22.1	22.3	22.3	21.9	21.4
Wyoming	21.4	21.4	21.4	21.4	21.6	21.5	21.4	21.4	21.4	21.4	21.6	21.5	21.1
United States	20.9	21.0	21.0	21.0	21.0	21.0	20.8	20.8	20.9	20.9	21.1	21.2	21.1

Source: US Census of Population and General Social and Economic Characteristics 1980, 1990

Wyoming State Data Center Bulletin Volume II, Number 3

ACT, Inc., Iowa city, IA

Laramie County School District Number 1

Table 4.7

Public and Private School Enrollment
Cheyenne and Laramie County
1980 - 2008

YEAR	ELEMEN- TARY	JUNIOR HIGH	SENIOR HIGH	PRIVATE	HOME SCHOOLED	TOTAL	LCCC HEAD- COUNT	LCCC FTE
1980	7,290	3,028	3,201	N/A	N/A	13,519	N/A	N/A
1981	7,231	2,999	3,117	N/A	N/A	13,347	N/A	N/A
1982	6,930	3,047	2,816	N/A	N/A	12,793	N/A	N/A
1983	7,139	3,204	2,900	675	N/A	13,918	N/A	N/A
1984	7,186	3,330	2,820	631	N/A	13,967	2,818	1,676
1985	7,225	3,296	2,827	616	N/A	13,964	2,588	1,532
1986	7,499	3,189	2,899	560	N/A	14,147	2,707	1,392
1987	7,639	3,145	2,951	497	N/A	14,232	2,877	1,481
1988	7,740	3,081	2,908	510	N/A	14,239	2,900	1,565
1989	7,913	3,010	2,860	499	N/A	14,282	3,151	1,637
1990	7,989	3,004	2,865	488	N/A	14,346	3,509	1,753
1991	8,330	3,112	2,885	433	N/A	14,760	3,483	1,855
1992	8,226	3,327	2,908	368	96	14,925	3,564	1,978
1993	8,260	3,509	2,937	352	118	15,176	3,149	1,944
1994	8,244	3,536	2,918	375	297	15,370	3,287	1,584
1995	8,175	3,512	2,949	379	190	15,205	3,279	1,588
1996	8,133	3,507	3,059	389	221	15,309	3,220	1,521
1997	7,905	3,537	3,092	460	238	15,232	3,218	1,426
1998	7,790	3,585	3,080	478	269	15,202	3,035	1,632
1999	7,732	3,548	3,059	450	305	15,094	3,327	1,376
2000	7,642	3,533	3,169	424	333	15,101	3,054	1,434
2001	7,609	3,431	2,902	360	346	14,648	2,918	1,292
2002	7,478	3,516	3,093	360	326	14,773	3,089	1,416
2003	7,330	3,458	3,028	409	317	14,542	3,567	1,851
2004	7,277	3,480	3,015	535	305	14,612	3,488	1,879
2005	7,190	3,459	3,083	471	295	14,498	3,718	1,935
2006	7,153	3,405	3,047	415	331	14,351	3,157	1,942
2007	7,224	3,272	3,074	394	357	14,320	3,837	2,037
2008	7,245	3,147	3,078	406	380	14,257	3,942	2,039

N/A - Data is not available.

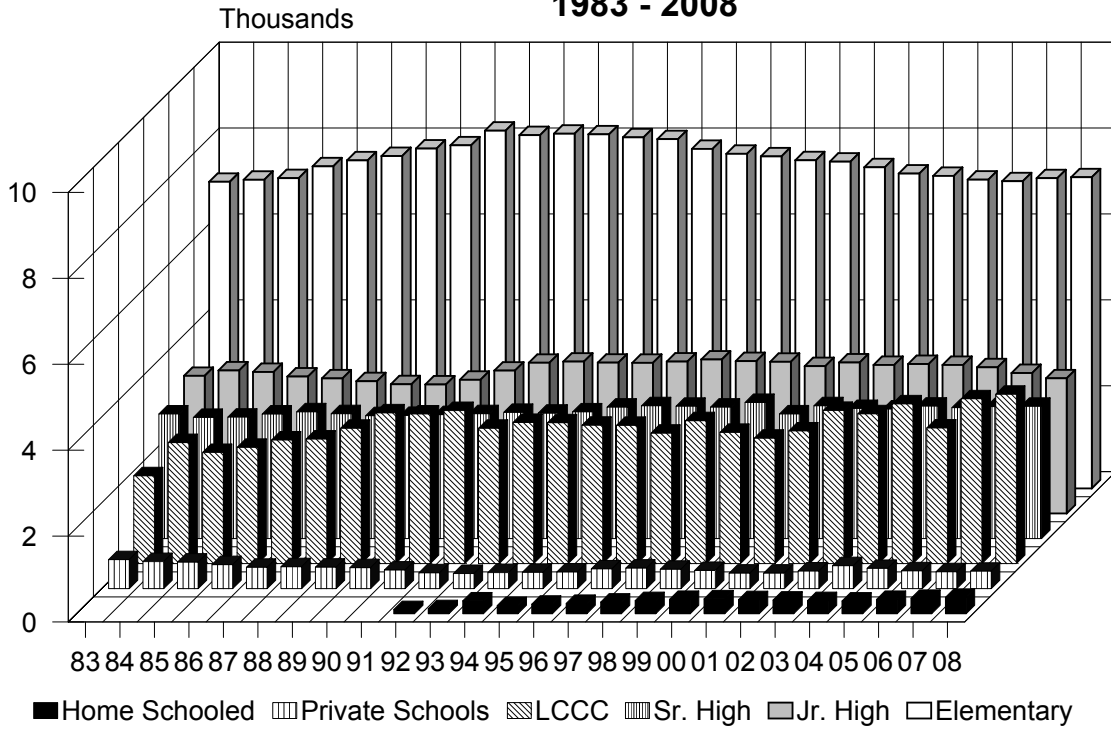
Footnote for School Districts: LCCC Headcount and FTE numbers are for the Cheyenne Campus and F.E. Warren AFB only.

These figures do not include the Albany County Campus.

Source: Laramie County School District #1
 Laramie County School District #2
 Laramie County Community College
 Private Schools

FIGURE 13

**Public School and College Enrollment
City of Cheyenne and Laramie County
1983 - 2008**



Housing Trends

This is a new section in this year's *Trends*. The financial and economic health of a community's housing sector is critical for future economic development efforts and thus this section contains an abundance on new data compiled from various sources that the reader should find useful in assessing the local housing market.

Table 5 presents statistics on the number of homes for sale, length of time homes were on the market, average selling prices and the number of homes sold from 1985 through 2008. After increasing over the past years, the available supply of homes shrank in 2008, down 6.6 percent. The average number of days a home was on the market, however, continued to increase for the fifth consecutive year. In 2008 this indicator rose 4.7 percent.

Average selling prices within the City of Cheyenne, remained in positive territory in 2007 and most of 2008, but finally succumbed to recessionary pressures in late 2008 and finished the year down 0.7 percent (\$173,476). Rural selling prices also decreased in 2008, off 2.5 percent (\$253,321). Finally the total number of homes sold (city and rural) declined 13.8 percent in 2008 which was slightly better than 2007's decrease of 14.6 percent. Overall there were some encouraging signs for the housing market as 2008 ended but given the strength of the national downturn, it will be interesting to see if these gains can be maintained in 2009.

The construction of new residential housing declined for the fifth consecutive year in 2008. Only 203 single-family homes were permitted for construction in 2008, a decrease of 37 percent from 2007 and a decline of 72 percent from the peak construction year of 2004. See Table 5.2 for additional details. Within the city, the 2008 total dollar value of new home construction fell 27 percent or 9 million dollars from 2007.

Fifty new apartment units were constructed in 2008 as compared to none in 2007. This uptick in apartment construction might reflect the fact that apartment rents have increased smartly over the past two years making it cost effective for developers to build new multi-unit housing. From second quarter 2007 to second quarter 2008, rents for a 2-bedroom apartment rose 7.7 percent and from second quarter 2006, rental rates rose 9.1 percent (Table 5.1). Table 5.7 provides apartment vacancy rates from two different sources. Both sources reported moderate declines in vacancy rates over the past two years which, hopefully, will add some impetus to the building of new apartments.

SECTION 5 HOUSING TRENDS

Table

- 5.0 Residentials For Sale, Sold & Price
- 5.1 Cheyenne Housing Rental Rates
- 5.2 County Housing Profile
- Figure 14 - Number Of Units
- 5.3 Cheyenne City Housing Profile
- 5.4 Building Permits
- 5.5 Residential Construction Activity
- 5.6 Historic Housing Occupancy
- 5.7 Vacancy Rates

Table 5.0**Residential for Sale, Sold & Price**

	AVERAGE RESIDENTIAL UNITS FOR SALE CITY	AVERAGE RESIDENTIAL UNITS FOR SALE RURAL	AVERAGE DAYS ON THE MARKET CITY & RURAL	AVERAGE SELLING PRICE CITY	AVERAGE SELLING PRICE RURAL	LARAMIE COUNTY AVERAGE SALES PRICE REPORTED BY ASSESSORS (2)	TOTAL UNITS SOLD CITY & RURAL
1985	670	168	n/a	\$63,433	\$77,175	n/a	1,382
1986	650	141	n/a	\$65,650	\$84,475	n/a	1,638
1987	724	124	n/a	\$65,825	\$82,942	n/a	1,513
1988	675	136	n/a	\$65,125	\$91,575	n/a	1,189
1989	645	114	n/a	\$66,900	\$88,133	n/a	1,364
1990	575	113	n/a	\$67,667	\$86,833	n/a	1,231
1991	467	84	n/a	\$65,350	\$96,317	n/a	1,481
1992	320	54	34	\$70,250	\$104,633	n/a	1,634
1993	222	44	53	\$76,808	\$104,867	n/a	1,710
1994	240	59	47	\$81,775	\$123,725	n/a	1,872
1995	133	42	64	\$21,981	\$34,828	n/a	n/a
1996	330	78	59	\$88,868	\$129,079	n/a	2,135
1997	407	82	68	\$99,140	\$144,695	n/a	2,093
1998	486	114	95	\$100,053	\$156,345	n/a	2,393
1999	380	121	129	\$107,081	\$154,805	\$110,429	2,899
2000	345	117	126	\$108,509	\$168,607	\$119,107	1,321
2001	333	99	112	\$114,819	\$186,935	\$123,583	1,508
2002	247	110	102	\$123,556	\$195,434	\$131,599	1,497
2003	271	102	98	\$136,139	\$216,344	\$145,087	1,605
2004	371	111	116	\$147,921	\$231,846	\$155,467	1,858
2005	475	145	136	\$158,997	\$247,107	\$165,743	1,954
2006	680	189	78 (1)	\$169,781	\$252,330	\$179,338	1,946
2007	717	172	85	\$174,613	\$259,920	\$191,863	1,662
2008	670	205	89	\$173,476	\$253,321	n/a	1,431

(1) Note: As of January 2006, Cheyenne Board of Realtors changed the calculation of the average days on the market from the day listed to the day under contract.

Prior to 2006, the avg days on the market was calculated from day listed to the day of closing.

(2) Source: Laramie County Assessor's Office

Source: Cheyenne Board of Realtors

Table 5.1**Cheyenne Housing Rental Rates**

QUAR- TER/ YEAR	HOUSE	APART- MENT	MOBILE HOME	MOBILE HOME LOT RENT	QUAR- TER/ YEAR	HOUSE	APART- MENT	MOBILE HOME	MOBILE HOME LOT RENT
2Q83	384	384	384	384	2Q96	584	433	422	166
4Q83	398	325	276	103	4Q96	550	419	396	158
2Q84	396	313	274	115	2Q97	622	433	433	182
4Q84	405	319	280	118	4Q97	588	431	480	177
2Q85	394	318	282	128	2Q98	559	429	417	177
4Q85	434	323	283	132	4Q98	606	424	450	176
2Q86	439	323	276	132	2Q99	666	428	508	175
4Q86	431	337	282	132	4Q99	628	433	485	184
2Q87	411	343	276	134	2Q00	651	441	497	203
4Q87	436	340	266	134	4Q00	637	440	498	205
2Q88	457	330	285	133	2Q01	681	453	485	209
4Q88	415	319	285	127	4Q01	757	470	566	208
2Q89	439	322	295	151	2Q02	730	480	555	214
4Q89	427	323	306	132	4Q02	762	478	487	215
2Q90	442	324	306	154	2Q03	820	503	521	225
4Q90	434	329	314	133	4Q03	843	528	524	224
2Q91	425	333	306	138	2Q04	854	542	553	219
4Q91	451	315	293	137	4Q04	839	569	579	227
2Q92	451	315	293	137	2Q05	829	542	594	243
4Q92	544	375	382	149	4Q05	816	573	546	221
2Q93	556	384	395	160	2Q06	860	551	631	245
4Q93	554	421	424	149	4Q06	835	564	588	252
2Q94	586	447	N/A	149	2Q07	864	558	575	230
4Q94	592	444	423	154	4Q07	864	557	594	239
2Q95	501	375	385	159	2Q08	899	601	559	290
4Q95	501	379	382	162					

Note: House - 2 or 3 bedroom, single-family, excluding gas or electric.
 Apartment - 2 bedroom, unfurnished, excluding gas or electric
 Mobile Homes - Total monthly expenses, including water and lot rent
 Mobile Home Lot Rent - Single wide, including water

Source: State of Wyoming Economic Analysis Division

Table 5.2

Housing Profile
Laramie County
 1980 - 2008

YEAR	AUTHORIZED CONSTRUCTION IN PERMIT ISSUING AREAS SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS	PER UNIT VALUATION SFU 2007 REAL \$ VALUE	% CHANGE
1980	307	12	84	136	539	111.81	
1981	170	6	28	56	260	102.26	-0.085
1982	150	14	36	54	254	97.40	-0.048
1983	334	52	244	5	635	89.06	-0.086
1984	226	0	4	0	230	96.33	0.082
1985	214	2	68	36	320	88.03	-0.086
1986	377	4	16	11	408	79.12	-0.101
1987	190	0	24	0	214	105.81	0.337
1988	160	2	0	162	324	117.70	0.112
1989	100	0	20	0	120	129.84	0.103
1990	79	0	0	0	79	141.42	0.089
1991	91	0	0	0	91	140.91	-0.004
1992	229	2	4	8	243	136.58	-0.031
1993	263	4	16	0	283	143.27	0.049
1994	353	0	4	12	369	136.55	-0.047
1995	258	22	4	14	298	133.11	-0.025
1996	302	2	68	292	664	137.46	0.033
1997	254	6	17	198	475	135.00	-0.018
1998	320	24	4	121	469	135.13	0.001
1999	289	0	4	30	323	149.25	0.104
2000	245	0	0	0	245	165.26	0.107
2001	257	2	4	56	319	169.07	0.023
2002	446	12	0	20	478	155.40	-0.081
2003*	565	0	200	8	773	153.70	-0.011
2004*	726	4	48	88	866	155.65	0.013
2005*	674	0	44	132	850	163.54	0.051
2006*	460	2	0	8	470	180.90	0.106
2007*	321	0	0	0	321	168.33	-0.069
2008*	203	0	44	6	253	N/A	N/A

N/A - Data is not available

*2003 - 2008 are calculated by the Wyoming Center for Business & Economic Analysis, estimates before that time were calculated by the Census Bureau

Source: Census Bureau
 Wyoming Center for Business & Economic Analysis

FIGURE 14

**Residential Housing Profile
(Number of Units)
Laramie County
1996 - 2008**

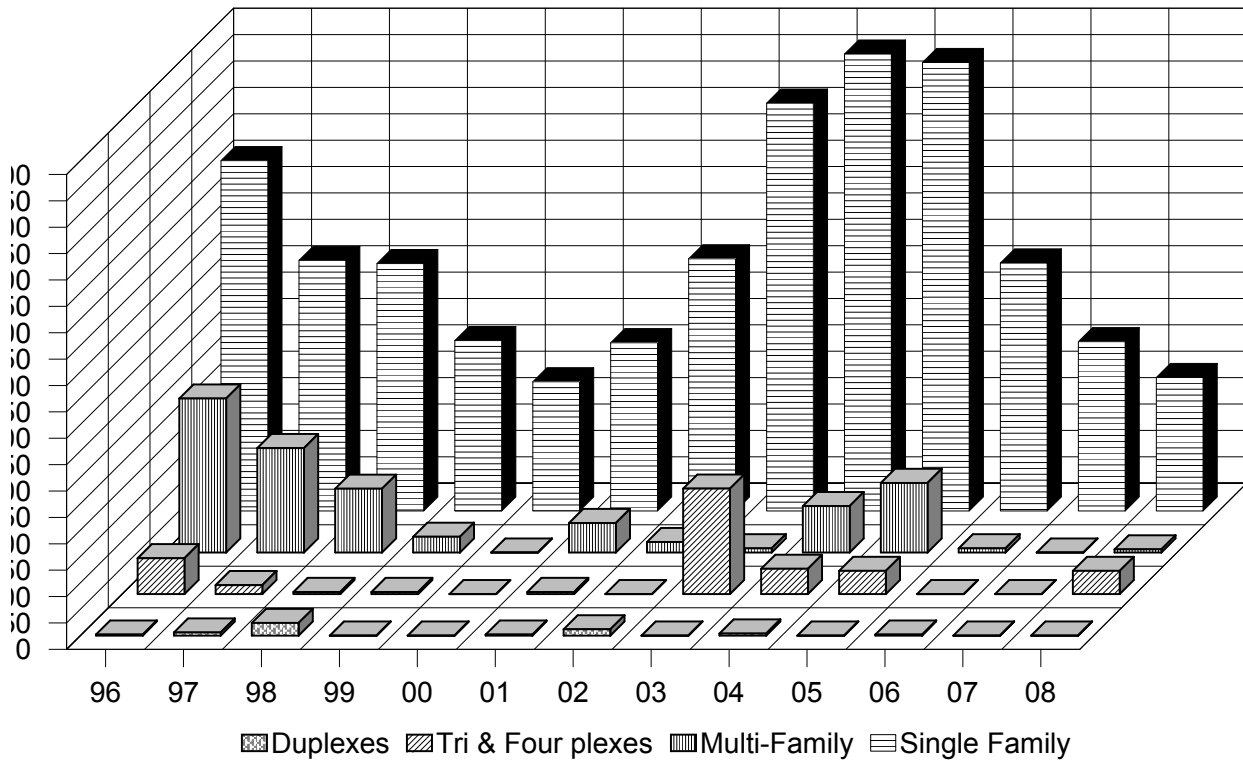


Table 5.3

Housing Profile Cheyenne Area 1996 - 2008

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Housing Units	23,227	23,499	23,835	24,052	24,214	24,495	24,763	25,367	25,973	26,545	26,841	27,045	27,222
Single Family Units	16,956	17,136	17,310	17,456	17,582	17,731	17,992	18,396	18,905	19,340	19,634	19,838	19,965
% of Total	73.0%	72.9%	72.6%	72.6%	72.6%	72.4%	72.7%	72.5%	72.8%	72.9%	73.1%	73.4%	73.3%
Multi-Family Units	6,271	6,363	6,525	6,596	6,632	6,764	6,771	6,971	7,068	7,205	7,207	7,207	7,257
% of Total	27.0%	27.1%	27.4%	27.4%	27.4%	27.6%	27.3%	27.5%	27.2%	27.1%	26.9%	26.6%	26.7%

Notes: (a) End of year figures – Do not account for demolished condemned or unoccupied units.

Source: City of Cheyenne Building and Engineering Department

Table 5.4

Building Permits
City of Cheyenne
1995 - 2008

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	TOTAL
Total Single Family	170	175	180	183	179	144	160	262	454	509	443	294	204	127	3,357
Detached	138	146	156	161	159	129	152	222	329	498	443	287	204	127	3,024
Attached	32	29	24	22	20	15	8	40	124	11	0	7	0	0	332
New Apartments/ Duplex	7	79	92	35	33	18	11	1	50	24	16	1	0	0	367
Townhouses	32	29	24	22	20	15	8	40	124	7	0	6	0	0	327
Condos	0	0	0	0	0	0	0	0	1	4	0	1	0	0	6
Mobile Homes/Constr. Trailers	55	46	33	28	26	12	14	15	22	36	10	10	7	8	314
Demolish	17	18	29	25	25	18	30	26	24	24	33	28	13	32	310

Note: Attached Single Family Permits are Townhouses and Condos

Source: City of Cheyenne Building and Engineering Department

Building Permits
Laramie County (not including City of Cheyenne)
1995 - 2008

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	TOTAL
Total Rural Single Family Permits*	85	90	83	118	126	108	105	172	173	219	231	166	117	76	1,793
Total Multi-Family Permits	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	80	58	24	8	0	0	182

* Does not include Mobile or Modular Home permits.

N/A - Data is not available

Source: City of Cheyenne Building and Engineering Department

Source: Laramie County Planning and Development Office

Table 5.5

Residential Construction Activity
City of Cheyenne
1983 - 2007

YEAR	HOUSING PERMITS	FIVE YEAR AVERAGE	NEW NET HOUSING UNITS (A)	NEW PERMIT VALUATION (\$)
1984	226	N/A	148	7,388,108
1985	214	N/A	133	4,132,198
1986	377	N/A	189	7,940,560
1987	190	192	132	8,879,170
1988	160	143	115	8,091,088
1989	100	129	76	4,674,833
1990	79	112	49	4,345,707
1991	91	85	55	4,861,916
1992	229	86	141	11,470,136
1993	263	103	206	16,648,538
1994	353	132	234	15,110,883
1995	258	158	194	12,686,701
1996	237	268	551	16,005,852
1997	189	260	386	13,349,673
1998	218	206	346	13,419,234
1999	175	215	204	14,639,384
2000	143	192	143	15,069,862
2001	158	177	210	17,125,015
2002	262	191	279	29,060,916
2003	404	228	604	36,668,479
2004	509	295	606	67,770,878
2005	443	355	587	65,952,762
2006	295	383	296	49,764,021
2007	204	371	204	32,930,502
2008	139	318	177	23,947,298

N/A - Data is not available.

Notes: (a) Housing units are defined as New Residences, Townhouses, Condominiums, Multi-plexes and Apartment units.

1983 - 1988: Reported Apartment permits were not extended into units.

1989 - 1991: No new apartments or multi-plexed units were built.

Source: City of Cheyenne Engineer's Office

Table 5.6

Historic Housing Occupancy *Laramie County* 1940-2000

	1940	1950	1960	1970	1980	1990	2000
Owner Occupied Units	3,934	6,160	10,377	11,220	16,930	18,406	22,054
% of Total	45.1%	46.3%	53.9%	57.7%	62.1%	60.3%	64.4%
Renter Occupied Units	4,246	6,701	7,871	6,646	8,362	9,686	9,873
% of Total	48.6%	50.3%	40.9%	34.2%	30.7%	31.8%	28.9%
Vacant	548	456	988	1,571	1,983	2,415	2,286
% of Total	6.3%	3.4%	5.1%	8.1%	7.3%	7.9%	6.7%
Total Units	8,728	13,317	19,236	19,437	27,275	30,507	34,213

Source: US Census of Population and Housing

Table 5.7

Vacancy Rates

Laramie County

LARGE APARTMENT COMPLEXES ONLY				
YEAR	AVG # UNITS SAMPLED	AVG # UNITS VACANT	% VACANT	VACANCY RATE ⁽¹⁾
1985	624	30	4.82%	-
1986	607	10	1.58%	-
1987	603	34	5.68%	-
1988	641	50	7.74%	-
1989	605	38	6.28%	-
1990	668	52	7.84%	-
1991	670	21	3.13%	-
1992	665	1	0.10%	-
1993	665	0	0.06%	-
1994	665	3	0.40%	-
1995	665	6	0.96%	-
1996	665	42	6.32%	-
1997	617	41	6.59%	-
1998	790	86	10.87%	-
1999	1003	88	8.78%	-
2000	961	71	7.41%	-
2001a	862	27	3.17%	3.94
2001b	858	19	2.18%	1.96
2002a	847	21	2.52%	0.81
2002b	803	20	2.53%	2.35
2003a	808	18	2.27%	1.83
2003b	817	26	3.18%	3.35
2004a	814	27	3.36%	3.01
2004b	805	44	5.42%	5.30
2005a	852	45	5.28%	3.95
2005b	879	52	5.95%	4.75
2006a	920	44	4.75%	2.38
2006b	903	45	5.02%	3.97
2007a	893	52	5.86%	2.27
2007b	838	31	3.66%	1.99
2008a	822	30	3.61%	2.82
2008b	855	29	3.36%	-

Notes a = 2nd quarter data

b = 4th quarter data

(1) Source: Wyoming Housing Database Partnership

Source: Wyoming Center for Business and Economic Analysis Inc.

Development Trends

The City of Cheyenne added 185 acres or one percent to its boundaries in 2008 which was considerably more than the 39 acres added in 2007. The city's size is now 24.6 square miles.

Table 6.1 presents detailed statistics on the level of commercial construction undertaken in 2008 which was considerably below levels of recent past years.

Property values in both the city and county increased in 2008. City values rose 4.8 percent to 491 million dollars while county property values rose 17.9 percent to 361 million dollars. Residential property values within city limits rose 3.4 percent in 2008 while comparable county values registered a 6.8 percent gain over 2007. Property tax revenues increased at rates approximate to valuation rates and can be found in Table 6.3.

Commercial property values in Cheyenne increased 2.6 percent last year while county commercial values jumped 65.7 percent by comparison. The rate of increase in industrial property values for these two entities were reversed relative to commercial valuations in 2008, with city values up 27.6 percent and county values up 13.2 percent.

ECONOMIC DEVELOPMENT

Laramie County's economic development organization, *Cheyenne LEADS*, did not report any grand openings in 2008 but continued work on recruiting past prospects and new prospects. Interestingly, the number of site visits last year was double from previous years' levels. There were at least 43 distinct new prospects last year with 18 involved in manufacturing, 6 in data centers, 4 in distribution/warehousing and 4 were in research. Twenty of the 43 were still active contacts at the time of this report and join 26 others that remain active from prior years.

The NCAR (National Center for Atmospheric Research) supercomputer project which was announced in 2007 remained very active in the background in 2008. There were a number of processes that needed to be worked through in order to move the project to ground breaking status, and it is hoped that might occur by late 2009.

LEADS had its first international recruiting success with the relocation of a German robotics company to Cheyenne. This firm will add quality jobs to the local workforce plus additional technological capability not currently available in the local economy. It also opens the door for further recruiting opportunities in Germany.

As 2008 neared its end, another high tech company specializing in custom computer chip manufacturing committed to Cheyenne and will be moving its technical capability here in 2009.

SECTION 6 DEVELOPMENT TRENDS

Table

- 6.0 Annexation Trends
- 6.1 Commercial Construction Activity
Figure 15 - Residential & Commercial Construction Valuation
- 6.2 Assessed Real Property Values
Figure 16 - Assessed Real & Personal Property Values
- 6.3 Major Property Tax Districts
Figure 17 - Major Property Tax Districts Revenues
- 6.4 Capital Improvements

Table 6.0

Annexation Trends
City of Cheyenne
1980 - 2008

YEAR	ACRES ANNEXED	CITY SIZE SQ. MI.	ANNUAL GROWTH %
1980	103.94	15.44	1.05%
1981	276.41	15.87	2.78%
1982	134.95	16.09	1.39%
1983	54.17	16.17	0.50%
1984	562.09	17.05	5.44%
1985	18.79	17.08	0.18%
1986	6.14	17.09	0.06%
1987	156.89	17.33	1.40%
1988	19.65	17.36	0.17%
1989	1,152.63 (a)	19.16	10.37%
1990	306.10	19.64	2.51%
1991	114.21	19.82	0.92%
1992	54.08	19.91	0.45%
1993	22.01	19.94	0.15%
1994	12.96	19.96	0.10%
1995	307.82	20.44	2.40%
1996	18.11	20.47	0.15%
1997	66.66	20.57	0.49%
1998	0.99	20.57	0.00%
1999	640.00	21.20	3.06%
2000	6.25	21.30	0.47%
2001	48.73	21.38	0.38%
2002	942.53	21.70	1.50%
2003	93.67	22.10	1.84%
2004	74.00	22.22	0.54%
2005	332.82	22.74	2.34%
2006	945.53 (b)	24.30	6.86%
2007	39.33	24.36	0.25%
2008	185.26	24.61	1.03%
Total Annexed		6,696.72	

Note: (a) Includes the Cheyenne Business Parkway: 1069.2 Acres

(b) Does not include the North Range Business Park.

Source: City of Cheyenne Engineer's Office

1980 - 2007 Data: City of Cheyenne Building and Engineering Department Annual Report.

Table 6.1

Commercial Construction Activity

City of Cheyenne
1983 - 2008

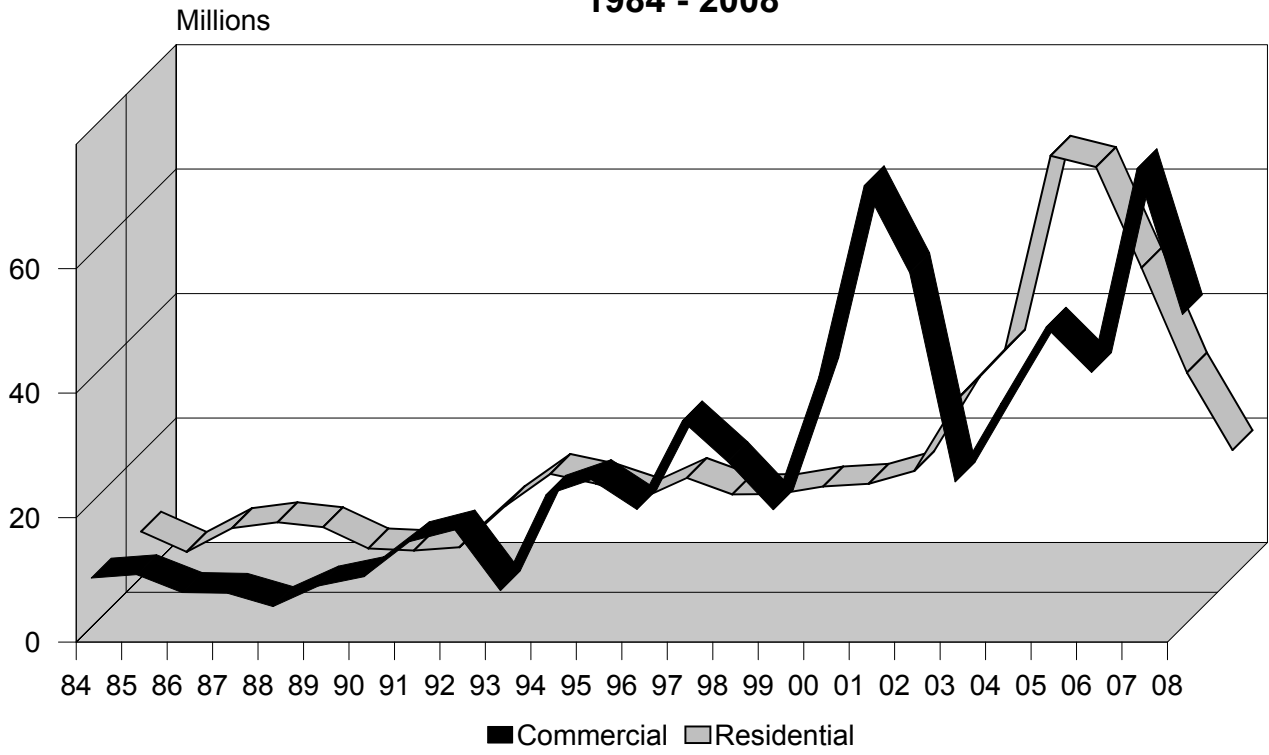
YEAR	NEW CONSTRUCTION PERMITS	VALUATION (\$)	ADDITIONS & REMODELS PERMITS	VALUATION (\$)	ANNUAL TOTAL PERMITS	VALUATION (\$)	PERCENT CHANGE PERMITS (%)	VALUATION (%)
1983	29	3,922,083	117	2,447,358	146	6,369,440	5.8	-20.7
1984	24	4,856,441	110	3,056,545	134	7,912,986	-8.2	24.2
1985	29	4,841,463	121	3,613,950	150	8,455,413	11.9	6.9
1986	9	2,796,756	112	2,790,457	121	5,587,213	-19.3	-33.9
1987	14	3,806,496	102	1,662,001	116	5,468,497	-4.1	-2.1
1988	3	629,419	97	2,712,453	100	3,341,871	-13.8	-38.9
1989	7	3,375,503	106	3,261,830	113	6,637,333	13.0	98.6
1990	12	4,572,715	106	3,559,211	118	8,131,926	4.4	22.5
1991	11	7,275,590	124	6,484,012	135	13,759,602	14.4	69.2
1992	15	9,750,000	92	5,891,709	107	15,641,709	-20.7	13.7
1993	11	2,700,325	113	3,205,416	124	5,905,741	15.9	-62.2
1994	29	10,871,043	118	10,359,677	147	21,230,720	18.5	259.5
1995	20	16,434,056	133	7,295,663	153	23,729,872	4.1	11.8
1996	19	12,925,969	121	6,029,289	140	18,955,258	-8.5	-20.1
1997	19	20,839,102	168	12,317,511	187	33,156,613	33.6	74.9
1998	32	12,161,139	134	14,437,090	166	26,598,229	-11.2	-19.8
1999	20	7,846,454	142	11,044,908	162	18,891,362	-2.4	-29.0
2000	31	24,320,755	191	15,831,825	222	40,152,580	37.0	112.5
2001	50	51,451,096	166	19,480,513	216	70,931,609	-2.7	76.7
2002	51	30,844,547	190	26,125,665	241	56,970,212	11.6	-19.7
2003	30	7,462,620	124	15,901,576	154	23,364,196	-36.1	-59.0
2004	20	18,912,595	142	16,961,616	162	35,874,211	5.2	53.5
2005	67	35,703,309	116	12,515,338	183	48,218,647	13.0	34.4
2006	62	30,680,571	87	10,286,203	149	40,966,774	-18.6	-15.0
2007	51	40,113,164	103	33,570,621	154	73,683,785	3.4	79.9
2008	33	28,163,235	109	22,082,443	142	50,245,678	-7.8	-31.8

N/A - Data is not available.

Source: City of Cheyenne Engineer's Office

1983 - 2008 Data: City of Cheyenne Building and Engineering Department

FIGURE 15
Residential and Commercial
Construction Valuation
1984 - 2008



Assessed Real and Personal Property Value Laramie County 1997 - 2008

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
TOTAL												
City (\$)	235,059,087	242,909,044	254,289,189	270,007,446	284,524,644	301,615,103	333,028,981	360,986,244	402,264,902	443,234,610	468,742,963	491,136,898
County (\$)	155,663,825	153,468,686	158,875,527	172,353,693	180,525,429	190,599,915	205,659,198	229,652,549	244,439,397	280,900,035	305,750,575	360,546,473
RESIDENTIAL												
City (\$)	156,395,398	160,465,026	168,819,430	178,806,953	188,856,479	198,716,884	216,458,096	240,898,699	273,116,519	299,464,953	301,267,635	311,440,645
County (\$)	55,020,410	58,669,645	65,203,617	72,323,848	78,912,255	86,720,823	98,458,096	111,253,557	127,393,533	144,933,887	165,856,111	177,212,824
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
COMMERCIAL												
City (\$)	56,415,832	59,180,299	61,456,341	62,591,046	67,206,773	73,319,387	87,403,935	90,420,290	95,554,194	108,951,158	130,952,222	134,384,568
County (\$)	9,402,777	9,882,548	10,792,677	11,375,261	12,495,160	13,051,254	13,615,738	14,534,477	15,947,858	17,670,759	17,911,527	29,672,137
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
INDUSTRIAL *												
City (\$)	18,930,575	19,389,437	20,227,476	24,394,527	24,253,491	25,006,068	24,996,324	24,052,789	27,057,707	27,214,048	27,508,729	35,091,021
County (\$)	69,471,958	62,912,327	60,054,159	65,175,820	66,452,235	67,540,628	69,123,194	76,346,242	70,763,291	81,885,058	93,770,212	123,697,989
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50
AGRICULTURAL												
City (\$)	0	0	0	0	0	0	0	0	0	1,096	5,633	4,203
County (\$) (a)	17,316,947	17,300,821	18,061,372	18,201,143	17,456,900	17,446,081	18,038,932	20,535,737	22,337,600	25,397,071	12,994,233	13,369,278
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
VACANT												
City (\$)	3,317,282	3,874,282	3,785,942	4,214,920	4,207,901	4,572,764	4,603,429	5,574,466	6,536,482	7,603,355	9,008,744	10,216,461
County (\$)	4,451,733	4,703,345	4,763,702	5,277,621	5,208,879	5,841,129	6,423,238	6,982,536	7,997,115	11,013,260	15,218,492	16,594,245
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50

N/A - Data is not available.

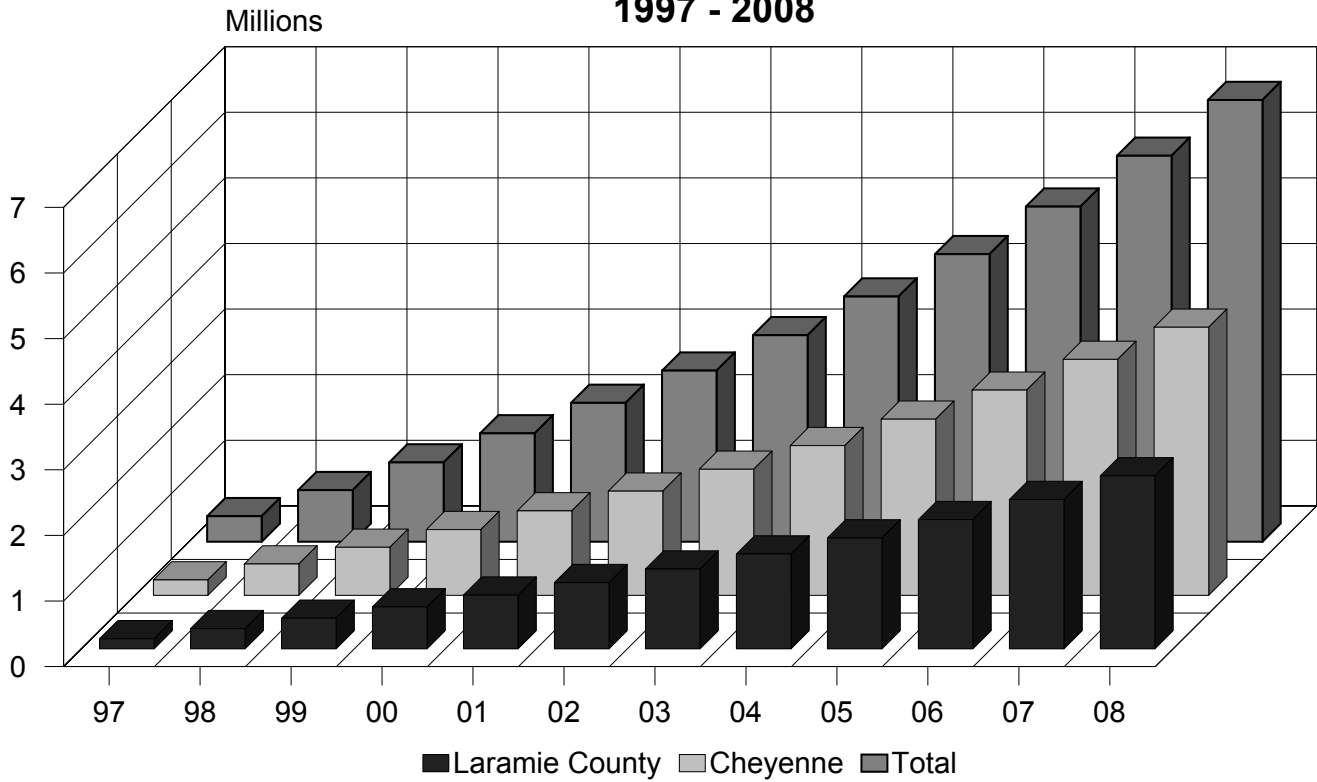
(a) 2007 Agricultural data now refers to land only. All other data such as improvements and personal property are now included in residential or commercial data.

*Fluctuations in valuations are due primarily to changes in mineral valuations.

Source: Laramie County Assessor's Office

FIGURE 16

**Assessed Real and Personal Property Values
Cheyenne and Laramie County
1997 - 2008**



Major Property Tax Districts
Revenues
1997 - 2008

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
CITY OF CHEYENNE												
Value (\$)	235,059,087	242,909,044	254,289,189	270,007,446	284,524,644	301,615,103	333,028,981	360,986,244	402,264,902	443,234,610	468,742,963	491,167,735
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	1,880,473	1,943,272	2,034,314	2,160,060	2,276,197	2,412,921	2,664,232	2,887,890	3,218,119	3,545,877	3,749,944	3,929,342
LARAMIE COUNTY												
Value (\$)	390,772,912	396,377,730	413,164,716	442,361,139	465,050,073	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645	774,493,538	851,683,371
Mill Levy	18.26	17.00	22.00	22.00	22.00	22.00	17.00	17.00	17.00	17.00	17.00	21.66
Revenue (\$)	7,134,600	6,738,421	9,089,624	9,731,945	10,231,102	10,828,730	9,157,699	10,040,859	10,993,973	12,310,289	16,775,530	17,808,699
LC SCHOOL DISTRICT #1												
Value (\$)	356,390,783	361,356,654	378,706,487	406,805,165	428,814,721	456,486,561	499,696,020	547,178,850	599,968,474	669,240,204	717,792,802	778,434,192
Mill Levy	51.52	46.04	45.81	43.00	43.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	18,361,253	16,636,860	17,348,544	17,492,622	18,439,033	20,085,409	21,986,625	24,075,869	26,398,613	29,446,569	31,582,883	34,251,104
LC SCHOOL DISTRICT #2												
Value (\$)	34,332,129	35,021,076	34,458,229	35,555,974	36,235,352	35,728,457	36,992,159	43,459,943	46,735,825	54,894,441	56,700,736	73,249,179
Mill Levy	52.00	51.80	43.00	46.88	46.61	46.42	46.18	46.19	46.20	45.89	45.91	45.91
Revenue (\$)	1,785,271	1,814,092	1,481,704	1,666,864	1,688,930	1,658,515	1,708,298	2,007,415	2,159,195	2,519,106	2,603,131	3,362,870
LC CONSERVATION DISTRICT (a)												
Value (\$)	390,772,912	396,377,730	413,164,716	442,361,139	465,050,073	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645	774,493,538	851,683,371
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	195,361	198,189	206,582	221,181	232,525	246,108	269,344	295,319	323,352	362,067	387,247	425,842
SOUTH CHEYENNE WATER & SEWER												
Value (\$)	12,705,639	13,631,245	14,770,147	15,976,468	16,560,782	17,361,258	18,971,122	21,269,437	22,416,670	27,264,776	27,498,980	29,021,285
Mill Levy	2.83	3.18	2.67	2.78	2.68	4.02	3.69	3.57	2.52	2.49	3.54	3.60
Revenue (\$)	35,957	43,347	39,436	44,415	44,383	69,792	70,003	75,932	56,490	67,889	97,346	104,477
WEED AND PEST DISTRICT												
Value (\$)	390,772,912	396,377,730	413,164,716	442,361,139	465,050,073	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645	774,493,538	851,683,371
Mill Levy	1.00	1.00	1.00	1.00	1.32	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Revenue (\$)	390,723	396,378	413,165	442,361	613,866	738,323	808,032	885,958	970,056	1,086,202	1,161,740	1,277,525

N/A - Data is not available.
Source: Laramie County Assessor's Office

FIGURE 17

**Major Property Tax Districts
Revenues
1997 - 2008**

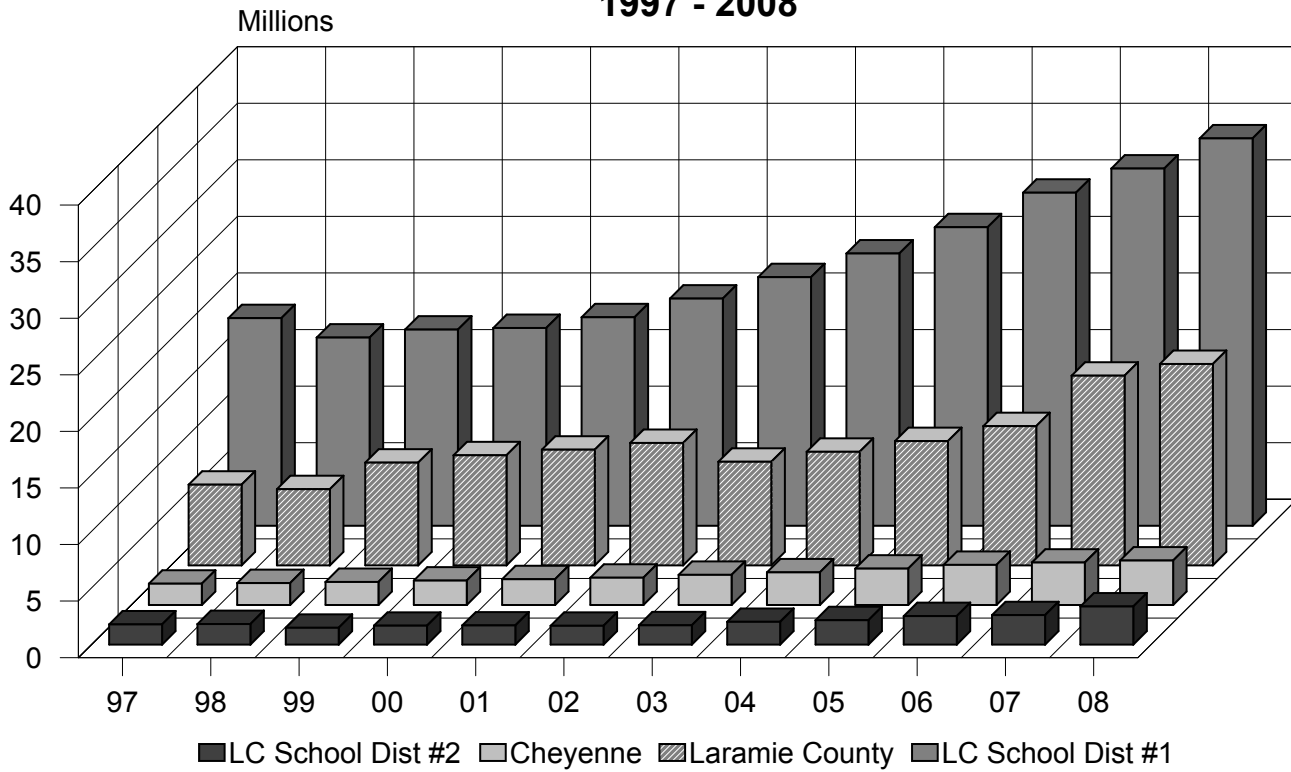


Table 6.4

Funds Expended for Capital Improvements 1985 - 2008

YEAR	WATER (A)	WASTE- WATER (A)	DRAIN- AGE	PARKS & RECRE- ATION	LIGHT & POWER	STREETS (C)	BUILDING MAINTEN- ANCE	TOTAL
1985	16,163,648	992,671	634,692	325,718	2,512,711	168,121	2,062,075	22,859,636
1986	17,764,265	1,880,325	461,373	57,981	2,370,794	141,593	1,321,531	23,997,862
1987	17,203,903	294,995	1,877,260	44,343	3,142,482	224,333	156,585	22,943,901
1988	33,485,914	1,986,429	138,304	65,011	2,320,603	35,935	77,657	38,109,853
1989	10,827,395	4,693,942	129,215	93,860	2,654,324	38,926	3,419	18,441,081
1990	3,010,839	410,510	0	64,425	3,636,863	273,448	49,668	7,445,753
1991	3,643,393	219,998	105,427	67,958	7,082,938	170,621	16,358	11,306,693
1992	991,527	414,517	0	50,822	2,384,963	220,030	6,074	4,067,933
1993	1,447,566	450,358	1,500	941,352	3,265,077	264,919	3,503	6,374,275
1994	8,175,957	178,364	6,810	68,118	5,211,086	172,214	10,071	13,822,620
1995	4,723,952	565,340	13,865	94,107	4,874,585	44,993	7,836	10,324,678
1996	8,234,674	262,763	5,473	73,027	8,781,303	5,798	3,321	17,366,359
1997	4,437,265	377,571	78,502	138,001	7,171,479	154	1,531	12,204,503
1998	4,525,694	2,383,553	0	120,881	9,705,807	0	0	11,980,715
1999	3,357,788	1,515,698	1,790	220,096	6,693,712	2,003,467	5,010	13,797,561
2000	3,087,249	1,565,510	124,987	106,006	4,837,336	2,074,044	5,951	11,801,083
2001	3,452,204	1,630,503	0	96,335	5,666,217	2,009,363	3,367	12,857,989
2002	18,800,343	1,625,000	0	154,839	3,447,965	2,591,059	537	26,619,743
2003	4,027,000	3,372,000	0	129,698	3,622,099	0	342	11,151,139
2004	7,087,000	7,067,000	0	130,159	6,430,000	0	4,061	20,718,220
2005	3,481,645	28,839,928	20,189	132,672	35,460,000(b)	0	0	32,474,434
2006	18,997,969	23,868,690	0	82,579	13,053,000	0	0	56,002,238
2007	12,930,427	4,231,401	0	923,728	14,716,000	0	0	32,801,556
2008	6,165,029	2,924,911	322,000	204,000	17,986,000	0	53,000	27,654,940

Notes: (a) Includes amounts contributed by outside agencies
 (b) Distribution capital in 2005 for CLFP was \$11,658,000; \$23,802,000 was expended for a new plant, WYGEN II, which was under construction and built to serve CLFP customers.
 (c) Does not include 1% Sales Tax Contributions

Source: City of Cheyenne Treasurer's Office
 Board of Public Utilities
 Cheyenne Light, Fuel & Power