

**Economic Indicators
for Greater Cheyenne**

*Annual Trends
Edition*

Center for Business and Economic Data
for Laramie County

Volume XXIII, Number 1
March, 2007

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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 Trends Analysis

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.

Location

Cheyenne is located 10 miles north of the Colorado-Wyoming border and 100 miles north of Denver, Colorado.

In the 2000 U.S. Census, the population of Laramie County was reported at 81,607, this was a gain of 8,465 persons from the 1990 population of 73,142. The percentage gain was 11.6 percent from ten years ago. On a yearly basis, the county's population grew at a rate of 1.2 percent. The Census Bureau's most recent estimate for the county's population was 85,163 as of July 2005. It estimated the population at 85,033 in July 2004 and thus, there was an increase of only 130 persons between the two years. Percentage wise, this was an increase of .002 percent. As readers will see throughout this publication, there is strong evidence that these recent population estimates understate true population growth in Laramie County. Since the 2000 Census, the population has increased by 3,556 persons (4.4%).

While the county's population has grown each year since 2000, Kindergarten through twelfth grade school enrollments, public, private and home schooled, have generally fallen. In 2000, total average enrollment stood at 15,100 and by the end of 2006, it had fallen to 14,351, a decrease of 749 pupils or -5.0 percent. See Table 4.5 for more details.

Cheyenne's population was reported at 53,011 in the 2000 Census, up 3,003 from 1990's figure of 50,008.

On a per year basis, the city's population grew at a rate of 0.6 percent which was half as slow as the county's growth rate (1.2%). The Census Bureau's estimated population for the City of Cheyenne in 2005 was 55,731 up 5.1 percent from 2000's figure of 53,011. Since 2000, the city's population growth rate has averaged 1.0 percent annually through 2005 which is almost double the growth rate of the nineties.

Table 4.0 presents census population by geographic detail for the years 1990 and 2000. The table provides a general picture as to where the gain in population between 1990 and 2000 (8,465 persons) located in the county. Thirty-five percent (3,003) went to the city. Another 21 percent went to ranchettes and 7 percent to the military base.

2006 in Review

While not all data for 2006 was finalized at the time of this report, it is apparent the greater Cheyenne economy has now had five consecutive years of well above average growth in employment, wages, personal income and retail sales. The Wyoming Department of Employment (DOE) preliminary statistics presented in Table 2.0 report an average annual gain of 1,067 new jobs for 2006. This was a percentage gain of 2.6 percent over 2005. Job growth in 2005, by comparison, was 1.8 percent.

Cheyenne LEADS in a yearend survey encompassing 96 of Cheyenne's largest employers reported a net increase of 505 full-time equivalent jobs in 2006.

Another key statistic, retail sales, increased at a rate of 4.8 percent which was nicely ahead of 2005's rate of 3.3 percent. By comparison, this indicator rose 0.7 percent in 2003, 7.8 percent in 2002 and 7.6 percent in 2001. Total estimated retail sales for 2006 were 1.522 billion dollars. This figure is somewhat understated since most food sales are no longer subject to sales tax.

Laramie County's construction sector in 2006 was not able to sustain growth levels comparable to those in 2004 and 2005. When measured in dollar values, the value of all construction in 2006 declined 23.4 million dollars from 2005, a decrease of 16 percent. It was also

off approximately 10 million dollars from 2004. However, it was well ahead of 2003 by 25.8 million dollars.

Building permits for new single-family residential construction in the county totaled 460 in 2006 as compared to 674 in 2005, a decline of 214 permits. The dollar value of new residential construction within the City of Cheyenne stood at 49.8 million dollars at year end 2006, down 16.2 million from 2005 (-24.5%).

The total number of new housing units constructed in Laramie County in 2006 was 470 as compared to 850 units in 2005, a decrease of 44.7 percent. In 2004 the comparable total was 866 which was a historical high dating to 1980.

Commercial and industrial construction also softened during 2006 as compared to 2005. Its total dollar value for the past year was 30.7 million dollars versus 35.7 million dollars in 2005, a decrease of 14.1 percent. While 2006's activity was off from one year ago, it should be mentioned it was still the third best year since 1985 which is when our records begin. The historical high was in 2001 when total business construction hit 51.5 million dollars.

The overall residential housing market in the city and county cooled off in 2006. Sales of Cheyenne residential homes were essentially unchanged from 2005 with a total of 1,326 sold in 2006 as compared to 1,322 in 2005. In 2004, the comparable number was 1,311. The average selling price was \$169,946 which was ahead of 2005's average price of \$159,283 by 6.7 percent. The average rate of appreciation in 2005 by comparison was 6.9 percent.

Rural homes sales declined by 5.7 percent in 2006. Total sales equaled 347 last year as compared to 368 in 2005. Selling prices, however, continued to rise, up 3.2 percent for the year, but this rate of increase was much smaller than that reported in 2005 (7.2%). The average rural selling price was \$255,627 in 2006.

The average number of days a residential unit sat on the market in January 2006 was 91 days and by the end of 2006, this number had risen to 111 days, an increase of 22 percent. Probably the most telling sign of the soft housing market was the number of homes listed for sale. In 2006, the monthly average was 680 within the city and 189 in rural areas. The 2005 comparable figures were 475 and 145 respectively. The percentage gains were, therefore, 43 percent and 30 percent respectively. Our expectation is for a solid turn around in the greater Cheyenne housing market in 2007 due to expected strong employment and personal income growth.

Job Growth

After under going revisions beginning in 2001 due to the conversion from the Standard Industrial Classifi-

cation System (SIC) to the North American Industry Classification System (NAICS), state and federal government labor market statistics have finally normalized. That is, the conversion process created instability in much of the data and reliable comparisons were problematic. This is no longer the case.

U.S. Department of Commerce, Bureau of Economic Analysis (BEA) data is presented in Table 2.1 through year 2004 which is the most recent available. Job growth (full and part-time jobs) in Laramie County between 2004 and 2003 increased 1.6 percent or 895 jobs. Between 2002 and 2003, job growth, by comparison, was 2.5 percent. By industry, transportation and warehousing gained the most jobs (238) in 2004. Second was healthcare and social assistance which gained 203 new jobs. The government sector was third with an increase of 152 jobs.

Table 2.0 presents Wyoming Department of Employment labor market statistics. In this table, new job growth increased at 2.6 percent in 2006, a gain of 1,067 jobs over 2005. New job creation in 2005 was only 742 by comparison.

The average unemployment rate has declined for the last 4 consecutive years. Beginning in 2003, it was 4.6 percent and by the end of 2006, it was down to 3.9 percent, a positive decrease of 15 percent for the period. Once again, the Cheyenne economy has returned to a fully employed market. The demand for workers exceeded the available supply of workers. Recent migration statistics showed that the demand for workers is being met by in-migrating workers. For the first six months of 2006, Wyoming driver's license exchange data indicated a net increase of 306 persons in Laramie County.

As has been true for years, the local unemployment rate remained below national rates. Our 2006 annual rate of 3.9 percent was comfortably below the national unemployment rate of 4.6 percent. For the sixth year in a row, the county's rate was above Wyoming's average unemployment rate. The state's rate averaged 3.2 percent during 2006.

Another good measure to examine economic well being is personal income. For the first time, BEA released accelerated personal income data at the county level a few weeks prior to this report. Personal income for Laramie County grew 5.4 percent in 2005, a gain of 157.4 million dollars over 2004. Total personal income was reported at 3.1 billion dollars for 2005. While the 5.4 percent growth in personal income easily exceeded the rise in consumer prices in 2005, just released data for the second quarter of 2006, showed total Laramie County payrolls increased 11.7 percent over second quarter 2005. Total payrolls rose 36.8 million dollars over the period and the average weekly wage increased 8.3 percent.

Business Growth

The number of business establishments with payrolls in Laramie County grew from 2,304 in 1996 to 2,930 in 2006 - an increase of 626 firms. Table 2.9 presents figures for covered employers, but 2006 data is interpolated and thus are preliminary. On a long-term average basis, the local economy has been adding 59 new businesses per year or approximately 5 per month.

Table 2.12 lists the largest employers in Laramie County. There are five years of data which show that the county's largest employers have increased employment since 2003. Total employment at these firms in early 2007 stood at 22,443 as compared to 19,912 in 2003, an increase of 12.7 percent or 2,531 jobs over this period. These latter statistics are from an annual survey run by **Cheyenne LEADS** that polls the larger employers in Laramie County and is not meant to be a statistically valid survey.

BEA statistics for 2004, reported the number of non-farm proprietors in Laramie County at 9,994, a gain of 393 from 2003 (4.1%). The past 10 year annual average rate of increase was 203 firms or 17 per month as compared to the 5 new firms per month as reported by the Wyoming Department of Employment (DOE). The total number of farm proprietors fluctuates little from year to year. Table 2.10 presents the details.

Earnings Growth And Income

As mentioned earlier, one of the best ways to measure the economic health and vitality for any economic system is to examine measures of income and earnings. In this **Trends** edition, the reader is provided numerous such measures. Tables 2.3 through 2.8 present these various alternatives. We will only discuss the highlights and let the reader browse the five tables. As of 2005, total personal income for Laramie County (\$3.096 billion) increased 5.3 percent over 2004. Annual earnings by place of work grew from 2.185 billion dollars in 2004 to 2.320 billion dollars in 2005 - an increase of 135.0 million dollars or 6.2 percent. Between 2003 and 2004, the comparable rate of increase was 6.5 percent. Annual earnings per job by place of work between 2003 and 2004 increased from \$36,227 to \$37,988 or 4.9 percent. BEA employment data was not released for 2005.

The rate of inflation between 2003 and 2004 was 2.7 percent by comparison. Real earnings for local workers, therefore, easily outstripped the rate of inflation. This result goes a long way in explaining the robust business activity experienced by the greater Cheyenne economy since 2002. To further confirm this trend, per capita income jumped 5.5 percent between 2003 and 2004 and 5.2 percent between 2004 and 2005. See Table 2.5 for more details. Average annual earnings as reported by the Wyoming Department of

Employment for Laramie County increased 4.3 percent between 2003 and 2004 and 3.9 percent between 2004 and 2005. This figure was interpolated for 2006. See Table 2.6 for more industrial sector details. Table 2.7 presents other income statistics and reflects the fact that average wages per job as reported by BEA rose 4.4 percent in 2004 and 3.6 percent in 2005.

Table 2.7 presents Census statistics on county household income by income brackets for year 2005. This data is presented for the first time and comes from the 2005 American Community Survey (ACS) conducted by the U.S. Bureau of Census. For example, there were 1,068 households with incomes above \$200,000 in 2005 as compared to 359 in 2000. Or 3.1 percent of all households had incomes in this bracket as compared to 1.1 percent five years prior. By comparison 8,436 households had annual incomes less than \$25,000 per year which equaled 24.5 percent of all county households.

Table 2.7 also provides data for earnings by age and sex. For example, there were 1,223 males who earned over \$100,000 in 2005 as compared to 798 females. There were 9,680 males who earned less than \$25,000 in 2005 as compared to 13,190 females.

Tax Base

The value of all assessed property for real and personal property increased by 41 million dollars for the city in 2006 which was equal to the increase between 2004 and 2005. This was an increase of 9.3 percent. For the county, total assessed valuation rose 46.5 million dollars last year which far exceeded 2005's increase of 14.8 million dollars. Percentage wise, the county's assessed valuation increased 19 percent in 2006. Cheyenne's total assessed valuation for 2006 stood at 443.2 million dollars and the county's total valuation was listed at \$290.9 million dollars.

Property tax receipts for Cheyenne rose to 3.5 million dollars in 2006 as compared to 3.2 million in 2005, a gain of \$327,758 or 10.0 percent which was less than 2005's increase of 11.4 percent. County property tax receipts were 12.3 million dollars in 2006, an increase of 12.0 percent from last year. This increase was somewhat above 2005's increase of 9.5 percent.

Education

Laramie County ranks very high as a well educated community in the nation according to the 2000 Census. Laramie County continues to compare favorably with state and national averages.

The County's average ACT score in 2006 was 21.1, a decline of 5.4 percent from 2005. The ACT score had not dropped below 22 since 2001. Local scores remained

just ahead of the national average (20.9). For the first time in many years, the local ACT average fell below the state average of 21.6.

There are many residents and new school graduates who are either eager to enter the labor force for the first time or progress to long-term career opportunities. Cheyenne provides an excellent, well-educated labor pool. The educational programs of Laramie County School Districts No. 1 and No. 2, coupled with Laramie County Community College (LCCC), several other distance learning colleges, and the University of Wyoming extension programs, offer a rich source of skilled workers and opportunities for advanced employee training for local businesses.

The Government Sector

Historically, government employment in Laramie County has always dominated employment in all other economic sectors. However, with the implementation of the NAICS mentioned early, the Government sector is no longer the largest economic sector in Laramie County if measured by the number of workers or jobs. By jobs, the Services sector assumed the number one position in 2001 and has remained there ever since. According to Table 2.1, Service sector employment in 2004 was 17,933 while total government employment was 16,267. The service sector accounted for 31 percent of all jobs in the county whereas the government sector accounted for 28.3 percent. This development was not unexpected, given the long-term trend whereby the national economy has moved from a predominately goods producing system to a knowledge based system. It is reasonable to expect that the service sector will continue to increase its dominance in future years.

However, even though the Service sector employs the largest number of workers, the earnings generated by it continued to be dwarfed by the Government sector. The Government sector in 2004 paid out 885.3 million dollars in wages, salaries and employer paid benefits as compared to 452.5 million dollars by the Service sector. Government earnings, then, were 95.6 percent greater than Service sector earnings. Table 2.3 provides more detail.

The yearly and rapid rise in government wage and salary earnings since 2000 continued through 2004. They have risen on average by 59.7 million dollars per year over this time frame. The largest increase occurred in 2002, when sector earnings increased 83.2 million dollars. Average per worker earnings including employer paid benefits as reported by the BEA for the government sector rose from \$41,110 in 2000 to \$54,422 in 2004, an increase of 32 percent. This is a more robust figure for computing worker earnings and provides a better picture of the true costs of labor. The increase in

the number of government jobs was much more moderate, up by 537 jobs or 3.4 percent by comparison.

Table 2.6 provides average annual earned income figures by sector computed by the Wyoming Department of Employment. In 2004, a federal government worker earned \$49,929, a state employee earned \$41,028 and local government workers averaged \$31,941. In 2005, the comparable numbers were \$52,429, \$43,095 and \$33,722, increases of 5 percent, 5 percent and 5.6 percent respectively.

There were 9,879 state and local government jobs in 2004, an increase of 152 over 2003. Military jobs stood at 3,826 in 2004, an increase of only 31 over 2003.

The Services Sector

With the implementation of the NAICS, the service sector was broken into 8 separate sectors as depicted in Table 2.1 and 2.3. These new sectors allow for a more precise analysis of employment and earnings in service related activities.

Total jobs within the Service sector in 2004 were 17,933 with total payroll equal to 452.5 million dollars. The number of new jobs created in 2004 was equal to 329 (1.9%).

Once again the largest sector within the Service sector was Accommodation and Food Services with 4,446 jobs in 2004, an increase 133 jobs over 2003 which was a gain of 3.1 percent. Average earnings per job in 2004 were \$15,348 using BEA data and \$12,831 using DOE data. Total earnings for this sub-sector were 68.2 million dollars, up 15.2 percent from 2003.

The next largest sub-sector was Health Care and Social Assistance with 4,139 jobs and a total payroll of 153.1 million dollars. Average worker earnings were \$36,991 in 2004, up 2.8 percent from 2003. DOE statistics for 2004 put average earnings per worker at \$34,515 by comparison.

Tables 2.1, 2.3 and 2.6 provide greater detail for the Service Sector for interested readers.

The Retail Trade Sector

Jobs in the retail sector actually declined in 2004. The sector lost 43 jobs from 2003, a marginal decline of 0.6 percent. Wages and salaries paid to workers, however, rose 1.7 percent. Average worker earnings were reported at \$21,840 by Wyoming's DOE in 2004 which were up 3.2 percent over 2003's average of \$21,164. BEA statistics, on the other hand, reported 2004 average earnings at \$21,030. Preliminary DOE 2006 data had average earnings at \$23,411 last year, which was an increase of 3.3 percent over 2005.

The retail sector with 7,263 jobs accounted for 13 percent of the 57,506 jobs in Laramie County in 2004.

The 2002 Economic Census which was recently released by the U.S. Census Bureau reported total retail sales in Laramie County reached 1.2 billion dollars in 2002. Our estimate of retail sales in 2002 was 1.358 billion dollars by comparison. For 2006, we estimate retail sales at 1.5 billion dollars.

The Economic Census reported that 366 firms were engaged in retail activity in the county in 2002. Motor vehicle and parts dealers had the highest level of sales at 273 million dollars. Next were gas stations with 202 million dollars in sales. Third were general merchandise stores at 176 million dollars.

General merchandise stores had the largest number of employees (922), followed by food and beverage stores with 873. This census estimated that there were 5,166 paid employees in the county's retail sector in 2002. Wyoming's Department of Employment's estimate, by comparison, was 5,533 workers, a difference of 7 percent.

The Finance, Insurance and Real Estate Sector

This sector saw moderate job growth between 2003 and 2004. There was a gain of 107 jobs in 2004 as compared to 150 jobs in 2003. Overall this sector reported a total of 4,309 jobs according to BEA data. It accounted for 7.5 percent of all jobs in Laramie County.

BEA average earnings were \$39,366 in 2004 as compared to \$38,010 in 2003, an increase of 3.6 percent. Total wage and salary earnings were substantially revised by BEA in 2006 and the average earnings reported here are much greater than those reported last year in this report. The 2003 average reported last year was \$28,617.

The Construction Sector

Much like 2003, job creation in construction was relatively moderate in 2004, up 53 jobs or 1.5 percent according to BEA statistics. However, wage and salary income for this sector did much better, with a gain of 9 percent over 2003. Laramie County construction workers earned an average of \$39,072 in 2004 as compared to \$36,388 in 2003, an increase of 7.4 percent.

DOE reported average earnings for construction workers at \$31,447 for 2004 and \$31,162 in 2005. Estimated wages for 2006 were \$35,500.

Table 4.6 provides housing unit construction by type of unit from 1980 through 2006. As the reader will quickly see, new housing construction in 2006 dropped very sharply from 2005 and 2004 levels. The total number of new housing units constructed in 2006 was 470 units which was a decrease of 380 units from 2005. The percentage decline was 44.7 percent. The

county had back-to-back historical records set in 2004 and 2005 in new housing construction and so a fall-off from those levels was not particularly surprising. The market was over-built and self-corrected.

Of the 470 units constructed in 2006, 460 were single-family residences which included town homes and condominiums. Only one duplex unit was built in 2006 and none were built in 2007. There were no new units in tri and four-plexes constructed in 2006 as compared to 44 units in 2005. In multi-family complexes (5 or more units per complex) 8 units were built last year as compared to 132 in 2005.

The average selling price for a home in the city of Cheyenne during 2006 was \$169,946, an increase of 6.7 percent over 2005's average of \$159,283. By the end of December 2006, the average selling price had declined to \$155,982. This was a decrease of \$13,772 or 8 percent from year-end 2005's average price of \$169,754. Rural residential prices in 2006 rose 3.2 percent, averaging \$255,627 for the year. By year's end, rural residences were selling for \$278,011 as compared to 2005's yearend average of \$277,197.

Transportation and Warehousing Sector

After taking a large loss in jobs with the implementation of the NAICS system in 2001, the Transportation and Warehousing sector gained jobs over the past 3 years. Communication jobs and utility jobs that were once allocated to this sector were moved to other sectors. Employment and income data on public utilities is now a stand alone sector (Utilities) and communication jobs were moved to Information services.

In 2004, 238 new jobs were created which was an increase of 9.0 percent. By comparison job growth in 2003 was 9.5 percent. Growth in wage and salary income was equally impressive in 2003 and 2004 with increases of 8.8 percent and 9.7 percent respectively.

Average yearly pay for workers within the transportation and warehousing sector using BEA data for 2004 was \$52,745 with DOE average earnings trailing sharply at \$28,522. Preliminary 2006 DOE earnings (Table 2.6) were estimated at \$31,932.

The Manufacturing Sector

Traditionally, Laramie County's manufacturing accounts for a small portion of total jobs in the County. This remained the case in 2004. Job growth was moderate in 2004 with an increase of 81 jobs over 2003 which was a percentage increase of 4.9 percent. The total number of jobs in this sector was 1,729 and accounted for 3.0 percent of total BEA reported jobs in 2004 and unchanged percentage for the past few years.

In terms of wage and salary earnings, manufacturing workers earned 98.3 million dollars in 2004, up 2.6 million dollars (2.7%) from 2003.

Average pay for the sector, however, was \$56,837 which was far above average annual earnings (\$46,550) for all non-farm wage and salary workers in Laramie County. Wage and salary earnings in 2004 were 2.184 billion dollars and the total number of wage and salary non-farm workers was 46,928. See Tables 2.1 and 2.3 for details.

Economic Development

Cheyenne LEADS, the Cheyenne and Laramie County Corporation for Economic Development, was in active contact with 46 new qualified companies as February 2007. Of these, 15 were manufacturers, 7 were call centers, 6 were data centers, 3 were distributor and warehousing firms, and another 15 were IT, service, retail and other miscellaneous related activities. Also work continued with prior prospects.

Three firms committed to locating to Cheyenne with the prospect of adding 50 to 60 new jobs when their operations are up and running. One of the three was a high tech firm engaged in nano-materials, another was bio-diesel and third a manufacturing supply company.

LEADS began work in 2006 to purchase research and production condo space in the nano-materials firm's facility. Construction should commence in 2007 and when completed LEADS will own unique research

and development laboratory space in a state-of-the-art facility that should help to further attract high technology activities to the greater Cheyenne economy.

The 2005 announcement that Wal-Mart would construct an 850,000 square foot mechanized distribution warehouse in Cheyenne's North Range Business Park led to Wal-Mart hiring approximately 150 new employees in 2006. It is expected that 670 workers will be onboard by August 2007.

We would be remiss in not sharing with readers an absolutely breath taking announcement made by Cheyenne LEADS, the Governor's Office, the Wyoming Business Council, the University of Wyoming and Cheyenne Light, Fuel & Power in early 2007. This announcement centered on the forthcoming construction by the National Center for Atmospheric Research (NCAR) of a "peta-scale" super computer center in the North Range Business Park. By 2011 Cheyenne should be the home of the world's largest and fastest super computer! The future benefits this facility will bring to Cheyenne, Laramie County, the University of Wyoming and the state of Wyoming are non-quantifiable and almost unfathomable at this point. One of the biggest hurdles the community has faced for a number of years is the small size of the high tech sector and an inability to grow this particular market. The super computer facility turns this concern on its head. The potential for high tech development in the community seems almost unlimited. In the championship game in bottom of ninth inning with the bases loaded, Cheyenne just hit the grand slam.

**SECTION 1
BUSINESS INDICATORS**

Table

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- 1.7 Enplanements - Cheyenne Municipal Airport, 1990 - 2006

Table 1.0

Cheyenne/Laramie County Profile 2006

Cheyenne, Wyoming, is located near the geographical and time center of North America. Strategically situated at a major transportation hub (the intersection of Interstates 25 and 80 and two major railroads), it is a developing center of commerce. Only 90 minutes north of Denver, Colorado, Cheyenne sits as the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is the capital city of Wyoming, the seat of Laramie County and the site of Warren Air Force Base.

Approx. City Population (July, 2005) 55,731
 Approx. County Population (July, 2005)..... 85,163

Employment Percentage by Industry

Farming.....1.1	Fin., Ins. & RE..... 7.5
Mining.....0.4	Services 31.2
Construction.....6.3	Gov't 28.3
Manufacturing3.0	Retail Trade 12.6
Trans & Ware.5.0	Wholesale..... 1.6

Major Private Sector Employers

Cheyenne Regional Medical Center	Frontier Refining Inc.
Lowe's	Echo Star Communications
Union Pacific Railroad	Magic City Enterprises
Sierra Trading Post	JELD WEN
WalMart Retail	Great Lakes Aviation

Employed Workforce Demographics

Age 16 - 195.9%	Male..... 52.1%
Age 20 - 4454.8%	Female..... 47.9%
Age 45+39.3%	

Taxes

No State Income Tax (personal or corporate);
 No Inventory Tax; 4% State Sales Tax; 2% Local Sales Tax; Gasoline Tax \$0.14/gallon; Property Tax - 71.00 mills on 9.5% of residential market value.

Weather Normals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min Temp	11	20	23	32	41	48	54	50	42	30	25	16
Max Temp	35	37	42	56	66	78	86	83	74	63	46	38
Rainfall	0.6	0.6	0.6	1.4	2.4	2.2	1.9	1.8	0.6	0.6	0.8	0.6
Snowfall	7.0	6.1	11.9	9.7	0.0	0.0	0.0	0.0	0.0	3.7	6.9	6.1

Organized Labor Influence

Percentage Union Employees/All Employees 14.0%

Law Enforcement

97 police officers
 110 sheriff's deputies, provide protection outside the city
 88 city firefighter employees and 9 county-wide volunteer districts
 Fire Rating: City (3) District #1 (7) District #2 (9)

Area Crime Rate per 100,000

	2004		2005	
	U.S.	Lar Co.	U.S.	Lar Co.
Robberies	136.7	20.1	140.7	25.7
Rapes	32.4	37.8	31.7	33.8
Burglaries	730.3	505.5	726.7	439.6
Homicides	5.5	1.2	5.6	5.8
Assaults	288.6	129.9	291.1	113.1
Car Thefts	421.5	137.0	416.7	156.2

Housing

Average Sales Price (2006): Cheyenne \$169,781
 Close-in Rural..... \$252,330

Education

Average Pupil/Teacher 13.85
 Expenditure/student \$10,288
 Average ACT 2006 Score..... 21.1

Income

Per Capita (2004 BEA) \$34,599
 Median Household Income
 (2005 US Census Bureau)..... \$44,790
 Mean Household Income
 (2005 US Census Bureau)..... \$60,060
 Average Wage per Job (2004 BEA)..... \$33,429

Demographics Cheyenne Workers

Households - County (2005)..... 34,394
 Households - City (2000)..... 23,782

Employed Workforce Characteristics

Employment - Laramie County..... 42,642
 Unemployment Rate 3.9%

Average Weekly Wages

(2006 2nd Qtr Wyoming Dept. of Labor)

Agriculture488	Retail Trade 445
Mining.....863	Finance & Insurance .. 794
Construction.....691	Local Government 702
Manufacturing797	State Government 869
Transportation.....601	Federal Government 1,046
Wholesale Trade.....790	Information..... 798
Healthcare691	Real Estate..... 544

Inflation (2nd Qtr 06)

U.S.4.3% Cheyenne 5.3%

Race (2005)

White 67,958
Hispanic..... 9,027
Black 2,080
Native American 633
Asian 554
Other..... 1,541
Total 81,793

Table 1.1**Laramie County Sales and Use Taxes***Annual Total***1987 - 2006**

(Dollars)

	TOTAL SALES TAX DISTRIBUTIONS 4% STATE & 1% OPTIONAL (B)	4% STATE SALES AND USE TAX DISTRIBUTIONS (C)	LOCAL OPTIONAL 1% SALES AND USE TAX DISTRIBUTIONS
1987	11,466,035	5,857,623	5,608,412
1988	12,011,326	6,308,272	5,703,054
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

Notes: (a) 1% Special Facilities Tax commenced April 1986 and ended September 1988.

(b) This total includes the 4% Sales and Use Tax, the 1% Sales and Use Tax, the Out of State Use Tax, and the Out of State Sale 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%.

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

Source: Wyoming Department of Revenue & Taxation

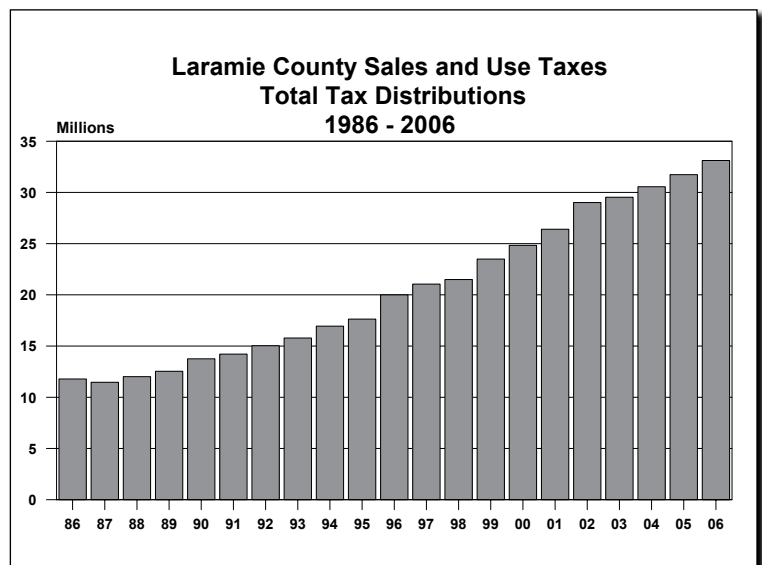


Table 1.2**Selected Laramie County Sales and Use Tax Distributions***Annual Totals**1981 - 2006*

(Dollars)

	3% LODGINGS TAX RECEIPTS (A)	WHOLESALE & RETAIL SALES & USE TAX COLLECTIONS	ESTIMATED RETAIL SALES	% CHANGE
1981	N/A	11,066,367		
1982	N/A	12,262,243	N/A	
1983	N/A	12,343,858	N/A	
1984	N/A	12,919,310	N/A	
1985	N/A	13,786,933	559,666,300	
1986	N/A	15,683,909	573,654,700	2.5%
1987	N/A	16,537,118	560,841,236	-2.2%
1988	202,981	16,418,110	570,305,413	1.7%
1989	222,653	13,543,510	585,918,593	2.7%
1990	228,378	14,448,098	635,181,509	8.4%
1991	246,751	16,050,144	647,085,861	1.9%
1992	262,981	20,086,507	676,959,513	4.6%
1993	283,746	23,158,229	710,880,409	5.0%
1994	302,640	27,212,926	768,499,065	8.1%
1995	316,596	27,029,256	796,025,960	3.6%
1996	326,421	29,405,013	877,541,038	10.2%
1997	321,721	29,467,220	987,041,761	12.5%
1998	344,509	29,728,423	995,329,539	0.8%
1999	362,725	32,057,238	1,106,648,302	11.2%
2000	399,193	33,710,491	1,171,816,600	5.9%
2001	400,237	35,099,553	1,260,556,700	7.6%
2002	453,917	38,310,116	1,358,273,578	7.8%
2003	582,681	40,946,784	1,367,333,000	0.7%
2004	646,724	41,308,480	1,405,760,086	2.8%
2005	691,081	39,384,152	1,452,040,902	3.3%
2006	845,936	39,373,195	1,522,430,271	4.8%

Notes: As of April 1, 2003 the 2% Lodging Tax increased to 3%.

Source: Wyoming Department of Revenue & Taxation
Cheyenne Area Convention and Visitor's Bureau

Table 1.3

Cheyenne Electrical Power Sales

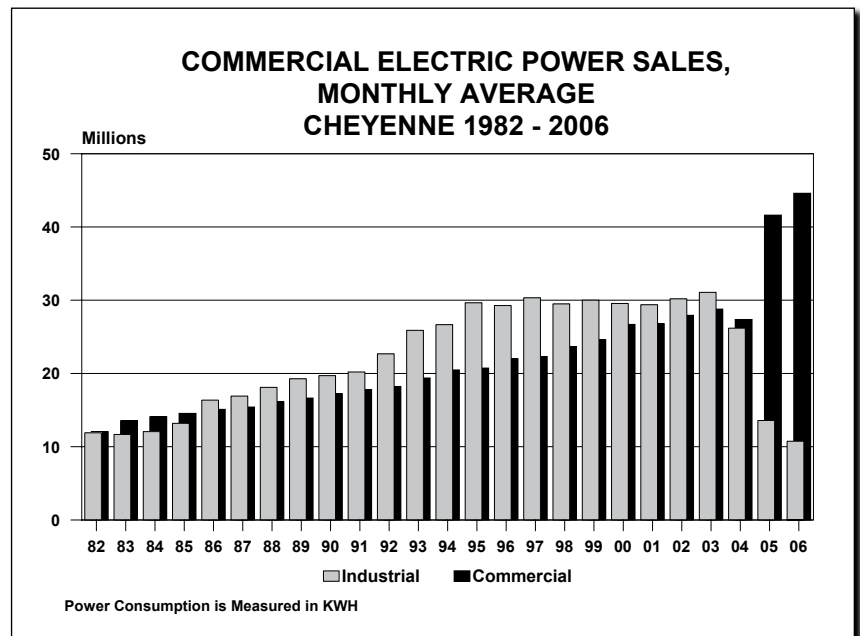
Monthly Average
1982 - 2006

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1982	11,903,127	12,046,174	N/A
1983	11,669,777	13,532,100	N/A
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

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



Tables 1.4

Cheyenne Gas Consumption
Monthly Average (Measured in MCF)
1989 - 2006

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1989	54,817	136,776	213,861
1990	59,237	140,130	216,072
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

Source: Cheyenne Light Fuel & Power

Tables 1.5

Cheyenne Utility Hookups
Highest Number Reported For the Year
1990 - 2006

	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

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

Tables 1.6**Laramie County Auto Registrations (Titles)*****Annual Total
1990 - 2006***

1990	28,761
1991	28,602
1992	29,646
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

Note: (a) Reporting and filing requirements were changed which accounted for most of the reported declines in 1988, 1989, and 1990.

Source: Laramie County Clerk

Tables 1.7**Laramie County Enplanements*****Annual Total
1990 - 2006***

1990	28,394
1991	36,093
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

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

Source: Cheyenne Airport

SECTION 2 EMPLOYMENT AND INCOME

Table

- 2.0 Labor Force Averages - Wyoming, Laramie County, and Cheyenne, 1993 - 2006
Figure 3 - Unemployment Rates, 1989 - 2006
- 2.1 BEA Employment - Laramie County, 1993 - 2004
- 2.2 Covered Employment - Laramie County, 1993 - 2006
- 2.3 Personal Income and Industry Earnings - Laramie County, 1994 - 2005
- 2.4 Total Payroll - Laramie County, 1997 - 2006
- 2.5 Per Capita Income - Laramie County, Wyoming, and U.S, 1985 - 2005
Figure 4 - Per Capita Personal Income, 1984 - 2005
- 2.6 L.C. Average Annual Earned Income, 1998 - 2006
- 2.7 Household Income
- 2.8 Average Annual Pay by Selected States, 1992 - 2004
- 2.9 Employers by SIC - Laramie County, 1995 - 2006
- 2.10 BEA Proprietors - Laramie County, 1983 - 2004
- 2.11 Employment Projections - Laramie County, 2004 - 2009
- 2.12 Major Local Employers
- 2.13 Tourism Activity, 1998 - 2006
- 2.14 Commuters from Laramie County, 1990 - 2000

Table 2.0

Labor Force Averages For Wyoming, Laramie County & Cheyenne 1993 - 2006

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006 (a)
LABOR FORCE														
Wyoming	242,599	249,475	253,196	254,717	256,263	260,570	264,676	266,882	269,985	271,280	275,305	279,474	284,538	290,798
Laramie County	37,850	38,606	38,774	38,911	39,277	39,690	40,327	40,237	40,120	41,086	42,105	42,284	42,503	42,879
Cheyenne	26,579	27,110	27,228	27,325	27,582	27,872	28,320	26,802	26,730	27,377	28,062	28,179	28,319	N/A
EMPLOYED														
Wyoming	229,177	236,885	240,846	241,560	243,944	247,748	251,828	256,685	259,508	260,057	263,097	268,599	274,362	281,396
Laramie County	36,286	36,996	37,314	37,454	37,842	38,224	38,913	38,732	38,464	39,342	40,182	40,381	40,756	41,189
Laramie County (b)	33,650	34,450	35,092	35,467	35,825	36,417	37,192	37,933	38,183	39,208	40,242	40,833	41,575	42,642
Cheyenne *	25,495	25,995	26,217	26,316	26,588	26,857	27,341	25,737	25,559	26,143	26,701	26,833	27,083	N/A
UNEMPLOYED														
Wyoming	13,422	12,590	12,350	13,157	12,319	12,822	12,848	10,197	10,477	11,223	12,208	10,875	10,176	9,402
Laramie County	1,564	1,610	1,460	1,457	1,435	1,466	1,414	1,505	1,656	1,744	1,923	1,903	1,747	1,690
Cheyenne *	1,084	1,115	1,011	1,009	994	1,015	979	1,065	1,171	1,234	1,361	1,346	1,236	N/A
UNEMPLOYMENT RATE (%)														
Wyoming	5.5%	5.0%	4.9%	5.2%	4.8%	4.9%	4.9%	3.8%	3.9%	4.1%	4.4%	3.9%	3.6%	3.2%
Laramie County	4.1%	4.2%	3.8%	3.7%	3.7%	3.7%	3.5%	3.7%	4.1%	4.2%	4.6%	4.5%	4.1%	3.9%
Cheyenne *	4.1%	4.1%	3.7%	3.7%	3.6%	3.6%	3.5%	4.0%	4.4%	4.5%	4.8%	4.8%	4.4%	N/A

NA - Data is not available.

Notes: 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 which 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 1993 - 2005 are benchmarked data.

(a) 2006 figures are not benchmarked.

(b) Laramie County Employment based on the Current Employment Statistics.

* Cheyenne Employment is based on Census Bureau population estimates.

Source: Wyoming Department of Employment

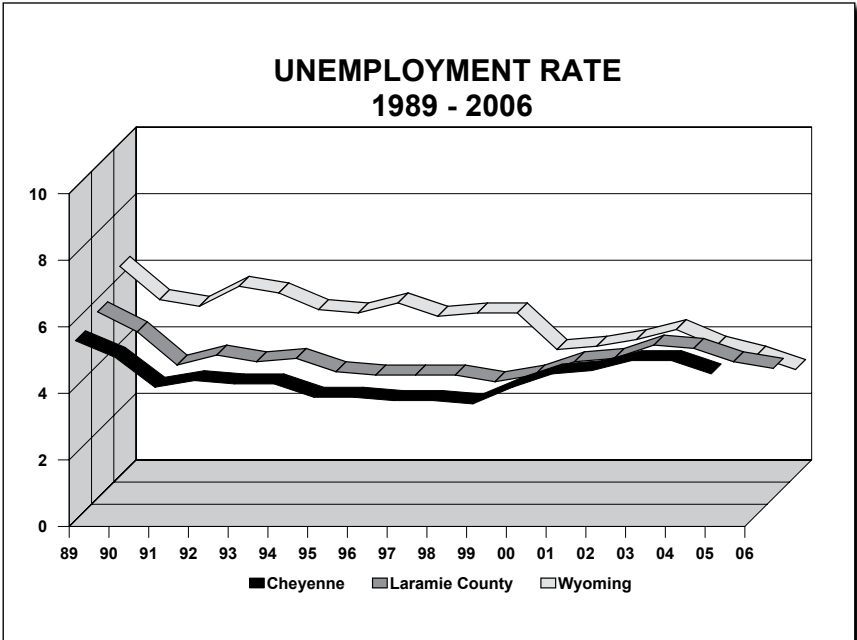


Table 2.1

Laramie County Employment (BEA) Full & Part Time Employment By Industry 1993 - 2004

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Employment	47,878	49,275	49,692	50,127	50,635	51,659	52,383	53,997	53,491	55,243	56,611	57,506
By Type												
Wage and Salary	40,001	40,721	41,152	41,312	41,444	42,095	43,068	44,289	44,056	45,381	46,426	46,928
Proprietors	7,867	8,554	8,540	8,815	9,191	9,564	9,315	9,708	9,435	9,862	10,185	10,578
Farm	582	578	582	578	584	593	590	591	589	598	584	584
Nonfarm (a)	7,285	7,976	7,958	8,237	8,607	8,971	8,725	9,117	8,846	9,264	9,601	9,994
By Industry												
Farm	836	839	894	906	855	928	901	952	925	947	911	918
Nonfarm	47,042	48,436	48,798	49,221	49,780	50,731	51,482	53,045	52,566	54,296	55,700	56,588
Private	31,977	33,042	33,694	34,162	34,808	35,740	36,427	37,315	36,803	38,488	39,585	40,321
Ag. Serv., For., Fish., & Other	412	490	466	500	539	571	701	727	(D)	(D)	(D)	(D)
Mining	214	232	205	179	194	197	216	189	168	195	224	231
Construction	2,427	2,627	2,677	2,784	2,956	3,062	3,191	3,139	3,169	3,422	3,553	3,607
Manufacturing	1,683	1,754	1,644	1,777	1,810	1,906	1,868	1,930	1,691	1,652	1,648	1,729
Transportation & Warehousing	3,432	3,149	2,840	2,810	2,819	3,104	3,465	3,581	2,363	2,396	2,624	2,862
Wholesale Trade	960	1,002	988	941	960	1,057	1,061	1,087	929	897	922	922
Retail Trade	8,233	8,648	9,176	9,377	9,545	9,581	9,621	9,936	7,015	7,291	7,306	7,263
Finance, Insurance, & Real Estate	4,206	4,169	7,229	4,150	4,385	4,604	3,925	4,095	3,995	4,052	4,202	4,309
Information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(D)	(D)	(D)	(D)
Utilities												
Services	10,410	10,971	11,469	11,644	11,600	11,658	12,379	12,631	15,977	17,147	17,604	17,933
Professional & business services Management of companies and enterprises									2,281	2,411	2,518	2,646
Administrative and waste services									394	325	189	185
Educational services									2,438	2,676	2,733	2,502
Health care and social assistance									316	345	373	409
Arts, entertainment, and recreation									3,290	3,574	3,936	4,139
Accommodation and food services									875	800	767	760
Other services									3,800	4,243	4,313	4,446
Government & Government Enterprises									2,583	2,773	2,775	2,846
Federal, Civilian	15,065	15,394	15,104	15,059	14,972	14,991	15,055	15,730	15,763	15,808	16,115	16,267
Military	2,614	2,546	2,525	2,459	2,409	2,419	2,392	2,547	2,391	2,405	2,543	2,562
State and Local	4,054	4,217	4,164	4,067	3,971	3,888	3,856	3,813	3,832	3,716	3,795	3,826
	8,397	8,631	8,415	8,533	8,592	8,684	8,807	9,370	9,540	9,687	9,777	9,879

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

Table 2.2

Laramie County By Sector

Covered Employment by Standard Industrial Classification 1993 - 2006*

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE EMPLOYMENT														
Agriculture	278	325	374	427	406	394	379	401	172	170	170	161	170	199
Mining	124	109	104	100	97	95	94	85	74	83	58	73	77	88
Construction	1,674	1,846	1,910	2,005	2,141	2,098	2,327	2,303	2,234	2,434	2,562	2,605	2,765	3,329
Manufacturing	1,542	1,551	1,448	1,563	1,604	1,668	1,644	1,689	1,550	1,499	1,490	1,571	1,589	1,652
Transportation & Warehousing	2,267	1,987	1,609	1,579	1,603	1,645	1,996	2,079	1,195	1,113	1,371	1,596	1,663	1,874
Wholesale Trade	789	818	801	763	779	810	827	844	697	670	706	708	766	825
Retail Trade	6,763	6,991	7,509	7,550	7,645	7,521	7,711	7,872	5,257	5,533	5,518	5,419	5,586	5,644
Fire	2,411	2,252	2,247	2,002	2,079	2,170	1,703	1,684	1,820	1,860	1,964	1,991	1,995	2,070
Utilities									110	114	115	114	128	130
Information									1,019	993	1,059	1,032	994	1,022
Services	6,265	6,578	7,025	7,138	7,007	6,929	7,755	7,991	10,297	11,373	11,941	12,005	12,238	0
Professional & business services									1,144	1,237	1,323	1,420	1,516	1,539
Management of Companies & Enterprises									N/A	N/A	166	N/A	194	220
Administrative & Waste Services									1,347	1,938	1,907	1,696	1,502	1,593
Educational Services									98	93	96	111	140	205
Health Care & Social Assistance									2,218	2,530	2,868	3,055	3,181	3,245
Arts, Entertainment, & Recreation									362	308	275	257	244	247
Accommodation & Food Services									3,517	3,977	4,033	4,153	4,166	4,168
Other Services									1,611	1,290	1,273	1,313	1,295	1,357
Government														
Federal Government	2,643	2,586	2,546	2,495	2,428	2,404	2,427	2,563	2,453	2,466	2,593	2,611	2,558	2,529
State Government	3,358	3,326	3,272	3,213	3,257	3,297	3,277	3,328	3,561	2,735	3,819	3,761	3,805	3,854
Local Government	4,794	5,031	4,924	5,099	5,093	5,233	5,270	5,621	5,808	5,654	5,712	5,789	6,159	6,407
TOTAL	32,908	33,400	33,769	33,934	34,138	34,264	35,410	36,460	36,609	37,983	39,077	39,598	40,492	42,198
F.E. Warren (Military Only)	3,547	3,590	3,753	3,432	3,441	3,595	3,871	3,730	4,170	4,451	4,423	4,190	4,263	4,293

Notes: Prior to 1989 State and Local Government were included in Public Administration and Services, the Federal Government was not included at all. Beginning in 1989, these categories were included separately.

* Figures for 2006 were interpolated.

N/A Data was not available

Source: Wyoming Department of Employment

Table 2.3

Laramie County Personal Income and Earnings by Industry (BEA)

(Thousands of Dollars)
1994 - 2005

	1994	1995	1996	1997	1998	1999
Total Personal Income	1,637,207	1,710,435	1,782,412	1,882,460	2,031,156	2,150,636
Derivation of TPI						
Earnings by Place of Work	1,273,971	1,310,913	1,330,807	1,370,827	1,466,186	1,557,980
Less: Personal Cont. for Social Insur. (a)	148,883	151,315	152,855	156,618	167,565	177,855
Plus: Adjustment for Residence	-18,351	-15,305	-12,773	-10,840	-9,990	-8,900
Equals: Net Earn. by Place of Residence	1,106,737	1,144,293	1,165,179	1,203,369	1,288,631	1,371,225
Plus: Dividends, Interest, and Rent (b)	313,649	341,555	381,084	434,709	491,975	516,902
Plus: Transfer Payments	216,821	224,587	236,149	244,382	250,550	262,509
Industry Earnings						
Farm	8,895	15,087	12,331	26,139	17,454	19,077
Nonfarm	1,265,076	1,295,826	1,318,476	1,344,688	1,448,732	1,538,903
Private	742,449	747,107	761,982	782,137	862,200	928,238
Ag. Serv., For., Fish, and Other (c)	7,497	6,552	6,020	5,890	6,115	7,346
Mining	4,705	4,896	4,566	6,077	6,489	6,658
Construction	75,879	69,267	77,101	78,916	86,276	96,403
Manufacturing	62,940	61,758	64,406	67,409	74,760	75,941
Transportation and Warehousing	154,398	142,535	136,384	140,938	159,836	175,765
Wholesale Trade	28,910	29,273	28,867	33,728	38,953	40,174
Retail Trade	114,672	125,819	130,465	135,278	145,903	157,429
Finance, Insurance, & Real Estate	105,860	98,979	97,803	93,390	105,581	99,350
Information	N/A	N/A	N/A	N/A	N/A	N/A
Utilities						N/A
Services	187,588	208,029	216,370	220,511	238,287	269,172
Professional & business services						59,876
Management of Companies & Enterprises						23,394
Administrative & Waste Services						25,753
Educational Services						2,464
Healthcare & Social Assistance						89,398
Arts, Entertainment, & Recreation						5,422
Accommodation & Food Service						16,912
Other services						38,906
Government & Government Enterprises	522,627	548,719	556,494	562,551	586,532	640,665
Federal, Civilian	122,421	126,956	128,611	130,757	138,221	140,269
Military	150,799	167,022	176,299	172,775	175,386	182,557
State and Local	249,407	254,741	251,584	259,019	272,925	287,839

N/A - Data is not available

Notes: (a) Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.

(b) Includes the capital consumption adjustment for rental income of persons.

(c) "Other" consists of wages and salaries of US residents employed by international organizations and foreign embassies and consulates in the United States.

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

Source: US Commerce Department - Bureau of Economic Analysis

Laramie County Personal Income and Earnings by Industry (BEA) continued from page 19

	2000	2001	2002	2003	2004	2005
Total Personal Income	2,292,534	2,443,472	2,623,184	2,762,680	2,938,689	3,096,124
Derivation of TPI						
Earnings by Place of Work	1,651,415	1,785,677	1,928,741	2,050,848	2,184,523	2,319,566
Less: Personal Cont. for Social Insur. (a)	184,079	195,552	212,121	223,468	235,731	251,937
Plus: Adjustment for Residence	-4,863	-4,512	-8,944	-13,712	-14,972	-15,456
Equals: Net Earn. by Place of Residence	1,462,473	1,585,613	1,707,676	1,813,668	1,933,820	2,052,173
Plus: Dividends, Interest, and Rent (b)	544,709	543,424	571,833	582,351	607,741	622,462
Plus: Transfer Payments	285,352	314,435	343,675	366,661	397,128	421,489
Industry Earnings						
Farm	18,145	24,734	10,402	15,966	15,218	N/A
Nonfarm	1,633,270	1,760,943	1,918,339	2,034,882	2,169,305	N/A
Private	986,612	1,069,483	1,143,725	1,207,025	1,284,029	N/A
Ag. Serv., For., Fish, and Other (c)	7,573	(D)	(D)	(D)	(D)	N/A
Mining	7,118	17,689	17,143	14,326	15,199	N/A
Construction	103,670	106,554	120,274	129,286	140,933	N/A
Manufacturing	80,678	92,087	101,544	95,676	98,272	N/A
Transportation and Warehousing	184,709	129,873	126,451	137,625	150,955	N/A
Wholesale Trade	41,130	39,307	35,993	37,312	39,102	N/A
Retail Trade	158,116	137,844	148,052	150,203	152,739	N/A
Finance, Insurance, & Real Estate	99,759	109,621	131,526	159,716	169,626	N/A
Information	N/A	(D)	(D)	(D)	(D)	N/A
Utilities	N/A	7,385	8,542	9,259	9,666	N/A
Services	303,859	379,180	406,024	420,650	452,485	N/A
Professional & business services	75,439	93,112	96,729	93,167	103,149	N/A
Management of Companies & Enterprises	27,599	12,230	11,414	8,166	8,688	N/A
Administrative & Waste Services	23,880	50,260	53,156	52,406	49,849	N/A
Educational Services	2,692	3,641	4,111	4,722	5,624	N/A
Healthcare & Social Assistance	96,732	116,824	124,903	141,630	153,106	N/A
Arts, Entertainment, & Recreation	5,473	9,597	11,200	11,282	11,889	N/A
Accommodation & Food Service	17,409	50,377	56,924	59,242	68,237	N/A
Other services	41,256	43,139	47,587	50,035	51,943	N/A
Government & Government Enterprises	646,658	691,460	774,614	827,857	885,276	N/A
Federal, Civilian	149,962	153,592	167,510	181,465	198,000	N/A
Military	189,260	193,922	227,244	243,998	258,464	N/A
State and Local	307,436	343,946	379,860	402,394	428,812	N/A

Table 2.4

Laramie County Total Payroll Covered Employment by Standard Industrial Classification 1997 - 2006 (Dollars)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE EMPLOYMENT										
Agriculture	6,713,860	6,830,690	6,762,658	7,226,492	4,852,263	3,832,764	3,805,187	3,993,186	4,180,865	4,912,233
Mining	2,664,863	2,925,810	3,115,860	3,034,028	2,712,112	3,334,352	2,455,908	3,128,128	9,736,146	3,924,971
Construction	49,813,663	47,849,230	60,926,417	58,762,454	66,612,068	72,825,725	77,438,089	82,032,472	89,461,929	116,203,256
Manufacturing	49,540,978	53,331,416	55,021,380	55,555,928	58,703,212	58,108,481	58,287,694	63,132,746	66,164,291	69,558,970
Transportation & Warehousing	46,927,539	48,528,428	61,522,013	73,422,334	31,979,019	31,372,737	38,656,981	45,557,647	50,309,102	58,662,565
Wholesale Trade	24,661,120	26,167,008	27,586,417	27,709,558	26,833,427	25,351,984	26,899,770	28,146,228	30,715,026	33,955,894
Retail Trade	106,642,071	109,914,648	123,363,247	118,948,210	101,690,815	114,866,318	116,887,395	118,437,493	126,654,855	129,437,778
Fire	54,480,639	61,090,478	51,816,560	54,440,132	56,548,108	62,729,654	69,717,513	70,514,621	74,137,871	78,825,892
Utilities					5,810,946	6,271,525	6,464,382	6,786,966	7,523,273	7,824,993
Information					36,835,044	35,624,478	38,902,675	39,906,912	36,000,249	42,158,447
Services	143,049,118	136,977,802	174,632,016	173,880,652	221,809,583	251,478,317	276,086,498	290,496,260	309,727,917	315,389,982
Professional & Business Services					47,481,291	54,226,362	54,225,008	60,989,350	67,228,599	66,147,517
Management of Companies & Enterprises					N/A	N/A	6,378,375	N/A	8,873,314	11,876,429
Administrative & Waste Services					22,783,796	37,779,036	39,313,244	36,682,742	29,297,106	30,515,043
Educational Services					1,387,776	1,329,421	1,501,454	2,069,270	2,806,876	4,632,537
Health Care & Social Assistance					72,846,787	82,366,043	97,299,953	105,511,083	111,620,055	114,100,044
Arts, Entertainment, & Recreation					3,332,301	3,070,583	2,941,453	3,094,922	2,993,259	3,122,580
Acomodation & Food Services					38,415,738	44,428,688	46,096,540	53,189,263	58,006,438	53,220,830
Other Services					35,561,894	28,278,184	28,330,471	28,959,630	28,902,270	31,775,002
Government										
Federal Government	89,420,661	90,050,410	93,160,925	100,419,912	102,675,745	112,090,274	122,552,000	130,284,805	134,121,740	136,664,385
State Government	95,717,145	110,501,372	105,930,844	109,992,440	129,113,000	143,798,375	151,591,000	154,283,173	163,991,046	173,315,379
Local Government	117,057,250	121,725,996	129,632,438	137,174,944	150,751,344	164,923,495	172,337,000	184,863,458	207,631,299	228,858,116
TOTAL PAYROLL (\$)	786,688,907	815,893,288	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	1,399,692,861

* 2006 figures were interpolated.

N/A Data was not available

Source: Wyoming Department of Employment

Table 2.5

Per Capita Personal Income
Laramie County
1985 - 2005
 (Dollars)

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	28,052	28,460	29,845	-6.01%
2001	29,676	30,301	30,574	-2.94%
2002	31,545	30,986	30,810	2.39%
2003	32,766	32,279	31,484	4.07%
2004	34,559	35,028	33,090	4.44%
2005	36,355	37,270	34,495	5.39%

Source: US Department of Commerce - Bureau of Economic Analysis

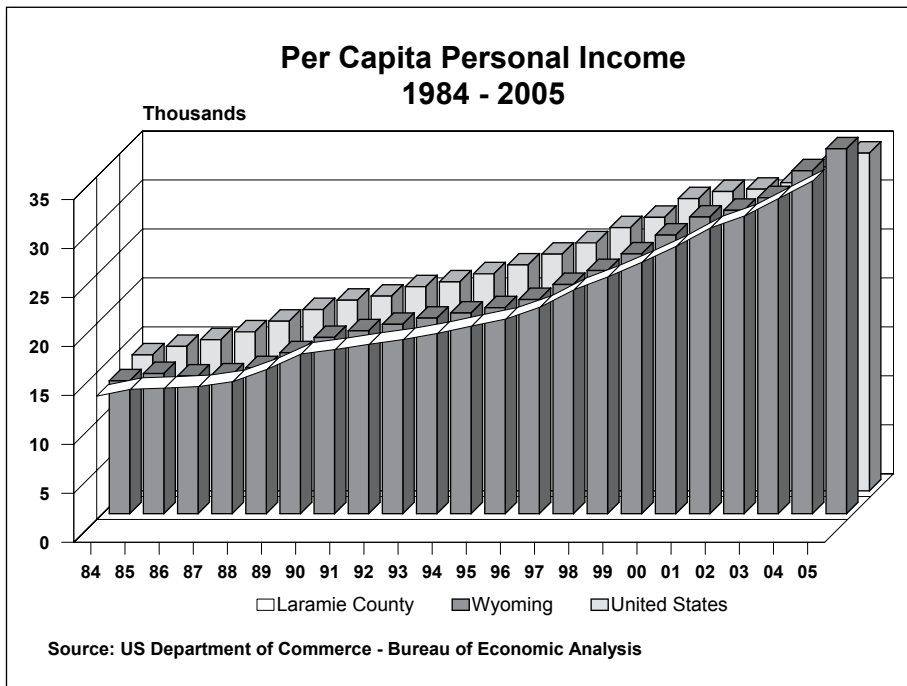


Table 2.6**Laramie County Average Annual Earned Income****1998 - 2006**

(Dollars)

	1998	1999	2000	2001	2002	2003	2004	2005	2006*
AVERAGE ANNUAL EARNED INCOME	24,294	25,648	25,935	27,508	28,847	29,731	31,018	32,214	34,241
PRIVATE									
Agriculture	17,892	17,982	21,515	28,483	22,620	22,451	24,882	24,505	25,187
Mining	34,070	49,049	32,422	36,686	40,131	41,613	42,705	56,680	45,606
Construction	24,950	28,810	28,314	29,757	29,874	30,108	31,447	31,162	35,500
Manufacturing	32,229	32,409	33,644	37,830	38,779	39,104	40,196	41,691	43,006
Trans & Warehousing	30,248	36,172	34,775	26,767	28,171	28,197	28,522	30,225	31,932
Wholesale Trade	32,482	31,623	33,072	38,532	37,843	38,103	39,793	40,027	41,986
Retail Trade	14,993	14,277	15,743	19,331	20,735	21,164	21,840	22,659	23,411
Fire	27,741	34,393	31,993	32,604	31,200	32,968	32,604	34,424	35,794
Utilities				53,079	54,873	56,342	59,605	58,734	61,564
Information				36,166	35,854	36,738	38,701	36,231	42,084
Services	21,405	20,358	23,452	22,524	26,183	24,255	23,510	26,657	28,396
Professional & Business Services				41,444	43,719	40,885	42,861	44,330	43,886
Management of Companies & Enterprises				N/A	N/A	38,922	N/A	45,825	54,974
Administrative & Waste Services				16,939	19,552	20,722	21,619	19,474	19,558
Educational Services				14,209	14,404	15,496	18,642	19,981	23,043
Health Care & Social Assistance				32,786	52,565	33,930	34,515	35,075	35,864
Arts, Entertainment & Recreation				19,269	19,945	10,790	12,051	12,272	12,928
Accommodation & Food Services				10,933	11,180	11,427	12,831	13,975	13,032
Other Services				22,087	21,918	22,256	22,048	22,321	23,886
TOTAL GOVERNMENT	29,184	27,090	30,147						
State Government	30,913	29,349	39,234	362,573	38,493	36,689	41,028	43,095	45,844
Local Government	23,809	24,058	24,245	26,039	29,172	30,199	31,941	33,722	36,457
Federal Government	38,201	38,029	38,252	41,873	45,435	47,255	49,920	52,429	55,122

* 2006 figures were interpolated.

N/A - Data is not available.

Source: Wyoming Department of Employment

Table 2.7

2005 Household Income *Laramie County*

	HOUSEHOLDS
TOTAL:	34,394
Less than \$10,000	2,235
\$10,000 to \$14,999	2,139
\$15,000 to \$19,999	1,671
\$20,000 to \$24,999	2,391
\$25,000 to \$29,999	2,657
\$30,000 to \$34,999	2,011
\$35,000 to \$39,999	2,010
\$40,000 to \$44,999	2,173
\$45,000 to \$49,999	1,351
\$50,000 to \$59,999	3,028
\$60,000 to \$74,999	4,070
\$75,000 to \$99,999	3,609
\$100,000 to \$124,999	2,277
\$125,000 to \$149,999	1,119
\$150,000 to \$199,999	584
\$200,000 or more	1,068

Source: US Census Bureau,
2005 American Community Survey

Median Household Income *Laramie County*

YEAR	MEDIAN HOUSEHOLD INCOME	PERCENT CHANGE
2004	\$44,790	1.32%
2003	\$44,207	4.05%
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
1990	N/A	N/A
1989	\$28,121	N/A

Source: US Census Bureau, 2005 American Community Survey

2005 Sex by Earnings *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 Census Bureau, 2005 American Community Survey

Average Wage Per Job *Laramie County*

YEAR		PERCENT CHANGE
2005	\$33,429	3.60%
2004	\$32,268	4.41%
2003	\$30,904	2.83%
2002	\$30,053	5.69%
2001	\$28,435	5.37%
2000	\$26,986	1.95%
1999	\$26,470	4.15%
1998	\$25,416	5.42%
1997	\$24,109	3.76%
1996	\$23,236	0.80%
1995	\$23,051	0.73%
1994	\$22,883	2.17%
1993	\$22,397	2.61%
1992	\$21,828	3.85%
1991	\$21,019	3.42%
1990	\$20,324	N/A

Source: US Department of Commerce -
Bureau of Economic Analysis

Table 2.8

Average Annual Pay By States 1992 - 2004

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Percent Change 1992-2004
United States	25,903	26,361	26,939	27,845	28,946	30,353	31,945	33,313	35,320	36,214	36,764	37,765	39,354	51.93%
Arizona	23,153	23,501	24,276	25,324	26,387	27,659	29,322	30,523	32,610	33,408	34,036	35,056	36,646	58.28%
California	28,902	26,470	29,878	30,717	31,776	33,525	35,348	37,564	41,207	41,358	41,419	42,592	44,641	54.46%
Colorado	25,040	25,682	26,155	27,122	28,520	30,066	32,248	34,192	37,168	37,950	38,005	38,942	40,276	60.85%
Connecticut	32,603	33,169	33,811	35,127	36,592	38,941	40,895	42,653	45,486	46,963	46,852	48,328	51,007	56.45%
Delaware	26,596	27,144	27,952	29,123	30,711	32,188	33,969	35,102	36,535	38,434	39,684	40,954	42,487	59.75%
Florida	23,145	23,571	23,918	24,709	25,641	26,673	28,184	28,911	30,560	31,551	32,426	33,544	35,186	52.02%
Georgia	24,373	24,865	25,313	26,308	27,492	29,037	30,856	32,339	34,214	35,114	35,734	36,626	37,866	55.36%
Idaho	20,649	21,188	21,938	22,839	23,353	24,062	24,868	26,042	27,701	27,765	28,163	28,677	29,871	44.66%
Illinois	27,910	28,425	29,107	30,101	31,296	33,024	34,715	36,279	38,045	39,058	39,688	40,540	42,277	51.48%
Indiana	23,570	24,109	24,908	25,571	26,477	27,635	29,108	30,027	31,030	31,778	32,603	33,379	34,694	47.20%
Kansas	21,982	22,430	22,907	23,709	24,609	25,694	26,845	28,029	29,361	30,153	30,825	31,489	32,738	48.93%
Massachusetts	29,664	30,229	31,024	32,352	33,937	35,716	37,774	40,331	44,168	44,976	44,954	46,323	48,916	64.90%
Michigan	27,463	28,260	29,541	30,545	31,522	32,780	34,521	35,734	37,011	37,387	38,135	39,433	40,373	47.01%
Minnesota	25,324	25,710	26,422	27,363	28,866	30,231	32,075	33,487	35,414	36,585	37,458	38,610	40,398	59.52%
Montana	19,378	19,932	20,218	20,516	21,146	21,946	22,648	23,253	24,272	25,194	26,001	29,607	27,830	43.62%
Nebraska	20,355	20,815	21,500	22,389	23,294	24,565	25,539	26,633	27,693	28,375	29,448	30,382	31,507	54.79%
Nevada	24,743	25,461	25,700	26,647	27,788	28,672	30,203	31,213	32,277	33,122	33,993	35,329	37,106	49.97%
New Jersey	32,073	32,722	33,439	34,533	35,928	37,514	39,516	N/A	43,676	44,285	45,182	46,351	48,064	49.86%
New Mexico	21,051	21,731	22,351	23,040	23,716	24,684	25,711	26,270	27,498	28,698	29,431	30,202	31,411	49.21%
New York	32,399	32,919	33,439	34,938	36,816	38,543	40,684	42,133	45,358	46,664	46,328	47,247	49,941	54.14%
North Dakota	18,945	19,382	19,893	20,492	21,242	22,049	22,990	23,753	24,683	25,707	26,550	27,628	28,987	53.01%
Ohio	24,845	25,338	26,134	26,868	27,776	29,094	30,392	31,396	32,508	33,280	34,214	35,153	36,441	46.67%
Oklahoma	21,698	22,001	22,293	22,671	23,329	24,226	25,122	25,748	26,988	28,020	28,654	29,699	30,743	41.69%
Pennsylvania	25,785	26,274	26,950	27,904	28,973	30,163	31,584	32,694	34,015	34,976	35,808	36,995	38,555	49.52%
South Dakota	18,016	18,613	19,255	19,931	20,724	21,648	22,751	23,765	24,802	25,600	26,360	27,210	28,281	56.98%
Texas	25,088	25,523	25,959	26,899	28,129	29,699	31,515	32,895	34,943	36,039	36,248	36,968	38,511	53.50%
Utah	21,976	22,250	22,811	23,626	24,572	25,736	26,873	27,884	29,229	30,074	30,585	31,106	32,171	46.39%
Washington	25,553	25,760	26,362	27,453	28,881	30,769	33,076	35,736	37,099	37,475	38,242	39,021	39,361	54.04%
Wyoming	21,215	21,745	22,054	22,351	22,870	23,866	24,725	25,639	26,836	28,025	28,975	29,924	31,210	47.11%

NA - Data is not available.

Source: Statistical Abstract of the United States.

Table 2.9

Laramie County Employers
Covered Employment by Standard Industrial Classification
1995 - 2006

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006*
PRIVATE EMPLOYMENT												
Agriculture	52	57	59	60	66	63	24	22	22	20	20	21
Mining	13	13	13	13	11	11	10	13	14	15	18	20
Construction	263	274	322	347	350	366	350	373	383	404	431	465
Manufacturing	46	49	51	54	52	58	62	63	64	70	74	77
Transportation & Warehousing	124	123	135	148	151	153	105	103	103	117	110	122
Wholesale Trade	142	143	148	154	147	150	128	131	146	151	153	168
Retail Trade	458	475	478	468	474	471	344	350	351	346	346	356
Fire	219	220	225	230	227	235	286	272	274	288	296	309
Utilities							5	7	7	6	6	8
Information Services	817	826	892	910	925	924	48	52	51	53	53	55
Professional & business services							1,129	1,155	1,216	1,280	1,342	0
Management of Companies & Enterprises							279	296	314	336	355	376
Administrative & Waste Services							N/A	N/A	13	16	22	25
Educational Services							200	201	208	226	230	238
Health Care & Social Assistance							21	24	25	27	29	30
Arts, Entertainment, & Recreation							188	198	215	231	244	248
Accommodation & Food Services							34	33	30	31	31	31
Other Services							164	165	180	185	201	200
							243	238	231	228	230	232
Government												
Federal Government	46	45	54	45	47	46	46	48	53	52	52	55
State Government	55	53	53	50	50	50	54	55	57	58	57	61
Local Government	26	26	26	28	27	27	26	26	25	26	26	26
TOTAL	2,261	2,304	2,456	2,507	2,527	2,554	2,608	2,687	2,764	2,873	2,849	2,930

N/A - Data is not available.

* 2006 figures were interpolated.

Source: Wyoming Department of Employment

Table 2.10

Laramie County Proprietors (BEA) *1983 - 2004*

Year	Non-Farm	Farm	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	589	9,435
2002	9,264	598	9,862
2003	9,601	584	10,185
2004	9,994	584	10,578

Source: US Commerce Department - Bureau of Economic Analysis

Table 2.11

Laramie County Employment Projections
Jobs by Place of Work
2004 - 2009

	2004	2005	2006	2007	2008	2009
Total Employment	57,243	58,249	59,175	60,116	60,979	62,023
PRIVATE						
Agriculture	953	967	965	976	978	992
Mining	193	189	186	183	186	185
Construction	3,564	3,635	3,720	3,813	3,927	4,014
Manufacturing	1,782	1,749	1,710	1,693	1,674	1,687
Transportation & Public Utilities	2,800	2,670	2,479	2,312	2,256	2,337
Wholesale Trade	971	944	906	866	873	883
Retail Trade	7,457	7,728	7,909	8,090	8,271	8,452
Finance, Insurance & Real Estate	4,647	4,692	4,791	4,985	5,013	5,002
Professional & Business Services	2,742	2,866	2,990	3,114	3,238	3,362
Health Care & Social Assistance	4,295	4,612	4,929	5,246	5,563	5,880
Accommodation & Food Services	5,110	5,541	5,972	6,403	6,834	7,265
GOVERNMENT						
Federal Civilian	2,401	2,401	2,389	2,376	2,349	2,366
Military	3,659	3,631	3,599	3,557	3,514	3,466
State & Local Government	10,067	10,324	10,567	10,779	10,939	11,169

Source: Wyoming Center for Business & Economic Analysis

Table 2.12**Major Employers in the Cheyenne Area**

(100 or more employees)

COMPANY	PRODUCT	NUMBER OF JOBS				
		2003	2004	2005	2006	2007
F.E. Warren A.F.B.	Military	4,423	4,190	4,263	4,293	4,156
State of Wyoming	Government Services	3,397	3,574	3,386	3,645	3,756
Laramie Co. School Dist. #1	Education K-12	1,703	1,794	1,933	1,940	2,075
Federal Government	Government Services	1,685	1,811	1,804	1,812	1,736
Cheyenne Regional Medical Center	Health Care	1,360	999	1,095	1,430	1,480
Lowe's Companies	Distribution Center	325	460	700	950	997
Union Pacific Railroad	Transportation, Rail	695	700	790	806	832
Wyoming National Guard	Military	669	698	669	669	693
Sierra Trading Post	Outlet Catalogue/Retail	399	420	425	670	661
City of Cheyenne	Government Services	542	557	554	565	590
Veterans' Affairs Medical Ctr.	Health Care	379	421	423	426	486
Laramie County Community College	Education and Community Services	400	410	465	420	450
Wal-Mart Retail	Retail Sales	265	288	226	506	396
Laramie County Government	Government Services	280	320	318	337	350
United States Postal Service	Government Services	315	284	300	296	278
Frontier Refining, Inc.	Oil Refinery	259	274	261	243	275
EchoStar Communications	Satellite Uplink Center	252	296	293	270	258
Magic City Enterprises	Rehabilitation Facility	N/A	N/A	N/A	N/A	210 (a)
Great Lakes Aviation	Airlines	243	198	175	196	209
Laramie Co. School Dist #2	Education K-12	201	192	179	183	207
JELD WEN	Window & Door Manufacturing	150	200	173	250	206
BlueCross/Blue Shield	Health Plans	206	232	188	214	204
Little America	Lodging and Convention	207	207	183	149	159
APW Wyott Corporation	Manufacturing	150	160	152	150	150
Mountain Regional Services, Inc.	Disability Services	102	130	140	130	130
Mountain Towers	Long-Term Care	134	105	128	127	120
Taco Johns, Inc.	Food Service Headquarters	40	100	149	146	115 (b)
Wyoming Tribune-Eagle	News and Printing Services	93	115	125	120	115
Hitching Post Inn	Lodging and Convention	150	108	132	115	113
Dyno Nobel, Inc.	Fertilizer & Ammonium Nitrate Mfg.	166	127	122	117	110
VAE Nortrak	Mfg. Rail Switching	118	104	106	117	105
Warren Federal Credit Union	Credit Union	99	106	94	97	102
Corral West	Western Clothing Retail	100	140	110	110	100
Firms that requested anonymity or provided incomplete data		405	449	478	439	619
Totals		19,912	20,169	20,539	21,938	22,443

(a) First year reporting

(b) Count adjusted to reflect employees in Laramie County only

Source: Cheyenne LEADS

Table 2.13

Tourism Activity

Monthly Averages 1998 - 2006

	1998	1999	2000	2001	2002	2003	2004	2005	2006
Available Rooms	21,394	20,865	21,861	24,031	25,880	27,775	28,637	27,425	28,628
Nights Occupied	13,129	13,168	14,518	16,878	18,290	17,306	17,851	16,921	19,030
Occupancy Rate	61.0%	63.5%	66.4%	68.5%	69.1%	63.4%	62.3%	61.5%	65.0%
Average Room Rate (\$)	\$52.17	\$55.48	\$56.55	\$57.28	\$57.19	\$57.97	\$57.88	\$62.31	\$65.20
CACVB Visitor Walk-in Count	1,285	1,004	868	995	1,298	1,203	2,317	2,653	4,132
Trolley Ridership	504	468	389	570	606	912	947	1,027	1,284
Pine Bluffs Info. Center	12,689	12,281	12,368	12,495	15,461	14,466	13,935	13,085	12,589
I-25 State Visitor Center	9,617	7,035	5,391	5,566	5,475	5,770	5,102	5,379	7,391
Old West Museum Paid Visitor	4,364	3,952	3,312	3,736	3,527	3,491	3,019	3,017	3,277
State Museum	Closed	1,647	1,449	1,468	1,413	2,274	1,862	1,745	2,003

Note: Numbers reported are a monthly average for each year.
Source: Cheyenne Area Convention and Visitors Bureau

Table 2.14

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	1,097	1,733

Sectors with Largest Number of Commuters

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

Source: Bureau of Economic Analysis

SECTION 3 DEVELOPMENT TRENDS

Table

- 3.0 Annexation Trends, 1980 - 2006
- 3.1 Residential Construction Activity, 1983 - 2006
- 3.2 Commercial Construction Activity, 1982 - 2006
 - Figure 5 - Residential and Commercial Construction Valuation, 1983 - 2006
 - Figure 6 - Assessed Real Property Values, 1988 - 2006
- 3.3 Assessed Real Property Values, 1995 - 2006
- 3.4 Major Property Tax Districts, 1995 - 2006
 - Figure 7 - Property Tax Districts, 1990 - 2006
- 3.5 Capital Improvements, 1984 - 2006

Table 3.0

Annexation Trends
City of Cheyenne
1980 - 2006

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%

Total Annexed 6,472.13

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 - 2005 Data: City of Cheyenne Building and Engineering Department Annual Report.

Table 3.1

Residential Construction Activity

City of Cheyenne

1983 - 2006

YEAR	HOUSING PERMITS	FIVE YEAR AVERAGE	NEW NET HOUSING UNITS (A)	NEW PERMIT VALUATION (\$)
1983	334	N/A	357	17,819,760
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

NA - 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
The U.S Census Bureau

Table 3.2**Commercial Construction Activity***City of Cheyenne
1982 - 2006*

YEAR	NEW CONSTRUCTION		ADDITIONS & REMODELS		ANNUAL TOTAL		PERCENT CHANGE	
	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS	VALUATION (\$)	PERMITS (%)	VALUATION (%)
1982	38	5,896,976	100	2,135,154	138	8,032,130	-27.3	-35.7
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

NA - Data is not available.

Source: City of Cheyenne Engineer's Office

1982 - 2006 Data: City of Cheyenne Building and Engineering Department

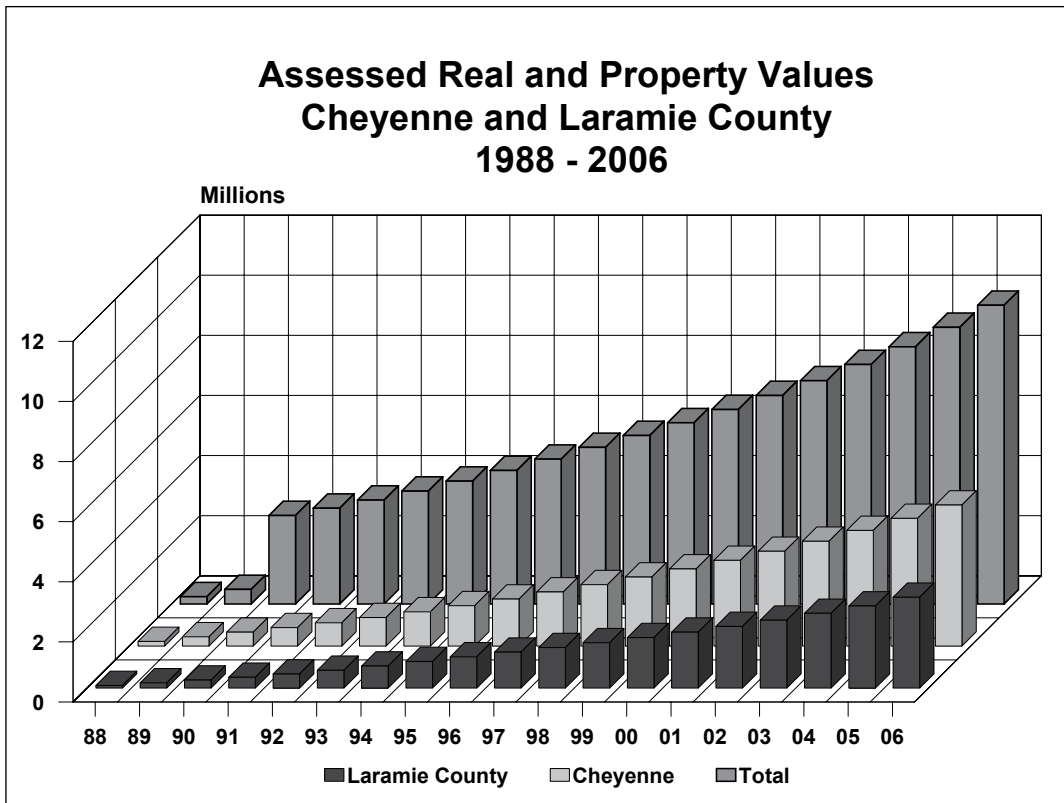
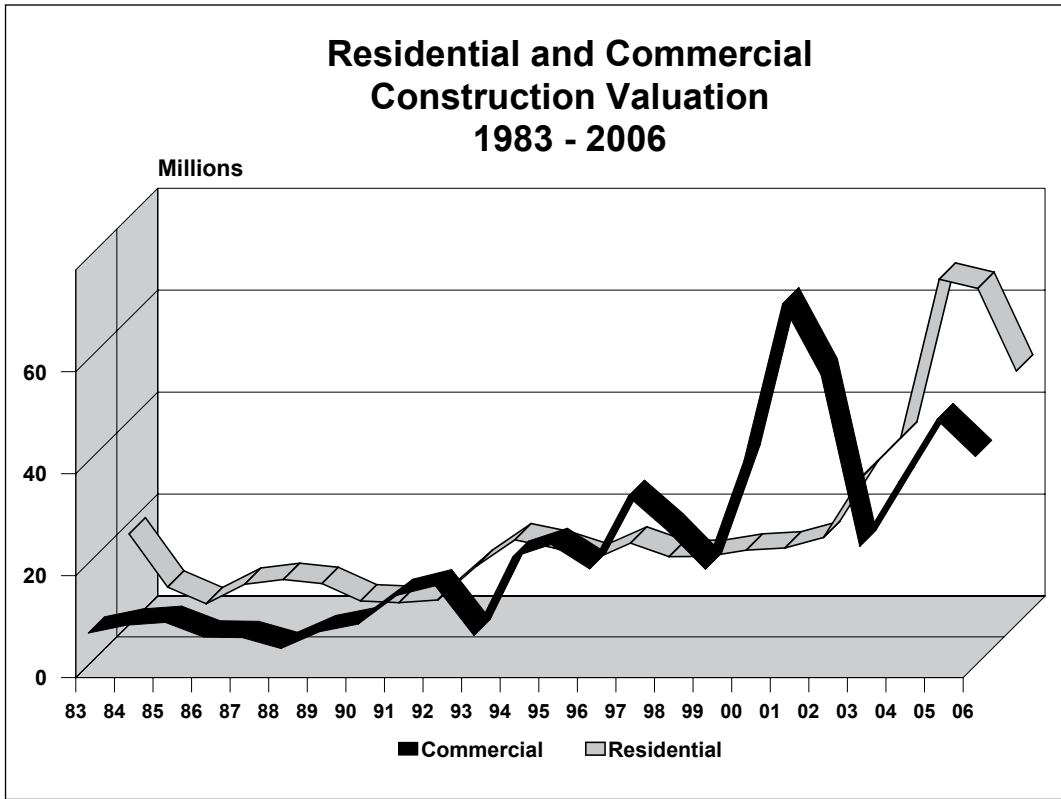


Table 3.3

Assessed Real and Personal Property Value
Laramie County
1995 - 2006

	1995	1996	1997	1998	1999	2000
TOTAL						
City (\$)	204,205,606	220,671,780	235,059,087	242,909,044	254,289,189	270,007,446
County (\$)	152,112,200	154,634,621	155,663,825	153,468,686	158,875,527	172,353,693
RESIDENTIAL						
City (\$)	136,837,287	147,209,388	156,395,398	160,465,026	168,819,430	178,806,953
County (\$)	43,180,286	49,717,132	55,020,410	58,669,645	65,203,617	72,323,848
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50
COMMERCIAL						
City (\$)	45,999,018	52,017,507	56,415,832	59,180,299	61,456,341	62,591,046
County (\$)	6,941,180	7,689,146	9,402,777	9,882,548	10,792,677	11,375,261
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50
INDUSTRIAL *						
City (\$)	17,436,153	18,203,697	18,930,575	19,389,437	20,227,476	24,394,527
County (\$)	81,923,231	76,585,355	69,471,958	62,912,327	60,054,159	65,175,820
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50
AGRICULTURAL						
City (\$)	0	0	0	0	0	0
County (\$)	16,788,776	16,642,336	17,316,947	17,300,821	18,061,372	18,201,143
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50
VACANT						
City (\$)	3,933,148	3,241,188	3,317,282	3,874,282	3,785,942	4,214,920
County (\$)	3,278,727	4,000,652	4,451,733	4,703,345	4,763,702	5,277,621
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

N/A - Data is not available.

Source: Laramie County Assessor's Office

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

Assessed Real and Personal Property Value continued on page 40

Assessed Real and Personal Property Value continued from page 39

	2001	2002	2003	2004	2005	2006
TOTAL						
City (\$)	284,524,644	301,615,103	333,028,981	360,986,244	402,264,902	443,234,610
County (\$)	180,525,429	190,599,915	205,659,198	229,652,549	244,439,397	290,900,035

RESIDENTIAL						
City (\$)	188,856,479	198,716,884	216,458,096	240,898,699	273,116,519	299,464,953
County (\$)	78,912,255	86,720,823	98,458,096	111,253,557	127,393,533	144,933,877
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

COMMERCIAL						
City (\$)	67,206,773	73,319,387	87,403,935	90,420,290	95,554,194	108,951,158
County (\$)	12,495,160	13,051,254	13,615,738	14,534,477	15,947,858	17,670,759
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

INDUSTRIAL *						
City (\$)	24,253,491	25,006,068	24,996,324	24,052,789	27,057,707	27,214,048
County (\$)	66,452,235	67,540,628	69,123,194	76,346,242	70,763,291	81,885,058
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50

AGRICULTURAL						
City (\$)	0	0	0	0	0	1,096
County (\$)	17,456,900	17,446,081	18,038,932	20,535,737	22,337,000	25,397,071
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

VACANT						
City (\$)	4,207,901	4,572,764	4,603,429	5,574,466	6,536,482	7,603,355
County (\$)	5,208,879	5,841,129	6,423,238	6,982,536	7,977,115	11,013,260
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

Table 3.4**Major Property Tax Districts****Revenues
1995 - 2006**

	1995	1996	1997	1998	1999	2000
CITY OF CHEYENNE						
Value (\$)	204,205,606	220,671,780	235,059,087	242,909,044	254,289,189	270,007,446
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	1,633,645	1,765,374	1,880,473	1,943,272	2,034,314	2,160,060
LARAMIE COUNTY						
Value (\$)	356,317,806	375,306,401	390,772,912	396,377,730	413,164,716	442,361,139
Mill Levy	18.39	18.31	18.26	17.00	22.00	22.00
Revenue (\$)	6,552,684	6,871,860	7,134,600	6,738,421	9,089,624	9,731,945
LC SCHOOL DISTRICT #1						
Value (\$)	314,438,236	338,787,872	356,390,783	361,356,654	378,706,487	406,805,165
Mill Levy	52.21	52.29	51.52	46.04	45.81	43.00
Revenue (\$)	16,416,820	17,715,218	18,361,253	16,636,860	17,348,544	17,492,622
LC SCHOOL DISTRICT #2						
Value (\$)	41,879,570	36,518,529	34,332,129	35,021,076	34,458,229	35,555,974
Mill Levy	52.00	52.00	52.00	51.80	43.00	46.88
Revenue (\$)	2,177,738	1,898,964	1,785,271	1,814,092	1,481,704	1,666,864
LC CONSERVATION DISTRICT (a)						
Value (\$)	356,317,806	375,306,401	390,772,912	396,377,730	413,164,716	442,361,139
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	178,159	187,653	195,361	198,189	206,582	221,181
SOUTH CHEYENNE WATER & SEWER						
Value (\$)	10,474,719	11,883,664	12,705,639	13,631,245	14,770,147	15,976,468
Mill Levy	3.44	3.03	2.83	3.18	2.67	2.78
Revenue (\$)	36,033	36,008	35,957	43,347	39,436	44,415
WEED AND PEST DISTRICT						
Value (\$)	356,317,806	375,306,401	390,722,912	396,377,730	413,164,716	442,361,139
Mill Levy	1.00	1.00	1.00	1.00	1.00	1.00
Revenue (\$)	356,318	375,306	390,723	396,378	413,165	442,361

NA - Data is not available.

Note: (a) Laramie County Conservation District Tax commenced in 1989

Source: Laramie County Assessor's Office

Major Property Tax Districts continued on page 42

Major Property Tax Districts continued from page 41

	2001	2002	2003	2004	2005	2006
CITY OF CHEYENNE						
Value (\$)	284,524,644	301,615,103	333,028,981	360,986,244	402,264,902	443,234,610
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	2,276,197	2,412,921	2,664,232	2,887,890	3,218,119	3,545,877

LARAMIE COUNTY						
Value (\$)	465,050,073	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645
Mill Levy	22.00	22.00	17.00	17.00	17.00	17.00
Revenue (\$)	10,231,102	10,828,730	9,157,699	10,040,859	10,993,973	12,310,289

LC SCHOOL DISTRICT #1						
Value (\$)	428,814,721	456,486,561	499,696,020	547,178,850	599,968,474	669,240,204
Mill Levy	43.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	18,439,033	20,085,409	21,986,625	24,075,869	26,398,613	29,446,569

LC SCHOOL DISTRICT #2						
Value (\$)	36,235,352	35,728,457	36,992,159	43,459,943	46,735,825	54,894,441
Mill Levy	46.61	46.42	46.18	46.19	46.20	45.89
Revenue (\$)	1,688,930	1,658,515	1,708,298	2,007,415	2,159,195	2,519,106

LC CONSERVATION DISTRICT (a)						
Value (\$)	465,050,073	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	232,525	246,108	269,344	295,319	323,352	362,067

SOUTH CHEYENNE WATER & SEWER						
Value (\$)	16,560,782	17,361,258	18,971,122	21,269,437	22,416,670	27,264,776
Mill Levy	2.68	4.02	3.69	3.57	2.52	2.49
Revenue (\$)	44,383	69,792	70,003	75,932	56,490	67,889

WEED AND PEST DISTRICT						
Value (\$)	465,050,073	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645
Mill Levy	1.32	1.50	1.50	1.50	1.50	1.50
Revenue (\$)	613,866	738,323	808,032	885,958	970,056	1,086,202

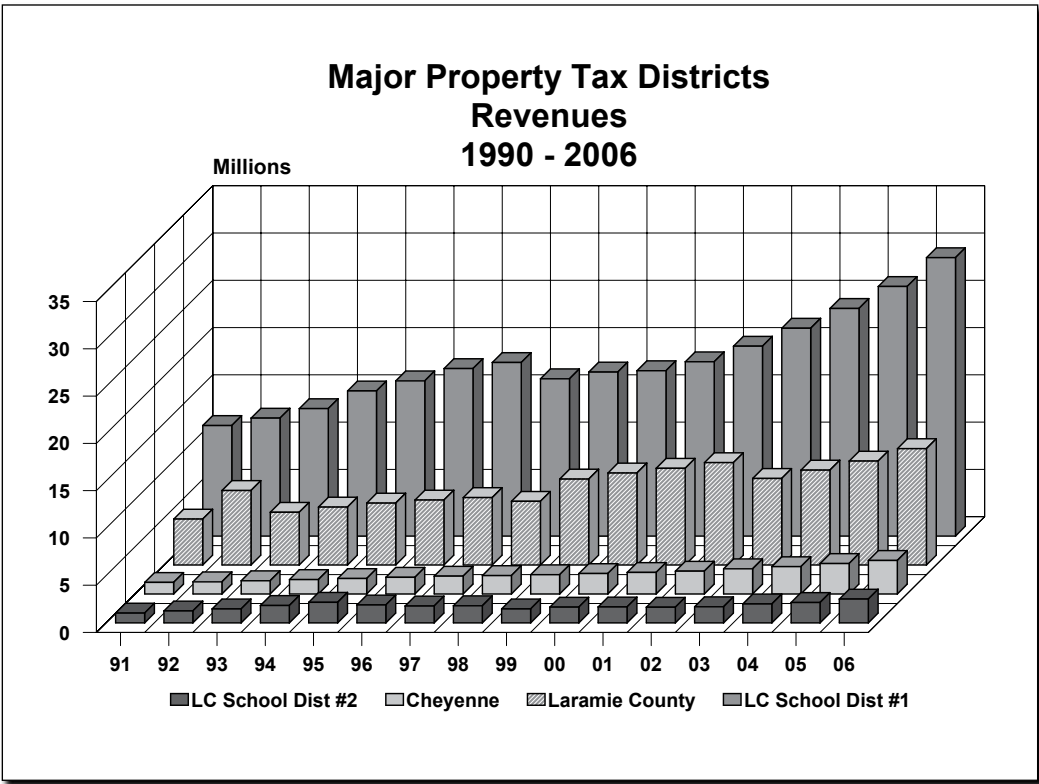


Table 3.5 Funds Expended for Capital Improvements
1984 - 2006

YEAR	WATER (A)	WASTEWATER (A)	DRAINAGE	PARKS & RECREATION	LIGHT & POWER	STREETS (C)	BUILDING MAINTENANCE	TOTAL
1984	15,352,122	265,668	158,326	637,908	5,757,012	144,396	137,523	22,452,955
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

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 Comprehensive Annual Financial Report
Board of Public Utilities
Cheyenne Light, Fuel & Power

SECTION 4 DEMOGRAPHICS

Table

- 4.0 Census Detail, 1990 - 2000
- 4.1 Population and Household Estimates, 1980 - 2009
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- 4.2 Population Profiles, 1960 - 2000
- 4.3 Population by Race and Ethnic Groups, 1980 - 2000
- 4.4 Education Profiles, 1960 - 2000;
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- 4.7 Housing Profile, Cheyenne Area, 1994 - 2006
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	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	<u>120</u>	<u>120</u>
	65,740	71,351
Bal. of County	<u>7,402</u>	<u>10,256</u>
TOTAL	73,142	81,607

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

Table 4.1

Population Estimates and Projections

*Laramie County
1980 - 2009*

YEAR	LARAMIE COUNTY POPULATION	CITY OF CHEYENNE POPULATION ESTIMATES	ESTIMATED LARAMIE COUNTY HOUSEHOLDS
1980	68,649 (a)	47,283 (a)	25,292 (a)
1981	70,176 (c)	48,038 (c)	26,370 (c)
1982	71,129 (c)	49,035 (c)	27,620 (c)
1983	72,907 (c)	50,491 (c)	26,870 (c)
1984	73,345 (c)	49,465 (c)	27,490 (c)
1985	73,102 (c)	48,736 (c)	27,700 (c)
1986	74,411 (c)	51,203 (c)	28,958 (c)
1987	75,101 (c)	50,640 (c)	29,189 (c)
1988	74,523 (c)	50,361 (c)	28,229 (c)
1989	73,667 (c)	50,712 (c)	28,471 (c)
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	82,337 (c)	53,551 (c)	32,364 (b)
2002	83,156 (c)	53,994 (c)	32,808 (b)
2003	84,316 (c)	54,642 (c)	33,257 (b)
2004	85,033 (c)	55,362 (c)	33,713 (b)
2005	85,163 (d)	56,054 (b)	34,394 (d)
2006	84,440 *	56,755 (b)	34,643 (b)
2007	85,040 *	57,464 (b)	34,976 (b)
2008	85,620 *	58,182 (b)	35,427 (b)
2009	86,110 *	58,910 (b)	35,884 (b)

Notes: (a) U.S. Census Bureau Count
 (b) Center for Business & Economic Data
 (c) U.S. Census Bureau Estimate
 (d) 2005 American Community Survey (ACS)
 * Projections by the Wyoming Division of Economic Analysis

Source: Wyoming Center for Business & Economic Analysis
 US Census Bureau

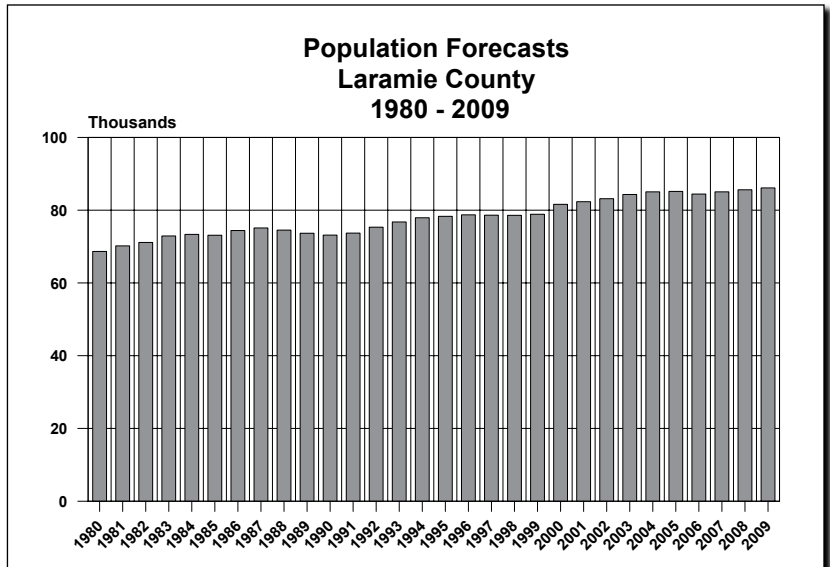


Table 4.2

Laramie County Population Profiles 1960 - 2000

	1960	1970	1980	1990	2000
Census Population	60,149	56,360	68,649	73,142	81,607
Age Distribution					
Less than 5	7,889	4,965	5,797	5,907	5,384
5 - 19 years	16,385	17,232	17,197	16,360	17,910
20 - 44 years	21,779	18,592	27,630	20,141	30,427
45 - 64 years	10,584	10,863	12,035	13,295	18,535
65 and over	3,512	4,708	5,990	7,439	9,351
Less than 5 (a)	N/A	N/A	5,797	5,907	5,384
5 - 16 years	N/A	N/A	12,354	13,088	14,475
16 years and older	N/A	N/A	50,986	55,067	62,981
18 years and older	N/A	N/A	48,884	53,063	60,584
5 - 20 years	N/A	N/A	18,639	17,465	19,024
18 - 20 years	N/A	N/A	4,670	3,293	3,385
21 - 24 years	N/A	N/A	5,766	4,016	4,419
25 - 44 years	N/A	N/A	20,422	25,020	24,894
45 - 54 years	N/A	N/A	6,566	7,323	11,489
55 - 59 years	N/A	N/A	2,859	2,998	3,929
60 - 64 years	N/A	N/A	2,610	2,974	3,117
65 and over	N/A	N/A	5,990	7,439	9,351
Median Age	26.7	26.7	28.1	31.9	35.3
Per Capita Income					
City	N/A	3,180	7,626	13,351	19,469
County	N/A	2,993	7,743	12,932	19,634
Median Household Income					
City	5,916	9,599	16,935	28,117	38,307
County	5,667	9,162	17,630	27,571	39,607
Median Family Income					
City	N/A	N/A	N/A	N/A	45,995
County	N/A	N/A	N/A	N/A	46,536

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

Source: US Census of Population and Housing 1960, 1970, 1980, 1990, 2000
Wyoming State Data Center Bulletin Volume II, Number 3
State of Wyoming, Division of Economic Analysis

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

Laramie County Education Profiles 1960 - 2000

	1960	1970	1980	1990	2000
Education Attainment (Yrs.) (a)					
Elementary (K-8)	7,499	5,209	3,693	2,373	1,268
High School (9-12, no diploma)	5,957	4,705	3,940	4,868	4,107
Senior High Graduate (12)	11,270	11,569	15,711	13,283	14,053
College Study (13-15)	4,053	4,561	8,288	15,763	15,916
College Graduate (16+)	2,825	3,884	6,815	9,467	8,146
Percent High School Graduates	57.4%	66.9%	80.1%	84.2%	89.1%
Associate Degree	N/A	N/A	N/A	N/A	4,868
Master's Degree	N/A	N/A	N/A	N/A	2,853
Professional School Degree	N/A	N/A	N/A	N/A	1,136

Source: US Census Bureau

Average ACT Scores 1994 - 2006

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Laramie County	21.5	21.4	21.1	21.4	21.8	21.7	21.7	21.5	22.2	22.5	22.1	22.3	21.1
Wyoming	21.2	21.3	21.4	21.4	21.4	21.4	21.6	21.5	21.4	21.4	21.4	21.4	21.6
United States	20.8	20.8	20.9	21.0	21.0	21.0	21.0	21.0	20.8	20.8	20.9	20.9	20.9

NA - Data is not available.

Notes: (a) 25 Years and older

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 4.5

Public and Private School Enrollment
Cheyenne and Laramie County
1978 - 2006

YEAR	ELEMENTARY	JUNIOR HIGH	SENIOR HIGH	PRIVATE	HOME SCHOOLED	TOTAL	LCCC HEADCOUNT	LCCC FTE
1978	7,281	3,200	3,226	N/A	N/A	13,707	N/A	N/A
1979	7,221	3,051	3,290	N/A	N/A	13,562	N/A	N/A
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	3,511	3,093	360	326	14,768	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	3,163	1,942

NA - 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

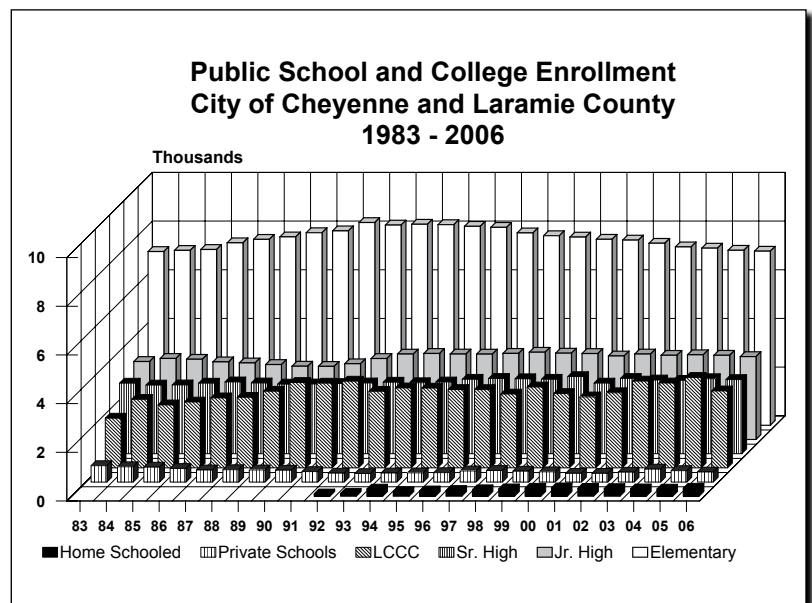


Table 4.6

Housing Profile
Laramie County
1980 - 2006

Authorized Construction in Permit Issuing Areas

PER UNIT VALUATION

YEAR	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS	SFU 2005 REAL \$ VALUE	% CHANGE
1980	307	12	84	136	539	104.76	
1981	170	6	28	56	260	95.81	-0.085
1982	150	14	36	54	254	91.28	-0.047
1983	334	52	244	5	635	83.46	-0.086
1984	226	0	4	0	230	90.28	0.082
1985	214	2	68	36	320	82.50	-0.086
1986	377	4	16	11	408	74.14	-0.101
1987	190	0	24	0	214	99.16	0.337
1988	160	2	0	162	324	110.30	0.112
1989	100	0	20	0	120	121.68	0.103
1990	79	0	0	0	79	132.54	0.089
1991	91	0	0	0	91	132.06	-0.004
1992	229	2	4	8	243	128.00	-0.031
1993	263	4	16	0	283	134.26	0.049
1994	353	0	4	12	369	127.97	-0.047
1995	258	22	4	14	298	124.74	-0.025
1996	302	2	68	292	664	128.82	0.033
1997	254	6	17	198	475	126.52	-0.018
1998	320	24	4	121	469	126.64	0.001
1999	289	0	4	30	323	139.87	0.104
2000	245	0	0	0	245	154.87	0.107
2001	257	2	4	56	319	158.45	0.023
2002	446	12	0	20	478	145.64	-0.081
2003*	565	0	200	8	773	144.18	-0.010
2004*	726	4	48	88	866	146.30	0.015
2005*	674	0	44	132	850	154.44	0.056
2006*	460	2	0	8	470	N/A	N/A

N/A - Data is not available

* 2003 - 2006 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

Table 4.7

Housing Profile

Cheyenne Area 1994 - 2006

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Housing Units	22,478	22,672	23,227	23,499	23,835	24,052	24,214	24,495	24,763	25,367	25,973	26,545	26,841
Single Family Units % of Total	16,611 73.9%	16,781 74.0%	16,956 73.0%	17,136 72.9%	17,310 72.6%	17,456 72.6%	17,582 72.6%	17,731 72.4%	17,992 72.7%	18,396 72.5%	18,905 72.8%	19,340 72.9%	19,634 73.1%
Multi-Family Units % of Total	5,867 26.1%	5,891 26.0%	6,271 27.0%	6,363 27.1%	6,525 27.4%	6,596 27.4%	6,632 27.4%	6,764 27.6%	6,771 27.3%	6,971 27.5%	7,068 27.2%	7,205 27.1%	7,207 26.9%

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

Source: City of Cheyenne Engineer's Office

1994 - 2006 Data: City of Cheyenne Building and Engineering Department

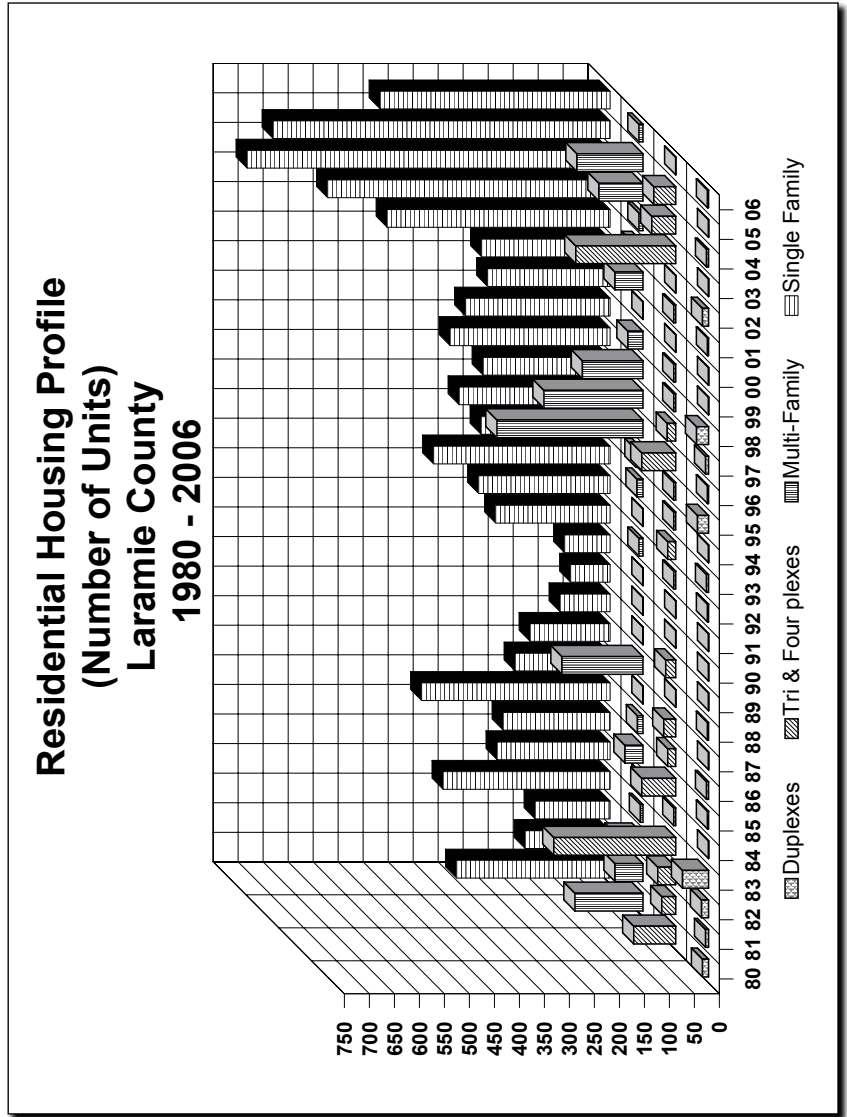


Table 4.8

Changes in Housing Stock

1980 - 2000

	LARAMIE COUNTY			CHEYENNE URBAN			CHEYENNE CITY		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Year-Round Occupied Housing									
Units in Structure (a)	27,269	30,507	31,927	24,927	26,467	28,952	19,587	21,856	22,282
1 (Single Family)	17,790	20,724	21,977	16,018	17,439	NA	13,331	15,388	15,751
2 To 9 (b)	5,017	4,228	6,454	3,751	4,037	NA	4,272	3,908	5,477
10 Or More	1,499	1,690	1,804	2,470	1,676	NA	1,431	1,641	1,738
Mobile Home Or Trailer	2,963	3,865	3,947	2,688	3,315	NA	553	919	814
Owner-Occupied Housing									
Units in Structure	16,929	18,406	22,054	15,330	16,157	NA	12,023	12,926	14,739
1 (Single Family)	14,021	15,552	NA	12,729	13,669	NA	11,003	11,994	NA
2 To 9	729	NA	NA	623	NA	NA	560	NA	NA
10 Or More	85	NA	NA	71	NA	NA	52	NA	NA
Mobile Home Or Trailer	2,094	NA	NA	1,907	NA	NA	408	NA	NA
Renter-Occupied Housing									
Units in Structure	8,363	9,686	9,873	7,922	8,297	NA	6,216	7,314	7,585
1 (Single Family)	2,978	4,054	NA	2,691	2,950	NA	1,832	2,696	NA
2 To 9	3,564	NA	NA	2,667	NA	NA	3,101	NA	NA
10 Or More	1,205	NA	NA	1,990	NA	NA	1,171	NA	NA
Mobile Home Or Trailer	616	NA	NA	574	NA	NA	112	NA	NA

NA - Data is Not Available

Notes: (a) Year-round occupied housing units includes owner-occupied housing units plus renter-occupied housing units plus vacant housing units.

(b) Includes the break down of Housing Units in all three areas.

 1 - includes single family attached and detached homes.

 2 to 4

 5 or more

 Mobile home or trailer, etc.

Source: US Census Bureau

Table 4.9

Building Permits
City of Cheyenne
1993 - 2006

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	TOTAL
Total Single Family Detached	199	220	170	175	180	183	179	144	160	262	454	509	443	294	3,515
Attached	165	151	138	146	156	161	159	129	152	222	329	498	443	287	3,362
New Apartments/Duplex	34	69	32	29	24	22	20	15	8	40	124	11	0	7	446
Townhouses	6	16	7	79	92	35	33	18	11	1	50	24	16	1	391
Condos	34	69	32	29	24	22	20	15	8	40	124	7	0	6	441
Mobile Homes/Constr. Trailers	0	0	0	0	0	0	0	0	0	0	1	4	0	1	6
Demolish	55	51	55	46	33	28	26	12	14	15	22	36	10	10	524
	28	23	17	18	29	25	25	18	30	26	24	24	33	28	400

Note: Attached Single Family Permits are Townhouses and Condos
 Source: City of Cheyenne Engineer's Office
 1990 - 2005 Data: City of Cheyenne Building and Engineering Department Annual Report.

Building Permits
Laramie County (not including City of Cheyenne)
1993 - 2006

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	TOTAL
Total Rural Single Family Permits*	91	45	85	90	83	118	126	108	105	172	173	219	231	166	1,964
Total Multi-Family Permits	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	80	58	24	8	182

* Does not include Mobile or Modular Home permits.
 N/A - Data is not available
 Source: City of Cheyenne Building and Engineering Department

Table 4.10

**Historic Comparison of
Owner/Renter Occupied Housing Units
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

DATA SOURCES

1. Automobile Registrations:
Laramie County Auto Titles Bureau
2. Bankruptcies: U.S. Clerk of Bankruptcy Court
3. Construction, Permits, Valuation, Residential:
City of Cheyenne Building Permits Agency
4. Employment:
Wyoming Department of Employment
5. Help-Wanted Index:
Wyoming Center for Business & Economic Analysis, LLC.
6. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information - DA
7. Utilities, Electrical, and Natural Gas:
Cheyenne Light, Fuel and Power
8. Water Usage - Metered Taps:
Board of Public Utilities
South Cheyenne Sewer & Water District
9. Enplanements:
Cheyenne Airport Board
10. Housing:
Wyoming Center for Business & Economic Analysis, LLC./
Cheyenne Board of Realtors
11. Human Services:
Cheyenne Police Department, United Medical Center,
Safehouse, Comea Shelter, Department of Family Services,
Laramie County School Districts No. 1 and No. 2, private
schools.
12. Financial Data:
Cheyenne Area Credit Unions (8)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau
14. Banking Data:
Cheyenne Area Credit Unions (9)
Cheyenne Area Banks (5)

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