

**Economic Indicators
for Greater Cheyenne**

*Annual Trends
Edition*

Center for Business and Economic Data
for Laramie County

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COMMUNICATIONS	
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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.

The 2000 U.S. Census pegged the population of Laramie County 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 85,384 as of July 2006. It estimated the population at 85,031 in July 2005, an increase of 353 persons or 0.4 percent. Between 2000 and 2006, the yearly rate of growth in population was 0.8 percent or 3,424 persons over that time period which is lower than the growth rate during the nineties. Other data such as Driver License Exchanges suggest Census Bureau estimates may well be under estimating the local population by as much as 3,700 persons. (See *Economic Indicators for Greater Cheyenne*, January 2008 for details).

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 for Districts One and Two stood at 14,197 and by 2006, it had fallen to 13,725 a decrease of 472 pupils or -3.3 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 2006 was 55,314 up 4.3 percent from 2000's figure of 53,011. However, it reported a decline of 450 persons between 2005 (55,764) and 2006. Since 2000, the city's population growth rate has averaged 0.7 percent annually through 2006 as compared to a 0.6 percent growth rate during 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.

2007 in Review

Job and income growth over the past two years reached almost unprecedented levels. Job growth reached 3.0 percent in both 2006 and 2007, the highest levels so far this decade. At minimum, it appears the local economy gained 1,250 new jobs in 2007. Since job growth is the most critical component for a healthy economy, three different data sets are presented in this Annual Trends edition (Tables 2.0 and 2.1). Two of the three sets show that the local economy has had annual positive job growth for the past 14 consecutive years. The other data set showed small job losses in 2000 and 2001 (national recession).

Average weekly wages rose 9.7 percent in 2006 and by the end of the second quarter of 2007 wages were up 6.7 percent from second quarter 2006. Wage data beyond second quarter 2007 was not available at the time of this report. Wage growth easily outstripped the rising cost of living which rose 3.2 percent in 2006 and 2.9 percent in 2007 as measured by the U.S. Consumer Price Index (CPI). Table 2.6 presents historical annualized weekly wages by industrial sector for the years 1999 through 2007. The reader is cautioned that 2007 data only covers the first two quarters of 2007 and the gains thus far reported are, therefore, preliminary.

Cheyenne LEADS, in its annual yearend survey encompassing 106 of Cheyenne's largest employers, reported a net increase of 631 full-time equivalent jobs in 2007 as compared to 505 in 2006 for those firms with over 100 full-time equivalent jobs.

The one pronounced soft spot in Laramie County's economy over the past year was, of course, in new residential construction. This sector has now experienced two consecutive years of decline. See Table 4.9 for details. Construction permits for new residential construction (single-family, condominiums and townhouses) were 321 in 2007, down 139 or 30 percent from 2006. There was no new multi-family construction during the past year. The dollar value of just single-family construction fell by 16.8 million dollars last year, off by 34 percent from 2006. However, these declines in residential construction were more than offset by gains in commercial construction. New commercial construction was up 9.4 million dollars over 2006 while commercial remodeling activity was ahead of 2006 levels by 23.3 million dollars. A good bit of these gains were accounted for by new school construction. When combined, the dollar value of all commercial construction in 2007 soared to 73.7 million dollars, up 80 percent from 2006 and handily offset the 2007 loss in residential construction dollars. This dollar total exceeded the previous high of 70.9 million dollars reached in 2001. Table 3.2 provides additional detail.

Another key statistic, retail sales, increased at a rate of 1.3 percent, marginally ahead of 2006. Total estimated retail sales for 2007 were 1.577 billion dollars. This figure is understated since most food sales are no longer subject to sales tax.

The total number of new housing units constructed in Laramie County in 2007 was 321 as compared to 470 in 2006 and 850 units in 2005. Last year's activity was down 32 percent from 2006 and a stunning 62 percent from 2005. Table 4.6 presents yearly figures back to 1980.

Overall, the residential real estate market throughout the county fell further behind soft 2006 levels. Sales of Cheyenne residential homes decreased from a total of 1,604 in 2006 to 1,370 in 2007, off 14.6 percent. However, 2007 sales were slightly ahead of 2005, up 3.6 percent or 48 units.

There was some good news with average city selling prices rising from 2006 levels. At yearend 2007, the average city selling price was \$174,613 as compared to \$169,781 for 2006, a gain of 2.8 percent.

Rural homes sales declined by 20 percent in 2007 which followed a 6 percent decline in 2006. Total sales equaled 279 last year as compared to 347 in 2006 and 368 in 2005. Rural selling prices, like city prices, continued to rise in 2007. They increased to an average of \$265,842 last year, up 2.1 percent. This rate of increase was smaller than that reported in 2006 (3.2%).

The average number of days a city residential home sat on the market in 2007 was 80 days, an increase of 11 percent from 2006. Rural homes remained unsold for an average of 106 days last year, up 13 percent from the year before. Probably the most telling sign of the continuing soft housing market was the number of homes listed for sale in both Cheyenne and its rural environs. In 2007, the monthly average was 717 within the city and 172 in rural areas. The 2006 comparable figures were 680 and 189 respectively.

Forward to 2008

Please find our 2008 forecast for the greater Cheyenne economy below.

We are firmly in the camp that thinks there is at least a 50/50 probability that the national economy is or will shortly drop into recession. We think the slowdown in national economic activity will impact the local economy by late 2008. Expect local job growth in 2008 to slow from 3.0 in 2007 to 1.5 to 2.0 percent as the year progresses. Gains in wage growth and personal income will drop from their recent high single digit rates to approximately 4.0 percent in 2008. Consequently, retail sales will increase marginally, 2 to 3 percent. Expect residential construction to run at levels close to 2007. This sector will probably not post positive growth in 2008. The large excess supply of existing homes will have to be substantially reduced (about 50%) before there is any rebound in new home construction. The one factor working in favor of the overall housing and real estate market is the potential reduction in fixed long-term mortgage rates. The greater and the faster the drop in mortgage interest rates, the faster will be the recovery in the residential housing market. The average rate on a 30 year fixed mortgage in 2007 was 6.34 percent as compared to 6.41 percent in 2006. The average rate for January 2008 was 5.76 percent. Expect very little, if any, appreciation in home prices in 2008.

Commercial and industrial construction growth rates will drop sharply in 2008 (at least 50 percent), but will remain positive. New school construction will again be the main driver for this sector. We feel there has been excess construction of new office space over the past 24 months plus there is a current glut of existing large and medium sized vacant commercial properties, especially in the core downtown area, that will be a drag on commercial construction activity in 2008. Until some of these properties are reabsorbed, we assume savvy developers and investors will be slow to undertake new commercial construction projects, especially new office construction. In addition, there are presently no announced large new firms or facilities (Wal-Marts or Lowes for example) moving to Laramie County in 2008 that would provide a large stimulus to

the commercial construction sector. This factor adds to the predicted decline in commercial construction. This same fact contributes to the expected drop in job growth mentioned earlier.

Job Growth

After under going revisions beginning in 2001 due to the conversion from the Standard Industrial Classification 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 2005. Job growth (full and part-time jobs) in Laramie County between 2000 and 2005 increased 8.8 percent or 4,764 jobs. By industry, the overall services sector added the most jobs, 5,641, followed by government at 850 and construction 673.

Table 2.0 presents Wyoming Department of Employment labor market statistics. In this table, new job growth increased by 6,159 jobs or 16.2 percent. These figures are based upon the Current Employment Statistics survey (CES) which surveys establishments on a monthly basis and includes multiple job holders.

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 2007, it was down to 3.8 percent. The Cheyenne economy remained at full employment over this time frame. The demand for workers continued to exceed the available supply of workers during 2007. Recent migration statistics showed that the demand for workers is being met by in-migrating workers. For first six months of 2007, Wyoming driver's license exchange data indicated a net increase of 320 persons and a total of 510 persons for 2006.

Another good measure to examine economic well being is personal income. BEA released accelerated 2006 Personal Income statistics for Laramie County a few months back and this series grew by a stellar and unsustainable rate of 9.2 percent in 2006. By comparison, 2005 personal income rose by a more modest rate of 5.1 percent and it rose 6.7 percent in 2004. Total 2006 personal income was estimated at 3.410 billion dollars as compared to 3.123 billion in 2005. The actual dollar gain was an astonishing 286 million dollars in 2006. Compare this to 2005's increase of 151 million dollars and 2004's increase of 186 million dollars. The percentage gain in personal income for Laramie County residents over the past 3 years averaged 7.0 percent annually. Inflation, on the other hand, averaged 3.1

percent which means residents have seen their real purchasing power increase at unprecedented rates.

Per capita income figures for Laramie County citizens are directly tied to personal income and they rose correspondingly. In 2004, per capita income stood at \$34,983. By 2005 it was \$36,739 and in 2006 it was \$39,936. By 2006, local per capita income stood 10 percent higher than U.S. per capita income (\$36,307). Please find detailed personal income and per capita data in Tables 2.3 and 2.5.

Business Growth

The number of business establishments with payrolls in Laramie County grew from 2,554 in 2000 to 3,162 in 2007 - an increase of 608 firms. Table 2.9 presents figures for covered employers, but 2007 data is interpolated and thus are preliminary. Over this 7 year stretch, the local economy has added 122 new businesses per year.

Table 2.12 lists those employers with 100 or more employees in Laramie County. There are six years of data which show that the county's largest employers have increased employment since 2003. Total employment at these firms in early 2008 stood at 23,148 as compared to 19,762 in 2003, an increase of 17.1 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.

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. Annual earnings by place of work grew from 2.193 billion dollars in 2004 to 2.320 billion dollars in 2005 - an increase of 127.0 million dollars or 10.6 percent. Table 2.6 presents average annual earnings for the years 1999 through 2007. Between 2005 and 2006, average earnings increased 9.7 percent, (\$32,188 to \$35,308). Data for 2007 was incomplete at the time of this report. This same table provides additional industrial sector detail.

Table 2.7 presents other income statistics for Laramie County. Average wages per job as reported by BEA rose 8.6 percent in 2006 and 3.7 percent in 2005. Median household income rose to \$50,967 in 2006, up 12.6 percent from 2005.

Tax Base

The value of all assessed property for real and personal property increased by 5.8 percent or 26 million dollars for the city in 2007. The comparable gain in 2006 was 41 million dollars. For the county, total assessed valuation rose 24.9 million dollars (8.9%) last year which was below 2006's gain of 36.5 million dollars. Cheyenne's total assessed valuation for 2007 stood at 468.7 million dollars and the county's total valuation was listed at \$305.8 million dollars.

Property tax receipts for Cheyenne were equal to 3.75 million dollars in 2007 as compared to 3.55 million in 2006, a gain of only \$204,067 or 5.8 percent. Property tax receipts rose \$328,000 in 2006 by comparison. County receipts increased 36.2 percent or 4.5 million dollars in 2007 which was primarily due to Laramie County Community College's new levy of 4.66 mills which raised the overall mill levy from 17 in 2006 to 21.66 in 2007.

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 2007 was 22.0, an increase of 4.3 percent from 2006 which was a moderate rebound from the decline posted in 2006. Local scores remained ahead of the 2007 national average of 21.2.

The Government Sector

Historically, government employment in Laramie County has 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 2005 was 18,272 while total government employment was 16,580. The service sector accounted for at 31 percent of all jobs in the county whereas the government sector accounted for 28.2 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.

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 2005 generated 939.0 million dollars in wages, salaries and employer paid benefits as compared to 474.2 million dollars by the Service sector. Government earnings trumped Service sector earnings by 98 percent in 2005. Table 2.3 provides additional sector detail for the interested reader.

For the government sector as a whole annual government wage and salary earnings since 2000 have risen on average by 58.5 million dollars per year through 2005. Average per worker earnings including employer paid benefits as reported by the BEA for the government sector rose from \$41,110 in 2000 to \$56,630 in 2005, an increase of 38 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 850 jobs or 5.4 percent by comparison.

Table 2.6 provides average annual earned income figures by sector computed by the Wyoming Department of Employment. In 2006, a federal government worker earned \$54,990, a state employee earned \$46,215 and local government workers averaged \$35,880. In 2005, the comparable numbers were \$52,429, \$43,095 and \$33,722, increases of 4.9 percent, 7.2 percent and 6.4 percent respectively.

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 during 2005 were 18,272 with total payroll equal to 474.2 million dollars. The number of new jobs increased by 254 (1.4%) between 2004 and 2005.

Health Care and Social Assistance generated the largest payroll within the Service sector at 164.1 million dollars in 2005. This figure rose 5.6 percent over 2004. Average worker earnings were \$38,503 which was an increase of 1.7 percent from 2004.

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

The Retail Trade Sector

After posting job losses in 2003 and 2004, jobs in the retail sector increased by 185 in 2005, an increase of 2.6 percent. BEA average earnings per job for this sector were \$22,208 in 2005 as compared to \$21,205 in 2004, up 4.7 percent.

The retail sector with 7,348 jobs accounted for 12.5 percent of the 58,761 jobs in Laramie County in 2005.

The 2002 Economic Census, the most recent data available, published by the U.S. Census Bureau reported total retail sales in Laramie County at 1.191 billion dollars in 2002. For 2007, we estimated retail sales, using total taxable sales as a proxy, at 1.578 billion dollars. Over this period retail sales increased 32.5 percent or 4.6 percent per year on average.

The 2007 Economic Census is currently underway, but results will not be reported until 2009 and 2010.

The Construction Sector

Job creation in this sector in 2005 rebounded from meager gains in 2004. Construction saw 215 new jobs in 2005, an increase of 6.0 from 2004 according to BEA statistics (Table 2.1). Wage and salary income for this sector did even better, up 9.4 percent over 2004. Average earnings for each construction job in 2005 were \$39,270 in 2005 as compared to \$38,059 in 2004.

Table 4.6 provides housing unit construction by type of unit from 1980 through 2007. As the reader will quickly see, new housing construction in 2007 dropped has dropped sharply from the previous three years. 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 continued to self-correct through 2007.

The Manufacturing Sector

Traditionally, Laramie County's manufacturing accounts for a small portion of total jobs in the County. This remained the case in 2005. Job growth was marginal with an increase of 29 jobs (1.7%) over 2004. The total number of jobs in this sector was 1,761 and accounted for 3.0 percent of total BEA reported jobs in 2005, an unchanged percentage for the past few years.

In terms of wage and salary earnings, manufacturing workers earned 132 million dollars in 2005, up 9.7 million dollars (7.9%) from 2004.

Average job pay for the sector, however, was \$74,937 which was far above (90%) average annual earnings per job (\$39,483) for all non-farm wage and salary workers in Laramie County in 2005.

Economic Development

Cheyenne LEADS, the Cheyenne and Laramie County Corporation for Economic Development, was in active contact with 58 new prospects during 2007. Of these, 28 were manufacturers, 13 were data centers, three were distributor and warehousing firms, and another four were research related firms. Also work continued with prior prospects.

Two firms committed to locating in Cheyenne last year. Allstate Insurance and NCAR (see below). Allstate had filled 200 new positions by year end and will complete hiring by the end of the first quarter of 2008. Total jobs at this company will be 250 when fully staffed.

During 2007, LEADS helped three existing firms retain or expand their operations. VAE Nortrak expanded by adding a new concrete tie plant that will add 50 to 60 new jobs to the local work force. LEADS also aided Uncover Corporation, a First Day Cover producer, in a restructuring effort. By year end, the firm had hired 100 employees and expects an additional 50 jobs to be generated over 2008. Bresnan Communications expanded its corporate activities in 2007 by adding 30 new employees with an expectation of additional growth in 2008.

As mentioned in the *2007 Annual Trends* report, the National Center for Atmospheric Research (NCAR) announced the future construction of a "peta-scale" super computer center in LEADS' North Range Business Park. Construction of this facility should begin in 2010 with the direct hiring of 45 new employees. By 2011 Cheyenne should be the home of the world's largest and fastest super computer. The potential for high tech development in the greater Cheyenne community increased exponentially with the announcement of this facility.

**SECTION 1
BUSINESS INDICATORS**

Table

- 1.0 Cheyenne/Laramie County Profile
- 1.1 Laramie County Sales and Use Taxes, 1988 - 2007
 - Figure 1 - Total Tax Distribution, 1986 - 2007
- 1.2 Laramie County Sales and Use Tax Breakouts - Selected Sectors, 1981 - 2007
- 1.3 Cheyenne Electrical Power Consumption, 1983 - 2007
 - Figure 2 - Commercial Electrical Power Consumption, 1982 - 2007
- 1.4 Cheyenne Natural Gas Consumption, 1990 - 2007
- 1.5 Cheyenne Utility Hookups, 1990 - 2007
- 1.6 Laramie County Auto Registrations, 1991 - 2007
- 1.7 Enplanements - Cheyenne Municipal Airport, 1991 - 2007

Table 1.0

Cheyenne/Laramie County Profile 2007

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, 2006) 55,314
 Approx. County Population (July, 2006) 85,384

Employment Percentage by Industry

Farming	1.5	Fin., Ins. & RE.....	7.6
Mining.....	0.3	Services	31.1
Construction.....	6.5	Gov't	28.2
Manufacturing	3.0	Retail Trade	12.5
Trans & Ware.	5.1	Wholesale.....	1.7

Major Private Sector Employers

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

Employed Workforce Demographics

Age 16 - 19	5.9%	Male.....	51.1%
Age 20 - 44	54.8%	Female.....	44.9%
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 10.0%

Law Enforcement

105 police officers
 115 sheriff's deputies, provide protection outside the city
 83 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

	2005		2006	
	U.S.	Lar Co.	U.S.	Lar Co.
Robberies	140.7	25.7	149.4	25.0
Rapes	31.7	33.8	30.9	32.7
Burglaries	726.7	439.6	729.4	345.3
Homicides	5.6	5.8	5.7	1.7
Assaults	291.1	113.1	287.5	85.3
Car Thefts.....	416.7	156.2	398.4	135.2

Housing

Average Sales Price (2007): Cheyenne \$174,613
 Close-in Rural..... \$259,920

Education

Average Pupil/Teacher
 14.10 || Expenditure/student | \$11,730 |
| Average ACT 2007 Score..... | 22.0 |

Income

Per Capita (2005 BEA)
 \$36,734 || Median Household Income (2007 US Census Bureau)..... | \$50,907 |
| Mean Household Income (2006 US Census Bureau)..... | \$60,322 |
| Mean Earnings (2006 ACS) | \$42,545 |

Demographics Cheyenne Workers

Households - County (2006)..... 33,463
 Households - City (2000)..... 23,782

Employed Workforce Characteristics

Employment - Laramie County..... 44,092
 Unemployment Rate
 3.8% |

Average Weekly Wages (2Q07 BLS)

Agriculture	521	Retail Trade	456
Mining.....	911	Finance & Insurance ..	828
Construction.....	777	Local Government	753
Manufacturing	886	State Government	912
Transportation.....	645	Federal Government	1,148
Wholesale Trade.....	847	Information.....	750
Healthcare	701	Real Estate.....	589

Inflation (2007)

U.S. 2.9% Cheyenne 2.1%

Race (2006)

White (alone).....	70,582
Hispanic.....	9,239
Black	2,758
Native American	1,158
Asian	1,177
Other.....	470
Total	85,384

Table 1.1

Laramie County Sales and Use Taxes

Annual Total

1988 - 2007

(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
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
2007	32,702,985 *	17,636,107	15,066,606

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, and the Out of State Sales and Use Tax. Prior to 1989, the percentage of sales and use tax collections distributed to counties was 33 %, From July 1, 1989 to June 30, 1992, it was 36.67%. From July 1, 1992 to June 30, 1993, the allocation was 35%. From July 1, 1993, it was changed to 28%. As of July 1, 2002, the percentage distribution was changed to 29.5%. As of June 30, 2004, the percentage distribution was changed to 31%.

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

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

Source: Wyoming Department of Revenue & Taxation

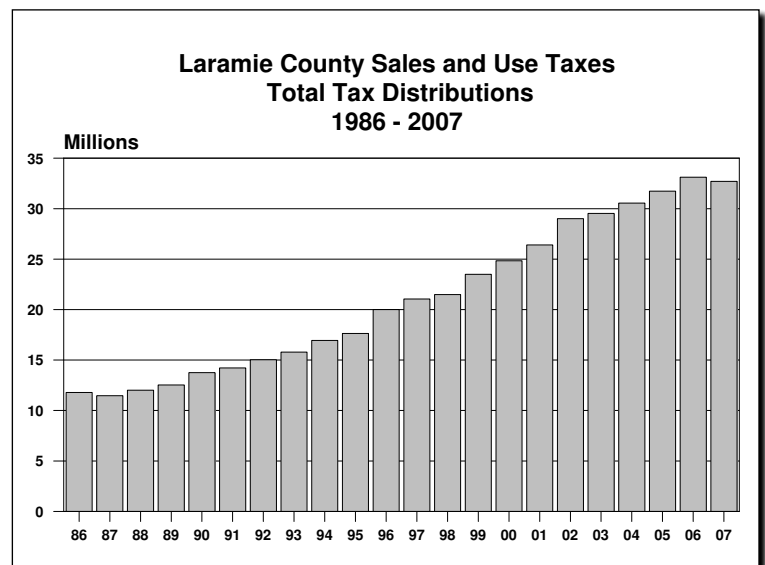


Table 1.2**Selected Laramie County Sales and Use Tax Distributions***Annual Totals**1981 - 2007*

(Dollars)

	3% LODGINGS TAX RECEIPTS (A)	WHOLESALE & RETAIL SALES & USE TAX COLLECTIONS	ESTIMATED RETAIL SALES (B)	% CHANGE
1981	N/A	11,066,367	N/A	
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	1,557,499,671*	7.3%
2007	1,128,773	37,059,219	1,577,713,775*	1.3%

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

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

* 2006- \$350,694 * 2007- \$710,532

Source: Wyoming Department of Revenue & Taxation

Table 1.3

Cheyenne Electrical Power Sales

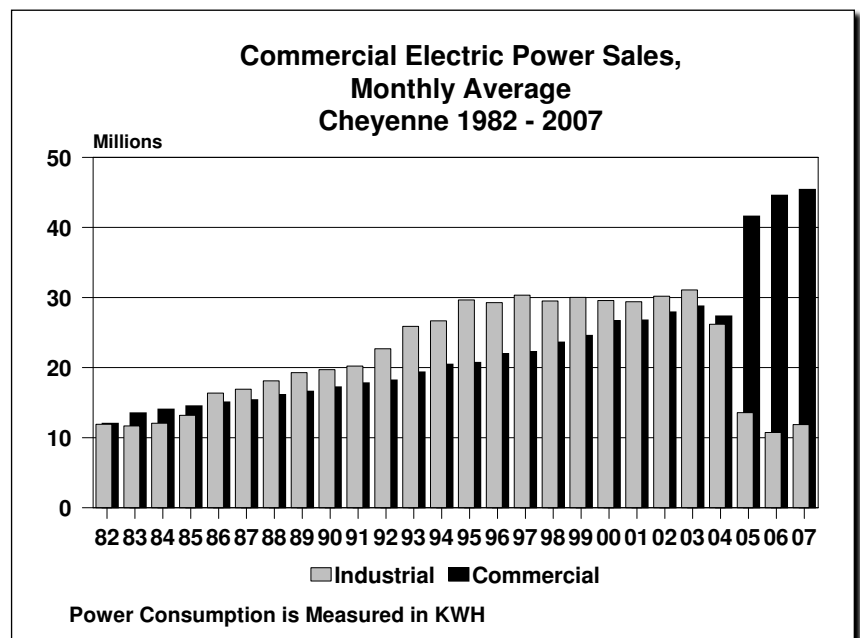
Monthly Average
1983 - 2007

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
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
2007	11,868,049	45,400,412	21,165,873

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)**1990 - 2007*

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
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
2007	N/A	105,777	198,413

Source: Cheyenne Light Fuel & Power

Tables 1.5**Cheyenne Utility Hookups***Highest Number Reported For the Year**1990 - 2007*

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

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

Tables 1.6**Laramie County Auto Registrations (Titles)*****Annual Total
1991 - 2007***

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
2007	36,242

Source: Laramie County Clerk

Tables 1.7**Laramie County Enplanements*****Annual Total
1991 - 2007***

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
2007	16,553

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, 1994 - 2007
Figure 3 - Unemployment Rates, 1994 - 2007
- 2.1 BEA Employment - Laramie County, 1994 - 2005
- 2.2 Covered Employment - Laramie County, 1994 - 2007
- 2.3 Personal Income and Industry Earnings - Laramie County, 1994 - 2005
- 2.4 Total Payroll - Laramie County, 1998 - 2007
- 2.5 Per Capita Income - Laramie County, Wyoming, and U.S, 1985 - 2006
Figure 4 - Per Capita Personal Income, 1985 - 2005
- 2.6 L.C. Average Annual Earned Income, 1999 - 2007
- 2.7 Household Income
- 2.8 Average Annual Pay by Selected States, 1993 - 2005
- 2.9 Employers by SIC - Laramie County, 1996 - 2007
- 2.10 BEA Proprietors - Laramie County, 1983 - 2005
- 2.11 Employment Projections - Laramie County, 2004 - 2009
- 2.12 Major Local Employers
- 2.13 Tourism Activity, 1999 - 2007
- 2.14 Commuters from Laramie County, 1990 - 2000

Table 2.0

Labor Force Averages For Wyoming, Laramie County & Cheyenne 1994 - 2007

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007(a)
LABOR FORCE														
Wyoming	249,475	253,196	254,717	256,263	260,570	264,676	266,882	269,985	271,280	275,305	279,474	284,538	284,690	288,776
Laramie County	38,606	38,774	38,911	39,277	39,690	40,327	40,237	40,120	41,086	42,105	42,284	42,503	41,960	42,424
Cheyenne	27,110	27,228	27,325	27,582	27,872	28,320	26,802	26,730	27,377	28,062	28,179	28,319	27,953	N/A
EMPLOYED														
Wyoming	236,885	240,846	241,560	243,944	247,748	251,828	256,685	259,508	260,057	263,097	268,599	274,362	275,617	280,083
Laramie County	36,996	37,314	37,454	37,842	38,224	38,913	38,732	38,464	39,342	40,182	40,381	40,756	40,324	40,812
Laramie County (b)	34,450	35,092	35,467	35,825	36,417	37,192	37,933	38,183	39,208	40,242	40,833	41,575	42,842	44,092
Cheyenne *	25,995	26,217	26,316	26,588	26,857	27,341	25,737	25,559	26,143	26,701	26,833	27,083	26,795	N/A
UNEMPLOYED														
Wyoming	12,590	12,350	13,157	12,319	12,822	12,848	10,197	10,477	11,223	12,208	10,875	10,176	9,073	8,693
Laramie County	1,610	1,460	1,457	1,435	1,466	1,414	1,505	1,656	1,744	1,923	1,903	1,747	1,636	1,611
Cheyenne *	1,115	1,011	1,009	994	1,015	979	1,065	1,171	1,234	1,361	1,346	1,236	1,158	N/A
UNEMPLOYMENT RATE (%)														
Wyoming	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%	3.0%
Laramie County	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%	3.8%
Cheyenne *	4.1%	3.7%	3.7%	3.6%	3.6%	3.5%	4.0%	4.4%	4.5%	4.8%	4.8%	4.4%	4.1%	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 collected through household surveys where individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

Figures for 1994 - 2006 are benchmarked data.

(a) 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

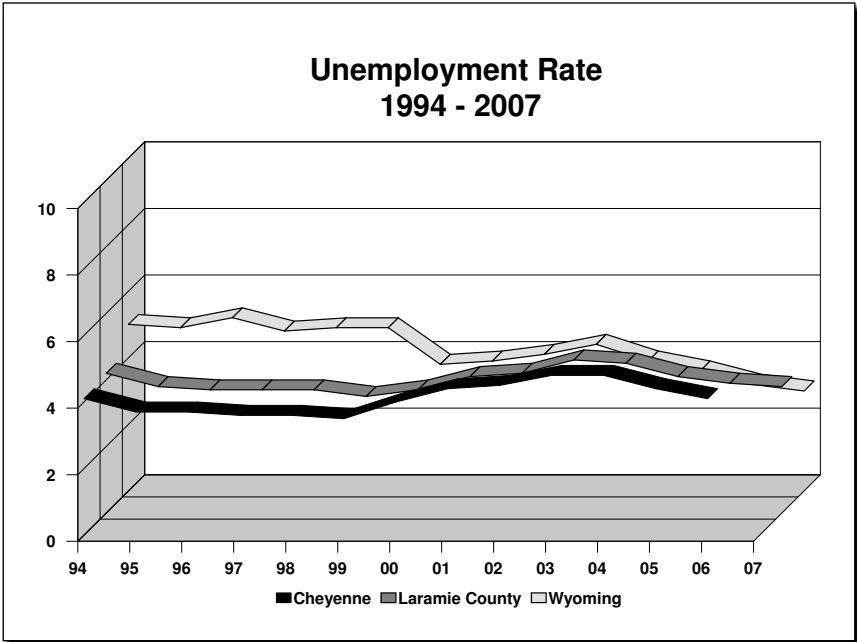


Table 2.1

Laramie County Employment (BEA) Full & Part Time Employment By Industry 1994 - 2005

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Total Employment	49,275	49,692	50,127	50,635	51,659	52,383	53,997	53,491	55,243	56,283	57,551	58,761
By Type												
Wage and Salary	40,721	41,152	41,312	41,444	42,095	43,068	44,289	44,056	45,381	46,480	47,046	47,748
Proprietors	8,554	8,540	8,815	9,191	9,564	9,315	9,708	9,435	9,862	9,803	10,505	11,013
Farm	578	582	578	584	593	590	591	589	598	584	582	588
Nonfarm (a)	7,976	7,958	8,237	8,607	8,971	8,725	9,117	8,846	9,264	9,219	9,923	10,425
By Industry												
Farm	839	894	906	855	928	901	952	925	947	912	914	904
Nonfarm	48,436	48,798	49,221	49,780	50,731	51,482	53,045	52,566	54,296	55,371	56,637	57,857
Private	33,042	33,694	34,162	34,808	35,740	36,427	37,315	36,803	38,488	39,191	40,317	41,277
Ag. Serv., For., Fish., & Other	490	466	500	539	571	701	727	(D)	(D)	(D)	(D)	(D)
Mining	232	205	179	194	197	216	189	168	195	210	183	196
Construction	2,627	2,677	2,784	2,956	3,062	3,191	3,139	3,196	3,422	3,511	3,597	3,812
Manufacturing	1,754	1,644	1,777	1,810	1,906	1,868	1,930	1,691	1,652	1,647	1,732	1,761
Transportation & Warehousing	3,149	2,840	2,810	2,819	3,104	3,465	3,581	2,363	2,396	2,592	2,898	2,982
Wholesale Trade	1,002	988	941	960	1,057	1,061	1,087	929	897	897	913	980
Retail Trade	8,648	9,176	9,377	9,545	9,581	9,621	9,936	7,015	7,291	7,249	7,163	7,348
Finance, Insurance, & Real Estate	4,169	7,229	4,150	4,385	4,604	3,925	4,095	3,995	4,052	4,126	4,331	4,464
Information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(D)	(D)	(D)	(D)	(D)
Utilities												
Services	10,971	11,469	11,644	11,600	11,658	12,379	12,631	15,977	17,147	17,467	18,018	18,272
Professional & business services Management of companies and enterprises												
Administrative and waste services												
Educational services												
Health care and social assistance												
Arts, entertainment, and recreation												
Accommodation and food services												
Other services												
Government & Government Enterprises	15,394	15,104	15,059	14,972	14,991	15,055	15,730	15,763	15,808	16,180	16,320	16,580
Federal, Civilian	2,546	2,525	2,459	2,409	2,419	2,392	2,547	2,391	2,405	2,609	2,623	2,572
Military	4,217	4,164	4,067	3,971	3,888	3,856	3,813	3,832	3,716	3,794	3,814	3,714
State and Local	8,631	8,415	8,533	8,592	8,684	8,807	9,370	9,540	9,687	9,777	9,883	10,294

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 1994 - 2007*

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
PRIVATE EMPLOYMENT														
Agriculture	325	374	427	406	394	379	401	172	170	170	161	170	205	218
Mining	109	104	100	97	95	94	85	74	83	58	73	77	87	81
Construction	1,846	1,910	2,005	2,141	2,098	2,327	2,303	2,234	2,434	2,562	2,605	2,765	3,204	3,108
Manufacturing	1,551	1,448	1,563	1,604	1,668	1,644	1,689	1,550	1,499	1,490	1,571	1,589	1,630	1,643
Transportation & Warehousing	1,987	1,609	1,579	1,603	1,645	1,996	2,079	1,195	1,113	1,371	1,596	1,663	1,868	2,189
Wholesale Trade	818	801	763	779	810	827	844	697	670	706	708	766	811	827
Retail Trade	6,991	7,509	7,550	7,645	7,521	7,711	7,872	5,257	5,533	5,518	5,419	5,586	5,595	5,712
Fire	2,252	2,247	2,002	2,079	2,170	1,703	1,684	1,820	1,860	1,964	1,991	1,995	2,031	2,015
Utilities								110	114	115	114	128	129	140
Information								1,019	993	1,059	1,032	994	1,011	1,046
Services	6,578	7,025	7,138	7,007	6,929	7,755	7,991	10,297	11,373	11,941	12,005	12,238	12,535	13,145
Professional & business services								1,144	1,237	1,323	1,420	1,516	1,532	1,544
Management of Companies & Enterprises								N/A	N/A	166	N/A	194	224	162
Administrative & Waste Services								1,347	1,938	1,907	1,696	1,502	1,581	1,707
Educational Services								98	93	96	111	140	198	210
Health Care & Social Assistance								2,218	2,530	2,868	3,055	3,181	3,255	3,573
Arts, Entertainment, & Recreation								362	308	275	257	244	263	297
Accommodation & Food Services								3,517	3,977	4,033	4,153	4,166	4,154	4,193
Other Services								1,611	1,290	1,273	1,313	1,295	1,330	1,458
Government														
Federal Government	2,586	2,546	2,495	2,428	2,404	2,427	2,563	2,453	2,466	2,593	2,611	2,558	2,479	2,507
State Government	3,326	3,272	3,213	3,257	3,297	3,277	3,328	3,561	2,735	3,819	3,761	3,805	3,826	3,978
Local Government	5,031	4,924	5,099	5,093	5,233	5,270	5,621	5,808	5,654	5,712	5,789	6,159	6,287	6,759
TOTAL	33,400	33,769	33,934	34,138	34,264	35,410	36,460	36,609	37,983	39,077	39,598	40,493	41,696	43,366
F.E. Warren (Military Only)	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	4,156

* Figures 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	2,787,595	2,973,379	3,123,965
Derivation of TPI						
Earnings by Place of Work	1,651,415	1,785,677	1,928,741	2,032,091	2,192,830	2,320,073
Less: Personal Cont. for Social Insur. (a)	184,079	195,552	212,121	223,506	237,064	252,046
Plus: Adjustment for Residence	-4,863	-4,512	-8,944	-13,054	-14,788	-15,629
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	624,761	639,391	646,667
Plus: Transfer Payments	285,352	314,435	343,675	367,303	393,010	424,900
Industry Earnings						
Farm	18,145	24,734	10,402	15,957	15,708	18,014
Nonfarm	1,633,270	1,760,943	1,918,339	2,016,134	2,177,122	2,302,059
Private	986,612	1,069,483	1,143,725	1,188,616	1,290,138	1,363,130
Ag. Serv., For., Fish, and Other (c)	7,573	(D)	(D)	(D)	(D)	(D)
Mining	7,118	17,689	17,143	16,614	20,003	24,024
Construction	103,670	106,554	120,274	124,064	136,897	149,697
Manufacturing	80,678	92,087	101,544	103,498	122,264	131,964
Transportation and Warehousing	184,709	129,873	126,451	136,148	152,446	159,683
Wholesale Trade	41,130	39,307	35,993	38,465	40,014	43,430
Retail Trade	158,116	137,844	148,052	150,429	151,892	163,183
Finance, Insurance, & Real Estate	99,759	109,621	131,526	138,590	148,032	157,323
Information	N/A	(D)	(D)	(D)	(D)	(D)
Utilities	N/A	7,385	8,542	8,883	9,329	10,281
Services	303,859	379,180	406,024	419,212	455,110	474,185
Professional & business services	75,439	93,112	96,729	91,161	103,972	113,852
Management of Companies & Enterprises	27,599	12,230	11,414	8,025	8,605	10,929
Administrative & Waste Services	23,880	50,260	53,156	53,615	49,915	40,884
Educational Services	2,692	3,641	4,111	4,754	6,138	7,264
Healthcare & Social Assistance	96,732	116,824	124,903	141,257	155,343	164,062
Arts, Entertainment, & Recreation	5,473	9,597	11,200	11,053	11,586	11,909
Accomodation & Food Service	17,409	50,377	56,924	59,686	68,801	74,673
Other services	41,256	43,139	47,587	49,661	50,750	50,612
Government & Government Enterprises	646,658	691,460	774,614	827,518	886,984	938,929
Federal, Civilian	149,962	153,592	167,510	182,629	199,653	205,284
Military	189,260	193,922	227,244	243,560	260,843	263,326
State and Local	307,436	343,946	379,860	401,329	426,488	470,319

Table 2.4

Laramie County Total Payroll Covered Employment by Standard Industrial Classification

1998 - 2007
(Dollars)

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
PRIVATE EMPLOYMENT										
Agriculture	6,830,690	6,762,658	7,226,492	4,852,263	3,832,764	3,805,187	3,993,186	4,180,865	4,975,212	5,720,682
Mining	2,925,810	3,115,860	3,034,028	2,712,112	3,334,352	2,455,908	3,128,128	9,736,146	5,772,466	3,974,834
Construction	47,849,230	60,926,417	58,762,454	66,612,068	72,825,725	77,438,089	82,032,472	89,461,929	114,832,074	124,066,044
Manufacturing	53,331,416	55,021,380	55,555,928	58,703,212	58,108,481	58,287,694	63,132,746	66,164,291	69,267,208	76,983,499
Transportation & Warehousing	48,528,428	61,522,013	73,422,334	31,979,019	31,372,737	38,656,981	45,557,647	50,309,102	61,206,000	74,286,152
Wholesale Trade	26,167,008	27,586,417	27,709,558	26,833,427	25,351,984	26,899,770	28,146,228	30,715,026	34,793,021	36,451,947
Retail Trade	109,914,648	123,363,247	118,948,210	101,690,815	114,866,318	116,887,395	118,437,493	126,654,855	131,240,773	134,491,802
Fire	61,090,478	51,816,560	54,440,132	56,548,108	62,729,654	69,717,513	70,514,621	74,137,871	78,223,484	82,132,818
Utilities				5,810,946	6,271,525	6,464,382	6,786,966	7,523,273	7,688,851	8,881,577
Information				36,835,044	35,624,478	38,902,675	39,906,912	36,000,249	40,775,374	42,038,905
Services	136,977,802	174,632,016	173,880,652	221,809,583	251,478,317	276,086,498	290,496,260	309,727,917	383,562,104	354,242,446
Professional & Business Services				47,481,291	54,226,362	54,225,008	60,989,350	67,228,599	70,776,586	68,386,920
Management of Companies & Enterprises				N/A	N/A	6,378,375	N/A	8,873,314	11,743,629	9,684,570
Administrative & Waste Services				22,783,796	37,779,036	39,313,244	36,682,742	29,297,106	30,901,987	34,056,887
Educational Services				1,387,776	1,329,421	1,501,454	2,069,270	2,806,876	4,485,436	5,142,630
Health Care & Social Assistance				72,846,787	82,366,043	97,299,953	105,511,083	111,620,055	117,796,016	128,975,382
Arts, Entertainment, & Recreation				3,332,301	3,070,583	2,941,453	3,094,922	2,993,259	3,147,717	3,630,790
Accommodation & Food Services				38,415,738	44,428,688	46,096,540	53,189,263	58,006,438	111,807,944	55,008,719
Other Services				35,561,894	28,278,184	28,330,471	28,959,630	28,902,270	32,902,789	49,356,548
Government										
Federal Government	90,050,410	93,160,925	100,419,912	102,675,745	112,090,274	122,552,000	130,284,805	134,121,740	136,304,292	142,219,728
State Government	110,501,372	105,930,844	109,992,440	129,113,000	143,798,375	151,591,000	154,283,173	163,991,046	176,929,458	188,464,859
Local Government	121,725,996	129,632,438	137,174,944	150,751,344	164,923,495	172,337,000	184,863,458	207,631,299	225,527,233	261,368,771
TOTAL PAYROLL (\$)	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	1,471,097,550	1,535,324,065

* 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 - 2006
 (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	28,458	29,843	-6.00%
2001	29,675	30,304	30,562	-2.90%
2002	31,553	30,990	30,795	2.46%
2003	33,093	32,742	31,466	5.17%
2004	34,983	35,130	33,090	5.72%
2005	36,739	37,161	34,471	6.58%
2006	39,936	40,569	36,307	10.00%

Source: US Department of Commerce - Bureau of Economic Analysis

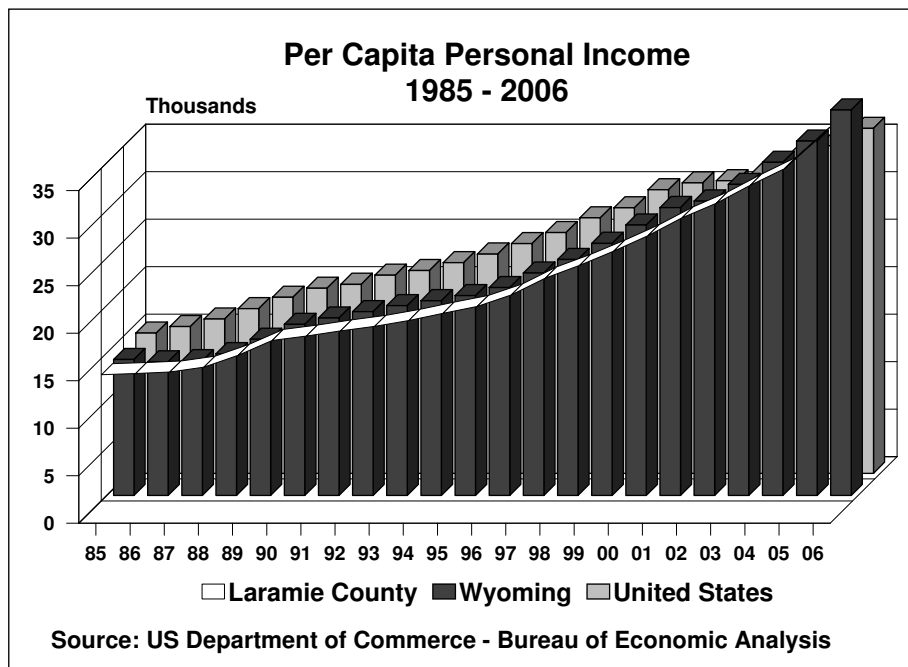


Table 2.6

Laramie County Average Annual Earned Income 1999 - 2007 (Dollars)

	1999	2000	2001	2002	2003	2004	2005	2006	2007*
AVERAGE ANNUAL EARNED INCOME	25,648	25,935	27,508	28,847	29,692	30,992	32,188	35,308	35,308
PRIVATE									
Agriculture	17,982	21,515	28,483	22,620	22,451	24,882	24,505	24,284	25,350
Mining	49,049	32,422	36,686	40,131	41,613	42,705	56,680	66,183	51,324
Construction	28,810	28,314	29,757	29,874	30,108	31,447	31,162	35,802	38,532
Manufacturing	32,409	33,644	37,830	38,779	39,104	40,196	41,691	42,523	47,684
Trans & Warehousing	36,172	34,775	26,767	28,171	28,197	28,522	30,225	33,046	34,398
Wholesale Trade	31,623	33,072	38,532	37,843	38,103	39,793	40,027	42,887	44,174
Retail Trade	14,277	15,743	19,331	20,735	21,164	21,840	22,659	23,452	23,348
Fire	34,393	31,993	32,604	31,200	32,968	32,604	34,424	71,435	79,768
Utilities			53,079	54,873	56,342	59,605	58,734	59,748	63,440
Information			36,166	35,854	36,738	38,701	36,231	40,326	41,340
Services	20,358	23,452	22,524	26,183	24,255	23,510	26,657	30,038	30,082
Professional & Business Services			41,444	43,719	40,885	42,861	44,330	46,189	43,810
Management of Companies & Enterprises			N/A	N/A	38,922	N/A	45,825	52,494	61,620
Administrative & Waste Services			16,939	19,552	20,722	21,619	19,474	19,539	19,734
Educational Services			14,209	14,404	15,496	18,642	19,981	22,763	22,698
Health Care & Social Assistance			32,786	52,565	33,930	34,515	35,075	36,153	35,568
Arts, Entertainment & Recreation			19,269	19,945	10,790	12,051	12,272	12,012	12,038
Accommodation & Food Services			10,933	11,180	11,427	12,831	13,975	26,429	13,234
Other Services			22,087	21,918	22,256	22,048	22,321	24,726	31,954
TOTAL GOVERNMENT	27,090	30,147	32,201	35,347	36,868	38,558	40,378	42,783	44,434
State Government	29,349	39,234	36,166	38,493	36,689	41,028	43,095	46,215	47,294
Local Government	24,058	24,245	26,039	29,172	30,199	31,941	33,722	35,880	38,116
Federal Government	38,029	38,252	41,873	45,435	47,255	49,920	52,429	54,990	56,706

* averaged for 1st and 2nd quarters.

N/A - Data is not available.

Source: Wyoming Department of Employment

Table 2.7

2006 Household Income *Laramie County*

	HOUSEHOLDS
TOTAL: *	33,463
Less than \$10,000	1,179
\$10,000 to \$14,999	2,075
\$15,000 to \$24,999	3,932
\$25,000 to \$34,999	3,602
\$35,000 to \$49,999	5,559
\$50,000 to \$74,999	8,039
\$75,000 to \$99,999	4,597
\$100,000 to \$149,999	3,658
\$150,000 to \$199,999	493
\$200,000 or more	329
Median household income (dollars)	50,907
Mean household income (dollars)	60,322

* 90 percent confidence level margin of error

Source: US Census Bureau,
2006 American Community Survey

Median Household Income *Laramie County*

YEAR	MEDIAN HOUSEHOLD INCOME	PERCENT CHANGE
2006	\$50,967	12.61%
2005	\$45,261	-0.93%
2004	\$45,684	3.16%
2003	\$44,283	4.23%
2002	\$42,485	2.51%
2001	\$41,446	0.90%
2000	\$41,075	3.39%
1999	\$39,728	0.14%
1998	\$39,671	6.73%
1997	\$37,168	7.55%
1996	\$34,560	5.88%
1995	\$32,642	N/A
1994	N/A	N/A
1993	\$32,642	N/A
1992	N/A	N/A
1991	N/A	N/A
1990	N/A	N/A
1989	\$28,121	N/A

Source: US Census Bureau, 2006 American Community Survey

2005 Earnings by Gender *Population 16 Years and Over* *Laramie County*

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

Source: US Census Bureau, 2005 American Community Survey

Average Wage Per Job *Laramie County*

YEAR		PERCENT CHANGE
2006	\$36,428	8.86%
2005	\$33,462	3.68%
2004	\$32,273	4.43%
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 1993 - 2005

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Percent Change 1993-2005
United States	26,361	26,939	27,845	28,946	30,353	31,945	33,313	35,320	36,214	36,764	37,765	39,354	40,677	54.31%
Arizona	23,501	24,276	25,324	26,387	27,659	29,322	30,523	32,610	33,408	34,036	35,056	36,646	38,154	62.35%
California	26,470	29,878	30,717	31,776	33,525	35,348	37,564	41,207	41,358	41,419	42,592	44,641	46,211	74.58%
Colorado	25,682	26,155	27,122	28,520	30,066	32,248	34,192	37,168	37,950	38,005	38,942	40,276	41,601	61.99%
Connecticut	33,169	33,811	35,127	36,592	38,941	40,895	42,653	45,486	46,963	46,852	48,328	51,007	52,954	59.65%
Delaware	27,144	27,952	29,123	30,711	32,188	33,969	35,102	36,535	38,434	39,684	40,954	42,487	44,622	64.39%
Florida	23,571	23,918	24,709	25,641	26,673	28,184	28,911	30,560	31,551	32,426	33,544	35,186	36,800	56.12%
Georgia	24,865	25,313	26,308	27,492	29,037	30,856	32,339	34,214	35,114	35,734	36,626	37,866	39,096	57.23%
Idaho	21,188	21,938	22,839	23,353	24,062	24,868	26,042	27,701	27,765	28,163	28,677	29,871	30,777	45.26%
Illinois	28,425	29,107	30,101	31,296	33,024	34,715	36,279	38,045	39,058	39,688	40,540	42,277	43,744	53.89%
Indiana	24,109	24,908	25,571	26,477	27,635	29,108	30,027	31,030	31,778	32,603	33,379	34,694	35,431	46.96%
Kansas	22,430	22,907	23,709	24,609	25,694	26,845	28,029	29,361	30,153	30,825	31,489	32,738	33,864	50.98%
Massachusetts	30,229	31,024	32,352	33,937	35,716	37,774	40,331	44,168	44,976	44,954	46,323	48,916	50,095	65.72%
Michigan	28,260	29,541	30,545	31,522	32,780	34,521	35,734	37,011	37,387	38,135	39,433	40,373	41,214	45.84%
Minnesota	25,710	26,422	27,363	28,866	30,231	32,075	33,487	35,414	36,585	37,458	38,610	40,398	40,800	58.69%
Montana	19,932	20,218	20,516	21,146	21,946	22,648	23,253	24,272	25,194	26,001	26,607	27,830	29,150	46.25%
Nebraska	20,815	21,500	22,389	23,294	24,565	25,539	26,633	27,693	28,375	29,448	30,382	31,507	32,422	55.76%
Nevada	25,461	25,700	26,647	27,788	28,672	30,203	31,213	32,277	33,122	33,993	35,329	37,106	38,763	52.24%
New Jersey	32,722	33,439	34,533	35,928	37,514	39,516	N/A	43,676	44,285	45,182	46,351	48,064	49,471	51.19%
New Mexico	21,731	22,351	23,040	23,716	24,684	25,711	26,270	27,498	28,698	29,431	30,202	31,411	32,605	50.04%
New York	32,919	33,439	34,938	36,816	38,543	40,684	42,133	45,358	46,664	46,328	47,247	49,941	51,937	57.77%
North Dakota	19,382	19,893	20,492	21,242	22,049	22,990	23,753	24,683	25,707	26,550	27,628	28,987	29,956	54.56%
Ohio	25,338	26,134	26,868	27,776	29,094	30,392	31,396	32,508	33,280	34,214	35,153	36,441	37,333	47.34%
Oklahoma	22,001	22,293	22,671	23,329	24,226	25,122	25,748	26,988	28,020	28,654	29,699	30,743	31,721	44.18%
Pennsylvania	26,274	26,950	27,904	28,973	30,163	31,584	32,694	34,015	34,976	35,808	36,995	38,555	39,661	50.95%
South Dakota	18,613	19,255	19,931	20,724	21,648	22,751	23,765	24,802	25,600	26,360	27,210	28,281	29,149	56.61%
Texas	25,523	25,959	26,899	28,129	29,699	31,515	32,895	34,943	36,039	36,248	36,968	38,511	40,150	57.31%
Utah	22,250	22,811	23,626	24,572	25,736	26,873	27,884	29,229	30,074	30,585	31,106	32,171	33,328	49.79%
Washington	25,760	26,362	27,453	28,881	30,769	33,076	35,736	37,099	37,475	38,242	39,021	39,361	40,721	58.08%
Wyoming	21,745	22,054	22,351	22,870	23,866	24,725	25,639	26,836	28,025	28,975	29,924	31,210	33,251	52.91%

NA - Data is not available.

Source: Statistical Abstract of the United States.

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

Table 2.9

Laramie County Employers
Covered Employment by Standard Industrial Classification
1996 - 2007

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
PRIVATE EMPLOYMENT												
Agriculture	57	59	60	66	63	24	22	22	20	20	21	21
Mining	13	13	13	11	11	10	13	14	15	18	19	19
Construction	274	322	347	350	366	350	373	383	404	431	460	464
Manufacturing	49	51	54	52	58	62	63	64	70	74	76	81
Transportation & Warehousing	123	135	148	151	153	105	103	103	117	110	120	127
Wholesale Trade	143	148	154	147	150	128	131	146	151	153	164	173
Retail Trade	475	478	468	474	471	344	350	351	346	346	345	342
Fire	220	225	230	227	235	286	272	274	288	296	303	307
Utilities						5	7	7	6	6	9	10
Information Services	826	892	910	925	924	48	52	51	53	53	53	60
Professional & Business Services						1,129	1,155	1,216	1,280	1,342	1,373	1,411
Management of Companies & Enterprises						279	296	314	336	355	376	387
Administrative & Waste Services						N/A	N/A	13	16	22	25	23
Educational Services						200	201	208	226	230	234	245
Health Care & Social Assistance						21	24	25	27	29	32	37
Arts, Entertainment, & Recreation						188	198	215	231	244	248	260
Accommodation & Food Services						34	33	30	31	31	31	32
Other Services						164	165	180	185	201	199	201
Government *						243	238	231	228	230	228	224
Federal Government	45	54	45	47	46	46	48	53	52	52	54	58
State Government	53	53	50	50	50	54	55	57	58	57	60	61
Local Government	26	26	28	27	27	26	26	25	26	26	27	27
TOTAL	2,304	2,456	2,507	2,527	2,554	2,608	2,687	2,764	2,873	2,849	3,081	3,162

N/A - Data is not available

* figures were interpolated.

Source: Wyoming Department of Employment

Table 2.10

Laramie County Proprietors (BEA) *1983 - 2005*

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
2005	10,425	588	11,013

Source: US Commerce Department - Bureau of Economic Analysis

Table 2.11

Laramie County Employment Projections
Jobs by Place of Work
2005 - 2009

	2005	2006	2007	2008	2009
Total Employment	59,175	60,116	60,979	62,023	62,023
PRIVATE					
Agriculture	965	976	978	992	992
Mining	186	183	186	185	185
Construction	3,720	3,813	3,927	4,014	4,014
Manufacturing	1,710	1,693	1,674	1,687	1,687
Transportation & Public Utilities	2,479	2,312	2,256	2,337	2,337
Wholesale Trade	906	866	873	883	883
Retail Trade	7,909	8,090	8,271	8,452	8,452
Finance, Insurance & Real Estate	4,791	4,985	5,013	5,002	5,002
Professional & Business Services	2,990	3,114	3,238	3,362	3,362
Health Care & Social Assistance	4,929	5,246	5,563	5,880	5,880
Accommodation & Food Services	5,972	6,403	6,834	7,265	7,265
GOVERNMENT					
Federal Civilian	2,389	2,376	2,349	2,366	2,366
Military	3,599	3,557	3,514	3,466	3,466
State & Local Government	10,567	10,779	10,939	11,169	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				
		2004	2005	2006	2007	2008
F.E. Warren A.F.B.	Military	4,190	4,263	4,293	4,156	4,410
State of Wyoming	Government Services	3,574	3,386	3,645	3,756	3,840
Laramie Co. School Dist. #1	Education K-12	1,794	1,933	1,940	2,075	1,999
Federal Government	Government Services	1,811	1,804	1,812	1,736	1,747
Cheyenne Regional Medical Center	Health Care	999	1,095	1,430	1,480	1,324
Wyoming National Guard	Military	698	669	669	693	709
Lowe's Companies	Distribution Center	460	700	950	900	705
Sierra Trading Post	Outlet Catalogue/Retail	420	425	670	661	691
Union Pacific Railroad	Transportation, Rail	700	790	806	832	686
City of Cheyenne	Government Services	557	554	565	590	596
Veterans' Affairs Medical Ctr.	Health Care	421	423	426	486	472
Laramie County Community College	Education and Community Services	410	465	420	450	465
Wal-Mart Retail	Retail Sales	288	226	506	396	396 a
Laramie County Government	Government Services	320	318	337	350	351
Frontier Oil	Oil Refinery	274	261	243	275	314
Magic City Enterprises	Rehabilitation Facility				210	285 c
United States Postal Service	Government Services	284	300	296	278	281
EchoStar Communications	Satellite Uplink Center	296	293	270	258	280
BlueCross/Blue Shield	Health Plans	232	188	214	204	223
Laramie Co. School Dist #2	Education K-12	192	179	183	207	213
Great Lakes Aviation	Airlines	198	175	196	209	210
JELD WEN	Window & Door Manufacturing	200	173	250	206	175
APW Wyott Corporation	Manufacturing	160	152	150	150	160
Little America	Lodging and Convention	207	183	149	149	150
Crete Carrier Corp.	Transportation					148 c
Albertsons	Grocery	121	150	147	145	142
Taco Johns, Inc.	Food Service Headquarters	100	149	146	115	122
Dyno Nobel, Inc.	Fertilizer & Ammonium Nitrate Mfg.	127	122	117	110	121 b
Wyoming Tribune-Eagle	News and Printing Services	115	125	120	115	121
Mountain Towers	Long-Term Care	105	128	127	120	120 a
Simon Contractors	Construction					120
VAE Nortrak	Mfg. Rail Switching	104	106	117	105	115
Mountain Regional Services, Inc.	Disability Services	130	140	130	130	110
Bresnan Communitions	Communications			83	81	103
Corral West	Western Clothing Retail	140	110	110	100	100 a
Warren Federal Credit Union	Credit Union	106	94	97	102	100
Firms that requested anonymity or provided incomplete data		449	478	439	687	1,044
Totals		20,182	20,557	22,053	22,517	23,148

a current count not provided, used previous year

b count adjusted to reflect employees in Laramie County only

c Information from previous years not available

Source: Cheyenne LEADS

Table 2.13

Tourism Activity

Monthly Averages 1999 - 2007

	1999	2000	2001	2002	2003	2004	2005	2006	2007
Available Rooms	20,865	21,861	24,031	25,880	27,775	28,637	27,425	28,628	28,363
Nights Occupied	13,168	14,518	16,878	18,290	17,306	17,851	16,921	19,030	18,724
Occupancy Rate	63.5%	66.4%	68.5%	69.1%	63.4%	62.3%	61.5%	65.0%	67.4%
Average Room Rate (\$)	\$55.48	\$56.55	\$57.28	\$57.19	\$57.97	\$57.88	\$62.31	\$65.20	\$73.51
CACVB Visitor Walk-in Count	1,004	868	995	1,298	1,203	2,317	2,653	4,132	4,015
Trolley Ridership	468	389	570	606	912	947	1,027	1,284	1,023
Pine Bluffs Info. Center	12,281	12,368	12,495	15,461	14,466	13,935	13,085	12,589	12,924
I-25 State Visitor Center	7,035	5,391	5,566	5,475	5,770	5,102	5,379	7,391	6,837
Old West Museum Paid Visitor	3,952	3,312	3,736	3,527	3,491	3,019	3,017	3,277	2,921
State Museum	1,647	1,449	1,468	1,413	2,274	1,862	1,745	2,003	1,734

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 - 2007
- 3.1 Residential Construction Activity, 1983 - 2007
- 3.2 Commercial Construction Activity, 1982 - 2007
 - Figure 5 - Residential and Commercial Construction Valuation, 1983 - 2007
 - Figure 6 - Assessed Real Property Values, 1996 - 2007
- 3.3 Assessed Real Property Values, 1996 - 2007
- 3.4 Major Property Tax Diswtricts, 1996 - 2007
 - Figure 7 - Property Tax Districts, 1990 - 2007
- 3.5 Capital Improvements, 1984 - 2007

Table 3.0

Annexation Trends

City of Cheyenne

1980 - 2007

YEAR	ACRES ANNEXED	CITY SIZE SQ. MI.	ANNUAL GROWTH %
1980	103.94	15.44	1.05%
1981	276.41	15.87	2.78%
1982	134.95	16.09	1.39%
1983	54.17	16.17	0.50%
1984	562.09	17.05	5.44%
1985	18.79	17.08	0.18%
1986	6.14	17.09	0.06%
1987	156.89	17.33	1.40%
1988	19.65	17.36	0.17%
1989	1,152.63 (a)	19.16	10.37%
1990	306.10	19.64	2.51%
1991	114.21	19.82	0.92%
1992	54.08	19.91	0.45%
1993	22.01	19.94	0.15%
1994	12.96	19.96	0.10%
1995	307.82	20.44	2.40%
1996	18.11	20.47	0.15%
1997	66.66	20.57	0.49%
1998	0.99	20.57	0.00%
1999	640.00	21.20	3.06%
2000	6.25	21.30	0.47%
2001	48.73	21.38	0.38%
2002	942.53	21.70	1.50%
2003	93.67	22.10	1.84%
2004	74.00	22.22	0.54%
2005	332.82	22.74	2.34%
2006	945.53 (b)	24.30	6.86%
2007	39.33	24.36	0.25%
Total Annexed		6,511.46	

Note: (a) Includes the Cheyenne Business Parkway: 1069.2 Acres
(b) Does not include the North Range Business Park.

Source: City of Cheyenne Engineer's Office
1980 - 2007 Data: City of Cheyenne Building and Engineering Department Annual Report.

Table 3.1**Residential Construction Activity***City of Cheyenne**1983 - 2007*

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
2007	204	371	204	32,930,502

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

Table 3.2**Commercial Construction Activity***City of Cheyenne**1982 - 2007*

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
2007	51	40,113,164	103	33,570,621	154	73,683,785	3.4	79.9

NA - Data is not available.

Source: City of Cheyenne Engineer's Office

1982 - 2007 Data: City of Cheyenne Building and Engineering Department

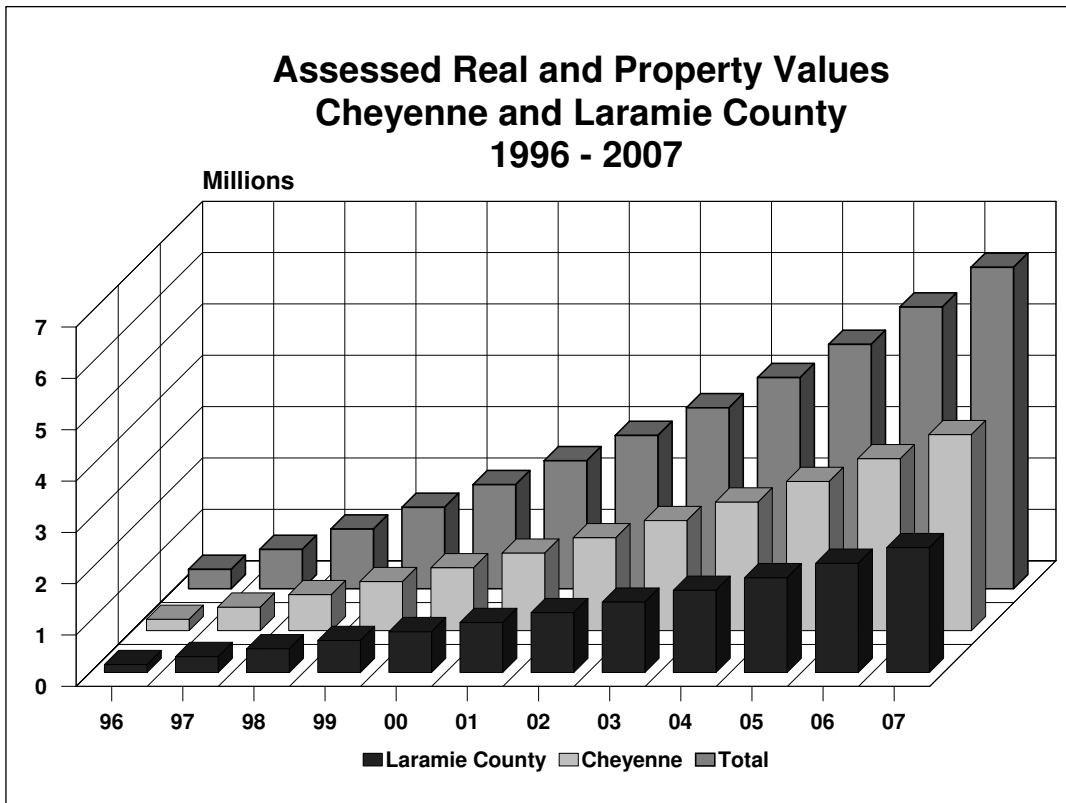
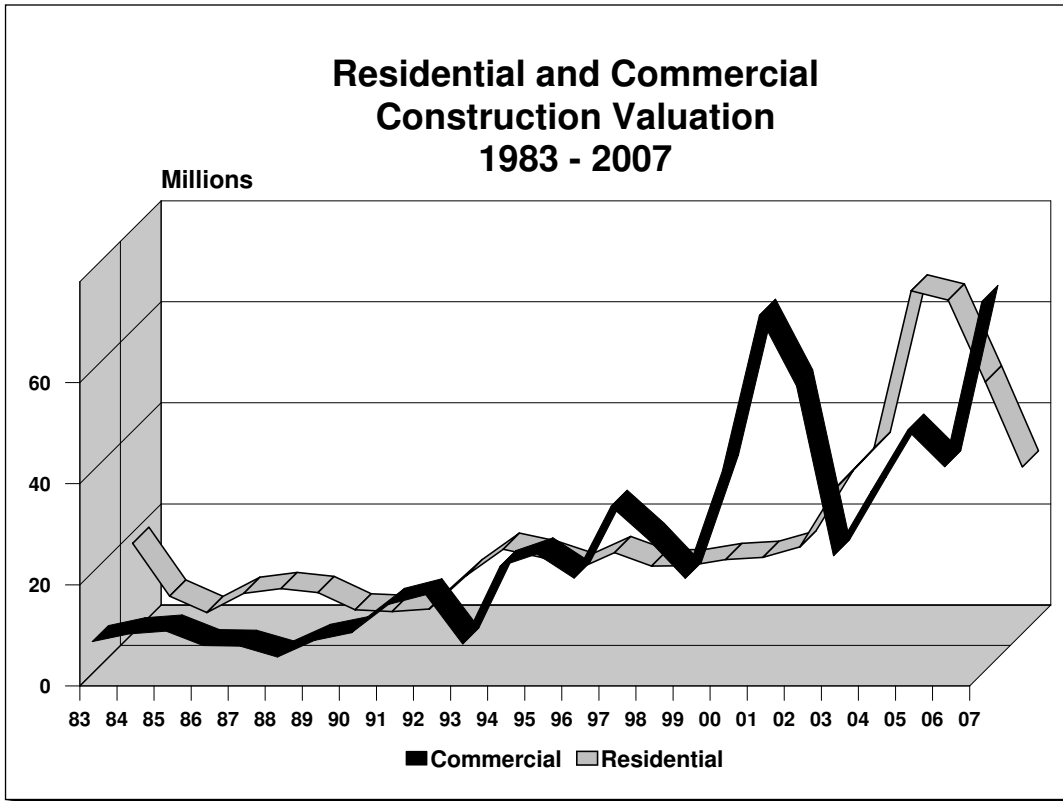


Table 3.3

Assessed Real and Personal Property Value
Laramie County
1996 - 2007

	1996	1997	1998	1999	2000	2001
TOTAL						
City (\$)	220,671,780	235,059,087	242,909,044	254,289,189	270,007,446	284,524,644
County (\$)	154,634,621	155,663,825	153,468,686	158,875,527	172,353,693	180,525,429
RESIDENTIAL						
City (\$)	147,209,388	156,395,398	160,465,026	168,819,430	178,806,953	188,856,479
County (\$)	49,717,132	55,020,410	58,669,645	65,203,617	72,323,848	78,912,255
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50
COMMERCIAL						
City (\$)	52,017,507	56,415,832	59,180,299	61,456,341	62,591,046	67,206,773
County (\$)	7,689,146	9,402,777	9,882,548	10,792,677	11,375,261	12,495,160
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50
INDUSTRIAL *						
City (\$)	18,203,697	18,930,575	19,389,437	20,227,476	24,394,527	24,253,491
County (\$)	76,585,355	69,471,958	62,912,327	60,054,159	65,175,820	66,452,235
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 (\$)	16,642,336	17,316,947	17,300,821	18,061,372	18,201,143	17,456,900
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50
VACANT						
City (\$)	3,241,188	3,317,282	3,874,282	3,785,942	4,214,920	4,207,901
County (\$)	4,000,652	4,451,733	4,703,345	4,763,702	5,277,621	5,208,879
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

N/A - Data is not available.

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

Source: Laramie County Assessor's Office

Assessed Real and Personal Property Value continued on page 40

Assessed Real and Personal Property Value continued from page 39

	2002	2003	2004	2005	2006	2007
TOTAL						
City (\$)	301,615,103	333,028,981	360,986,244	402,264,902	443,234,610	468,742,963
County (\$)	190,599,915	205,659,198	229,652,549	244,439,397	280,900,035	305,750,575

RESIDENTIAL						
City (\$)	198,716,884	216,458,096	240,898,699	273,116,519	299,464,953	301,267,635
County (\$)	86,720,823	98,458,096	111,253,557	127,393,533	144,933,887	165,856,111
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

COMMERCIAL						
City (\$)	73,319,387	87,403,935	90,420,290	95,554,194	108,951,158	130,952,222
County (\$)	13,051,254	13,615,738	14,534,477	15,947,858	17,670,759	17,911,527
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

INDUSTRIAL *						
City (\$)	25,006,068	24,996,324	24,052,789	27,057,707	27,214,048	27,508,729
County (\$)	67,540,628	69,123,194	76,346,242	70,763,291	81,885,058	93,770,212
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50

AGRICULTURAL						
City (\$)	0	0	0	0	1,096	5,633
County (\$)	17,446,081	18,038,932	20,535,737	22,337,600	25,397,071	12,994,233 (a)
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

VACANT						
City (\$)	4,572,764	4,603,429	5,574,466	6,536,482	7,603,355	9,008,744
County (\$)	5,841,129	6,423,238	6,982,536	7,997,115	11,013,260	15,218,492
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50

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

Table 3.4**Major Property Tax Districts****Revenues
1996 - 2007**

	1996	1997	1998	1999	2000	2001
CITY OF CHEYENNE						
Value (\$)	220,671,780	235,059,087	242,909,044	254,289,189	270,007,446	284,524,644
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	1,765,374	1,880,473	1,943,272	2,034,314	2,160,060	2,276,197
LARAMIE COUNTY						
Value (\$)	375,306,401	390,772,912	396,377,730	413,164,716	442,361,139	465,050,073
Mill Levy	18.31	18.26	17.00	22.00	22.00	22.00
Revenue (\$)	6,871,860	7,134,600	6,738,421	9,089,624	9,731,945	10,231,102
LC SCHOOL DISTRICT #1						
Value (\$)	338,787,872	356,390,783	361,356,654	378,706,487	406,805,165	428,814,721
Mill Levy	52.29	51.52	46.04	45.81	43.00	43.00
Revenue (\$)	17,715,218	18,361,253	16,636,860	17,348,544	17,492,622	18,439,033
LC SCHOOL DISTRICT #2						
Value (\$)	36,518,529	34,332,129	35,021,076	34,458,229	35,555,974	36,235,352
Mill Levy	52.00	52.00	51.80	43.00	46.88	46.61
Revenue (\$)	1,898,964	1,785,271	1,814,092	1,481,704	1,666,864	1,688,930
LC CONSERVATION DISTRICT						
Value (\$)	375,306,401	390,772,912	396,377,730	413,164,716	442,361,139	465,050,073
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	187,653	195,361	198,189	206,582	221,181	232,525
SOUTH CHEYENNE WATER & SEWER						
Value (\$)	11,883,664	12,705,639	13,631,245	14,770,147	15,976,468	16,560,782
Mill Levy	3.03	2.83	3.18	2.67	2.78	2.68
Revenue (\$)	36,008	35,957	43,347	39,436	44,415	44,383
WEED AND PEST DISTRICT						
Value (\$)	375,306,401	390,722,912	396,377,730	413,164,716	442,361,139	465,050,073
Mill Levy	1.00	1.00	1.00	1.00	1.00	1.32
Revenue (\$)	375,306	390,723	396,378	413,165	442,361	613,866

Source: Laramie County Assessor's Office

Major Property Tax Districts continued on page 42

Major Property Tax Districts continued from page 41

	2002	2003	2004	2005	2006	2007
CITY OF CHEYENNE						
Value (\$)	301,615,103	333,028,981	360,986,244	402,264,902	443,234,610	468,742,963
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	2,412,921	2,664,232	2,887,890	3,218,119	3,545,877	3,749,944

LARAMIE COUNTY						
Value (\$)	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645	774,493,538
Mill Levy	22.00	17.00	17.00	17.00	17.00	21.66
Revenue (\$)	10,828,730	9,157,699	10,040,859	10,993,973	12,310,289	16,775,530

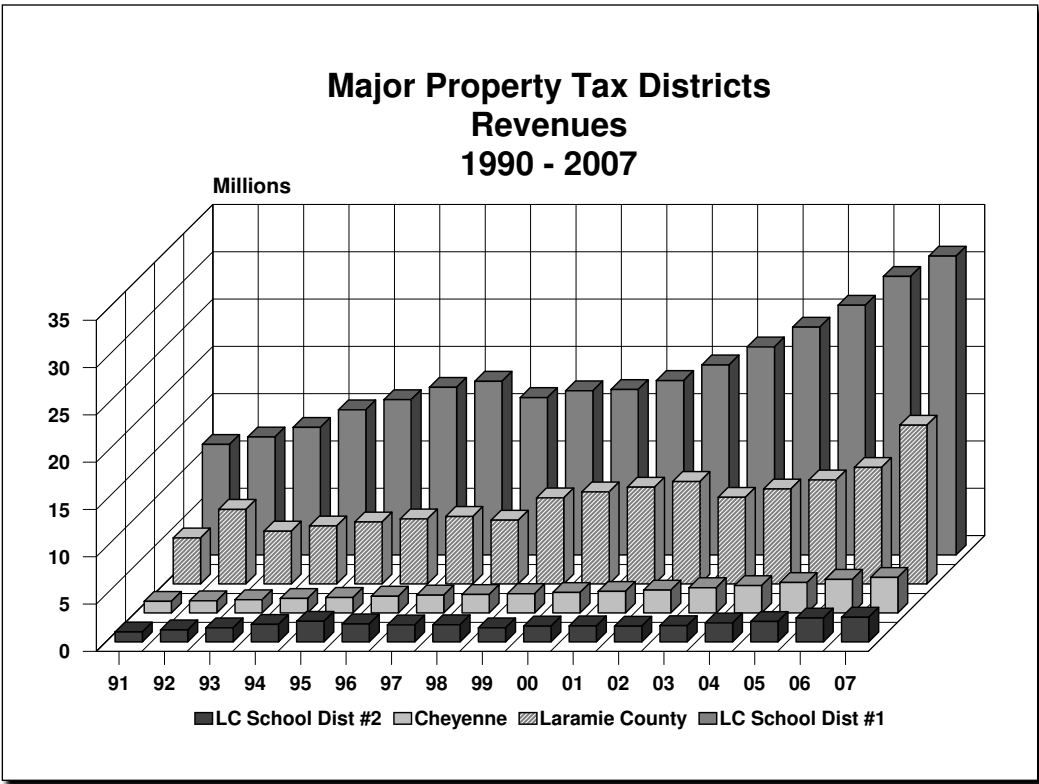
LC SCHOOL DISTRICT #1						
Value (\$)	456,486,561	499,696,020	547,178,850	599,968,474	669,240,204	717,792,802
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	20,085,409	21,986,625	24,075,869	26,398,613	29,446,569	31,582,883

LC SCHOOL DISTRICT #2						
Value (\$)	35,728,457	36,992,159	43,459,943	46,735,825	54,894,441	56,700,736
Mill Levy	46.42	46.18	46.19	46.20	45.89	45.91
Revenue (\$)	1,658,515	1,708,298	2,007,415	2,159,195	2,519,106	2,603,131

LC CONSERVATION DISTRICT (a)						
Value (\$)	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645	774,493,538
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	246,108	269,344	295,319	323,352	362,067	387,247

SOUTH CHEYENNE WATER & SEWER						
Value (\$)	17,361,258	18,971,122	21,269,437	22,416,670	27,264,776	27,498,980
Mill Levy	4.02	3.69	3.57	2.52	2.49	3.54
Revenue (\$)	69,792	70,003	75,932	56,490	67,889	97,346

WEED AND PEST DISTRICT						
Value (\$)	492,215,018	538,688,179	590,638,793	646,704,299	724,134,645	774,493,538
Mill Levy	1.50	1.50	1.50	1.50	1.50	1.50
Revenue (\$)	738,323	808,032	885,958	970,056	1,086,202	1,161,740



**Table 3.5 Funds Expended for Capital Improvements
1984 - 2007**

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
2007	12,930,427	4,231,401	0	923,728	14,716,000	0	0	32,801,556

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

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- 4.7 Housing Profile, Cheyenne Area, 1995 - 2007
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- 4.9 Cheyenne Building Permits, 1994 - 2007; Laramie County Building Permits, 1994 - 2007
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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	120	120
	65,740	71,351
Bal. of County	7,402	10,256
TOTAL	73,142	81,607

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

Table 4.1

Population Estimates and Projections

Laramie County 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	82,340 (c)	53,284 (c)	32,364 (b)
2002	83,135 (c)	53,619 (c)	32,808 (b)
2003	84,234 (c)	54,037 (c)	33,257 (b)
2004	84,994 (c)	55,250 (c)	33,713 (b)
2005	85,031 (d)	55,764 (c)	34,394 (d)
2006	85,384 (d)	55,314 (c)	33,463 (d)
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) American Community Survey (ACS)
 * Projections by the Wyoming Division of Economic Analysis

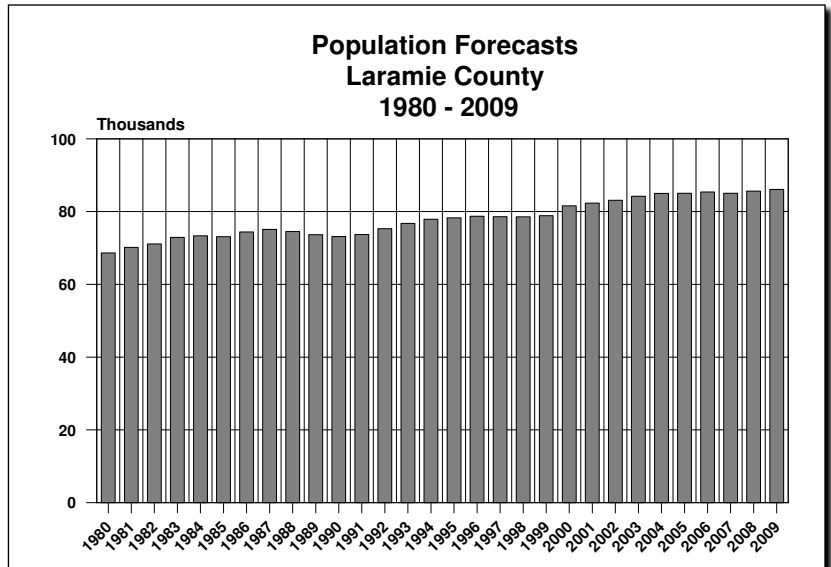


Table 4.2

Laramie County Population Profiles

1960 - 2006

	1960	1970	1980	1990	2000	2006
Census Population	60,149	56,360	68,649	73,142	81,607	85,384
Age Distribution						
Less than 5	7,889	4,965	5,797	5,907	5,384	6,528
5 - 19 years	16,385	17,232	17,197	16,360	17,910	16,210
20 - 44 years	21,779	18,592	27,630	20,141	30,427	30,328
45 - 64 years	10,584	10,863	12,035	13,295	18,535	22,568
65 and over	3,512	4,708	5,990	7,439	9,351	9,750
Less than 5 (a)	N/A	N/A	5,797	5,907	5,384	6,528
5 - 16 years	N/A	N/A	12,354	13,088	14,475	N/A
16 years and older	N/A	N/A	50,986	55,067	62,981	N/A
18 years and older	N/A	N/A	48,884	53,063	60,584	64,546
5 - 20 years	N/A	N/A	18,639	17,465	19,024	N/A
18 - 20 years	N/A	N/A	4,670	3,293	3,385	3,647
21 - 24 years	N/A	N/A	5,766	4,016	4,419	N/A
25 - 44 years	N/A	N/A	20,422	25,020	24,894	24,231
45 - 54 years	N/A	N/A	6,566	7,323	11,489	12,432
55 - 59 years	N/A	N/A	2,859	2,998	3,929	6,171
60 - 64 years	N/A	N/A	2,610	2,974	3,117	3,965
65 and over	N/A	N/A	5,990	7,439	9,351	9,750
Median Age	26.7	26.7	28.1	31.9	35.3	36.0
Per Capita Income						
City	N/A	3,180	7,626	13,351	19,469	N/A
County	N/A	2,993	7,743	12,932	19,634	24,413
Median Household Income						
City	5,916	9,599	16,935	28,117	38,307	N/A
County	5,667	9,162	17,630	27,571	39,607	50,907
Median Family Income						
City	N/A	N/A	N/A	N/A	45,995	N/A
County	N/A	N/A	N/A	N/A	46,536	60,737

Note: (a) 1980 numbers were interpolated to match 1990 census age cohorts.
Source: US Census of Population and Housing 1960, 1970, 1980, 1990, 2000
2006 ACS

Table 4.3

Population by Race and Ethnic Groups 1980 - 2000

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

Source: US Census Bureau

Table 4.4

Laramie County Education Profiles 1960 - 2006

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

Source: US Census Bureau

(b) American Community Survey

Average ACT Scores 1995 - 2007

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Laramie County	21.4	21.1	21.4	21.8	21.7	21.7	21.5	22.2	22.5	22.1	22.3	21.1	22.0
Wyoming	21.3	21.4	21.4	21.4	21.4	21.6	21.5	21.4	21.4	21.4	21.4	21.6	21.5
United States	20.8	20.9	21.0	21.0	21.0	21.0	21.0	20.8	20.8	20.9	20.9	20.9	21.2

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
1979 - 2007

YEAR	ELEMENTARY	JUNIOR HIGH	SENIOR HIGH	PRIVATE	HOME SCHOOLED	TOTAL	LCCC HEADCOUNT	LCCC FTE
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
2007	7,218	3,213	3,008	380	359	14,178	3,813	2,037

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

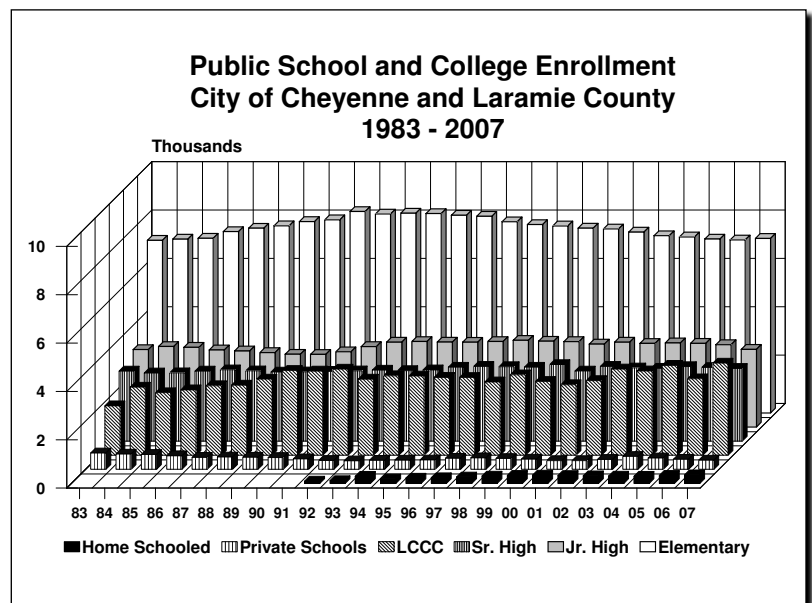


Table 4.6

Housing Profile

Laramie County

1980 - 2007

Authorized Construction in Permit Issuing Areas

YEAR	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS	PER UNIT VALUATION	
						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	166.50	0.078
2007*	321	0	0	0	321	N/A	N/A

N/A - Data is not available

* 2003 - 2007 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
1995 - 2007*

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Total Housing Units	22,672	23,227	23,499	23,835	24,052	24,214	24,495	24,763	25,367	25,973	26,545	26,841	27,045
Single Family Units % of Total	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%	19,838 73.4%
Multi-Family Units % of Total	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%	7,207 26.6%

Notes: (a) End of year figures — Do not account for demolished condemned or unoccupied units.
Source: City of Cheyenne Building and Engineering Department

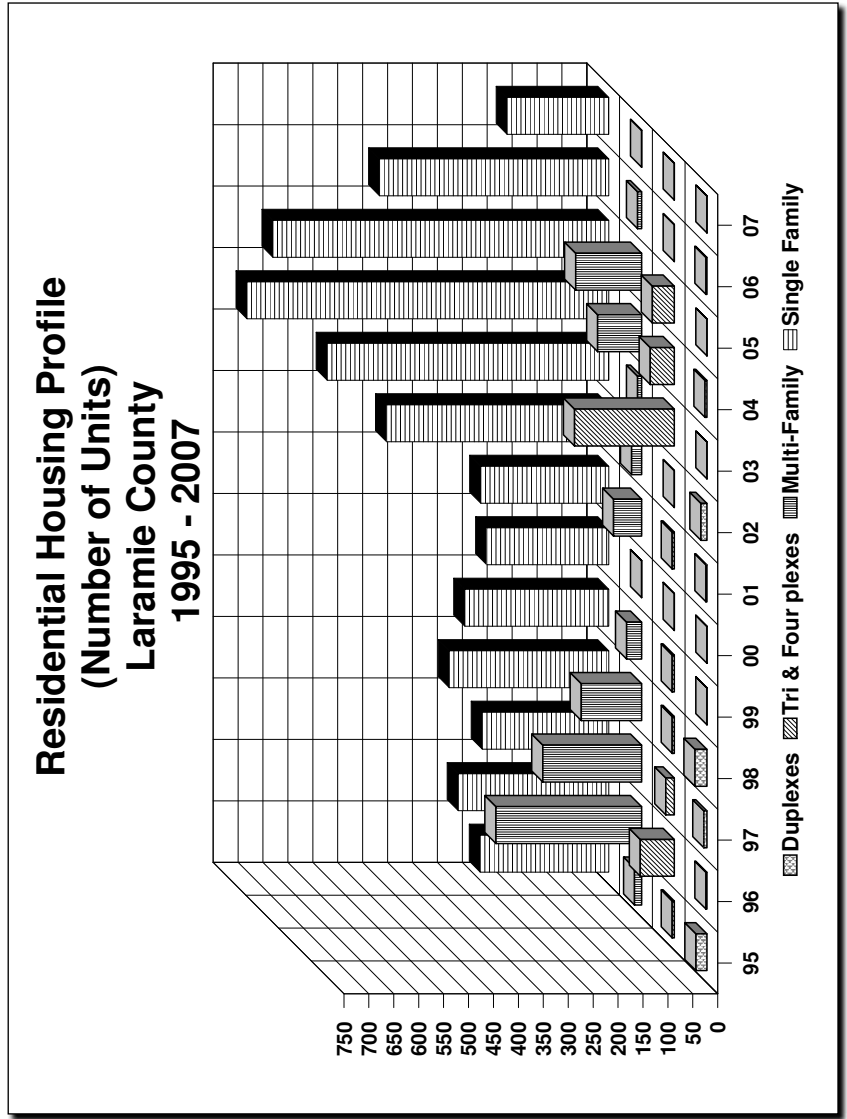


Table 4.8

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 1994 - 2007

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	TOTAL
Total Single Family	220	170	175	180	183	179	144	160	262	454	509	443	294	204	3,577
Detached	151	138	146	156	161	159	129	152	222	329	498	443	287	204	3,175
Attached	69	32	29	24	22	20	15	8	40	124	11	0	7	0	401
New Apartments/ Duplex	16	7	79	92	35	33	18	11	1	50	24	16	1	0	383
Townhouses	69	32	29	24	22	20	15	8	40	124	7	0	6	0	396
Condos	0	0	0	0	0	0	0	0	0	1	4	0	1	0	6
Mobile Homes/ Constr. Trailers	51	55	46	33	28	26	12	14	15	22	36	10	10	7	365
Demolish	23	17	18	29	25	25	18	30	26	24	24	33	28	13	333

Note: Attached Single Family Permits are Townhouses and Condos
Source: City of Cheyenne Building and Engineering Department

Building Permits

Laramie County (not including City of Cheyenne) 1994 - 2007

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	TOTAL
Total Rural Single Family Permits*	45	85	90	83	118	126	108	105	172	173	219	231	166	117	1,844
Total Multi- Family Permits	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	80	58	24	8	0	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, Cheyenne Regional 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 (9)
Cheyenne Area Banks (6)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau

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