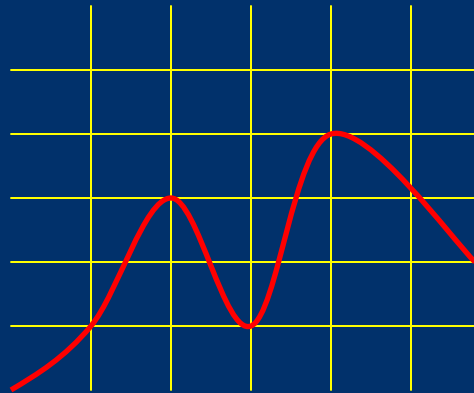


WYOMING/ LARAMIE COUNTY REVIEW AND OUTLOOK



Presented to:

**Wyoming Business Report
Southeast Wyoming Economic
Forecast Luncheon
December 13, 2007**

by Buck McVeigh

**Department of Administration & Information
Economic Analysis Division**

The Saturday Evening
POST

June 2, 1951 - 15¢

**A MISSOURI MAILMAN
LOOKS AT BRITAIN**

Link Kilby's Story of
How Socialism Looked to Him

CHEYENNE



THE CITIES OF AMERICA

CHEYENNE

By LEWIS NORDYKE

Wyoming's temporary capital for the last eighty-three years, Cheyenne is the permanent capital of the Wild West. Here outlaws still hold up the stage, Sioux war whoops split the night, and six-gun law prevails for one rip-roaring month every summer.

This is the 102nd of a series of articles on America's most colorful cities. The next, which deals with Charlotte, North Carolina, will appear in the June 23rd issue.

YOUNG-ACTING Old Cheyenne, sprawled in the Wyoming hills on the main street of America—the east-west Lincoln Highway—has set itself up as a colorful outlying shopping district and pausing place for wandering Americans. And as the capital, although barely in Wyoming, Cheyenne has the desirable occupation of running the “wonderful” state.

Earliest references to Cheyenne reveal that within a week after its birth, as a raw and gun-roaring camp on the first transcontinental railroad, the Union Pacific, it was called “Old Cheyenne.” This may have been because it was crammed from the start with a potent mixture of all the lusty elements of the frontier West—boomers, Indians, cowboys, sheepherders, miners and beautiful and crooked

rifflaff—and it lived so violently that it aged quickly.

But there is nothing senile about Cheyenne. It is rip-snorting and proud, and as enthusiastic as a junior chamber of commerce. Some of this vigor owes its origin to an altitude of 6062 feet and to about as sharp weather as ever hit a naked prairie, and the city's provincial sauciness is probably a result of having plenty of elbowroom. At the point where the Lincoln Highway and the north-south Yellowstone Highway cross, in front of the Union Pacific depot, there is a sign saying: 500 MILES WEST TO SALT LAKE. 500 MILES EAST TO OMAHA. 500 MILES SOUTH TO SANTA FE. 500 MILES NORTH TO YELLOWSTONE. A café on the corner of the intersection is named the Midway.

Glorifying these wide-open spaces and the hairy-chested events of a rugged past, Cheyenne plays cowboy, parades Western atmosphere and practically oozes the scent of saddle leather. It is probably the only American municipality with a show more widely known than the city that puts it on. In a successful run of fifty-four years, this act, the climax of which is known as Frontier Days, has



At the head of Capitol Avenue is the Capitol of Wyoming, which has been provisionally located in Cheyenne since 1868. The city has never been able to swing enough votes to make it permanent.

Showers

Considerable cloudiness today and tonight. A few showers in area this afternoon. High in lower 60s. Low near 40.

The Wyoming Eagle

THE WANT-AD

NUMBER:

4-4451

Start 8:30 A.M.

CHEYENNE, THE SUNSHINE CAPITAL --- SUNSHINE 911 OF THE LAST 946 DAYS

VOLUME XXXV

CHEYENNE, WYOMING, WEDNESDAY, APRIL 27, 1960

NUMBER 25

Payroll in Millions


ATLAS BASE HAS BIG IMPACT ON CHEYENNE

Quick Facts for 2006

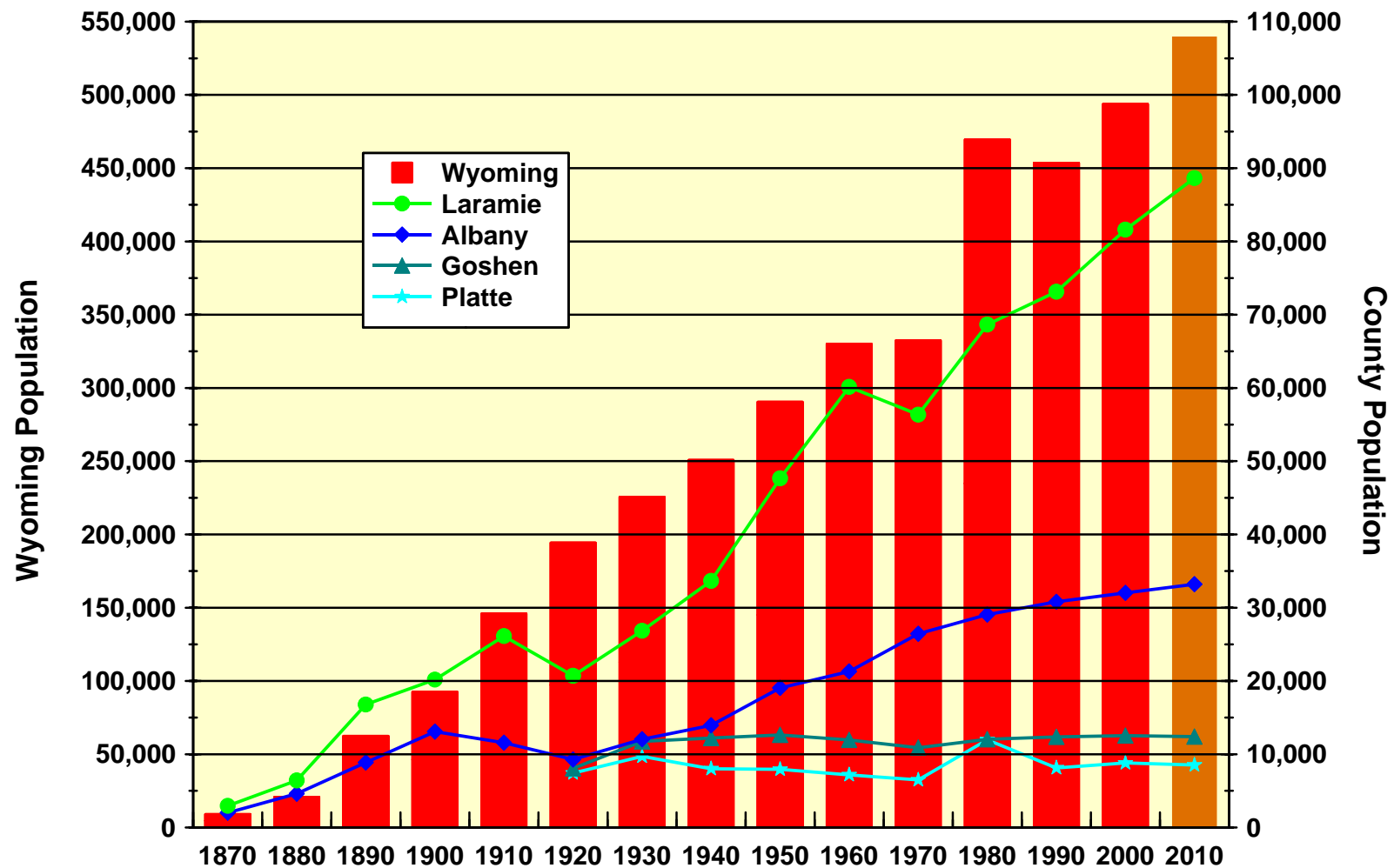
Wyoming:

- population highest ever: 515,004 (1.2%).
- job growth: 12,800; 4.9% (2nd in U.S.), mining 17%.
- per capita income grew 9.0% (2nd in U.S.) to \$40,676.
- consumer spending was up 12%.
- state revenue outpaced forecast levels.
- Inflation outpaced U.S. 4.4% vs. 2.5% .

Laramie County:

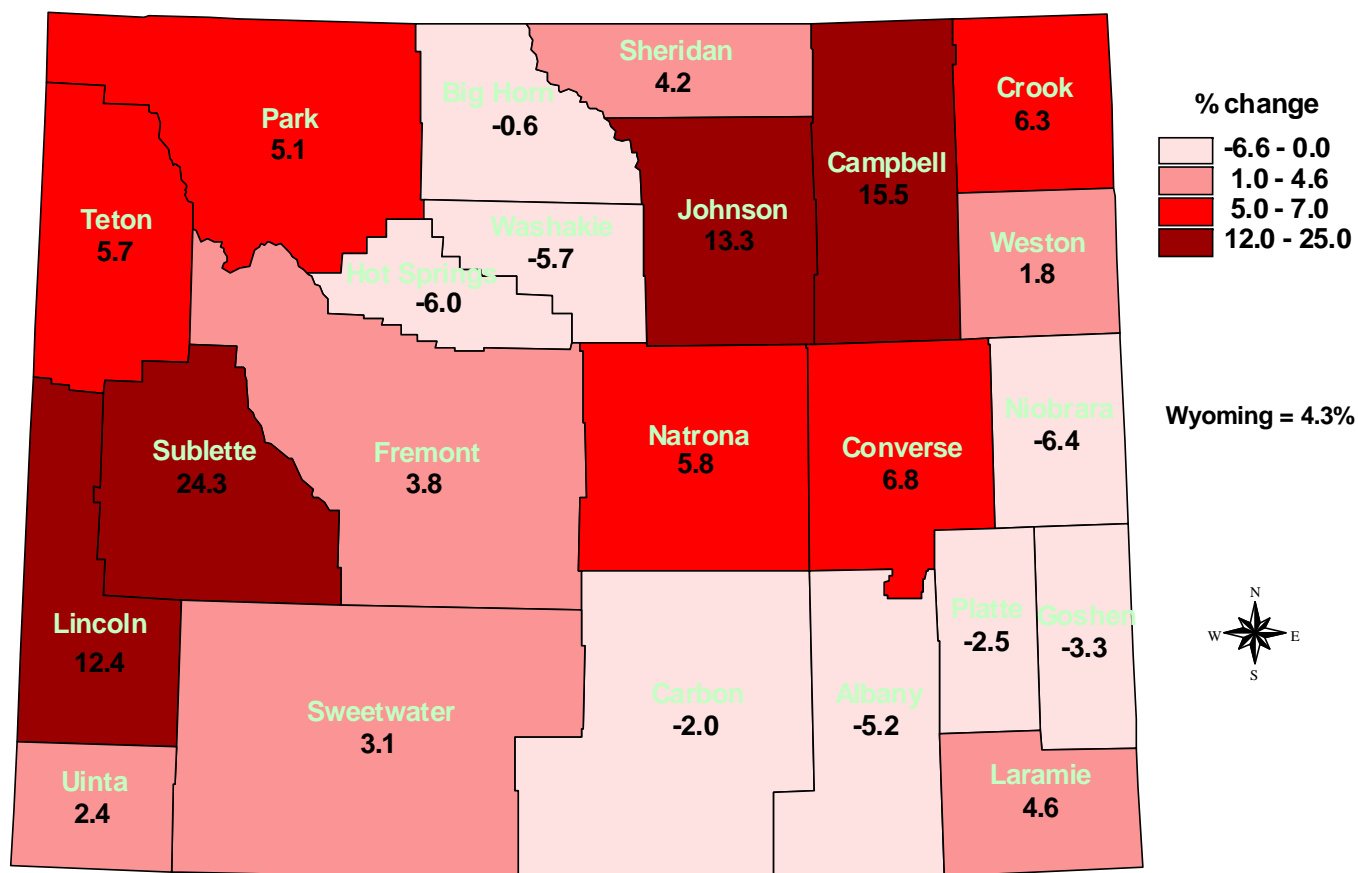
-  -population growth rate: 0.4%.
- job growth rate: 2.6%, construction sector 14%.
- wage rate growth: 9.6%.
- consumer spending: 6.1%.
- sales and use tax collections: 7.5%.
- residential housing slow down: -42%.
- Inflation (3.5%) lower than Wyoming average.

Decennial Population for Wyoming and Selected Counties 1870 - 2010



Source: U.S. Census Bureau and Wyoming Economic Analysis Division

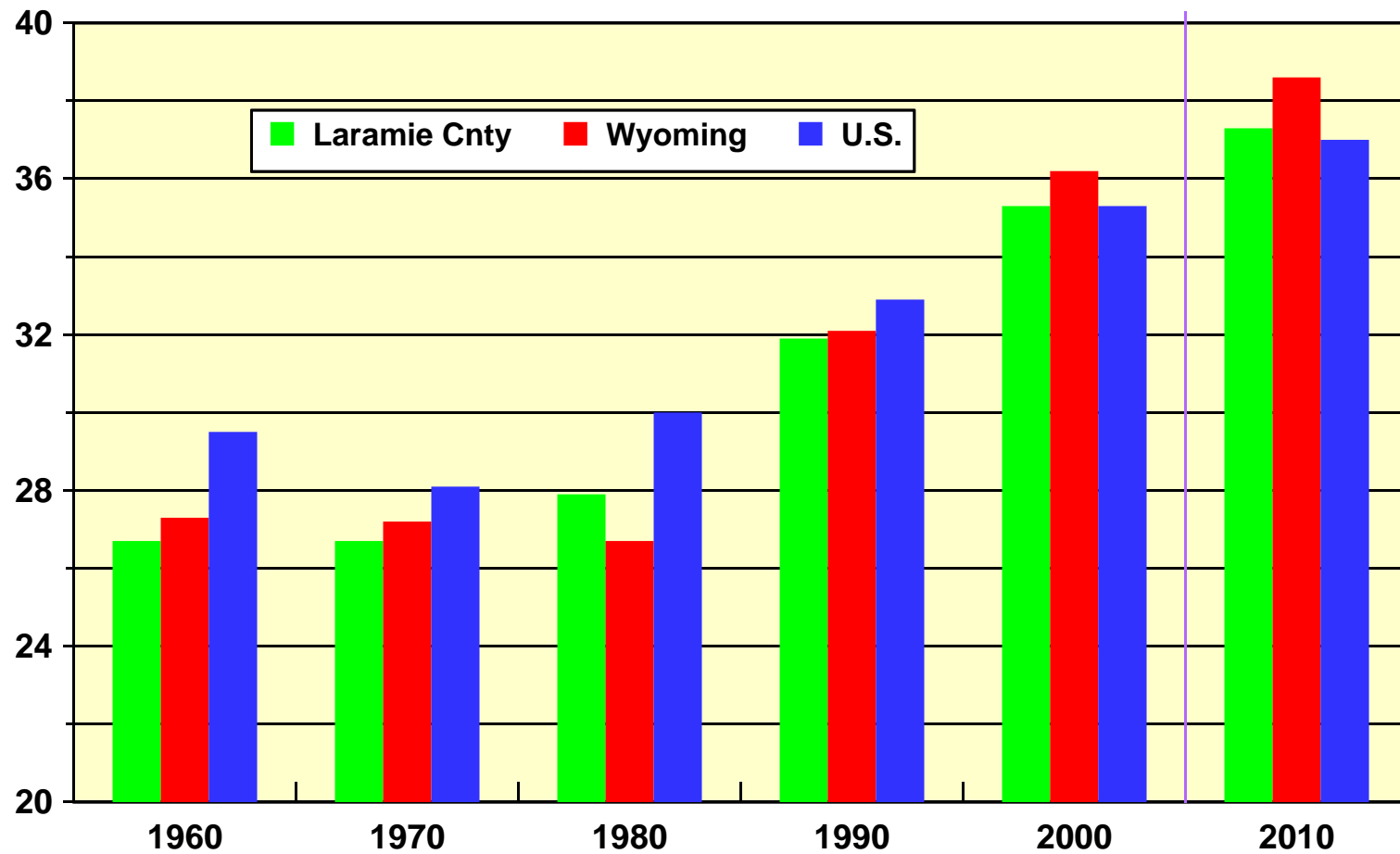
Percent Change in Resident Population by County: 2000 - 2006



Source: U.S. Census Bureau

Prepared by Wyoming Economic Analysis Division

Median Age

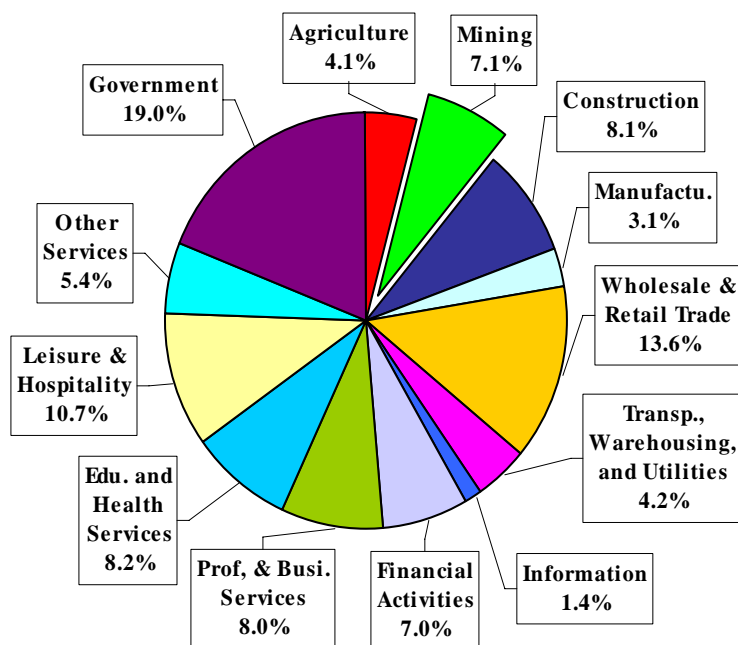


Source: U.S. Census Bureau and Wyoming Economic Analysis Division

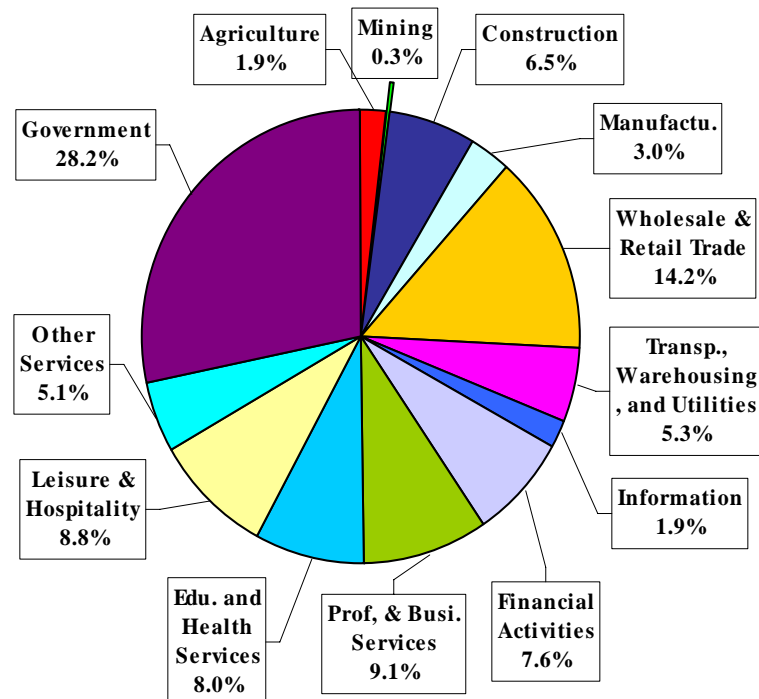
Employment by Industry for Wyoming and Laramie County: 2005

(Includes: full and part-time wage and salary jobs, and proprietors employment.)

Wyoming



Laramie County



Wyoming = 360,558
Laramie Cnty = 58,761

Source: U.S. Bureau of Economic Analysis

Mining - 1st

Construction - 2nd

Leisure & Hospitality - 4th

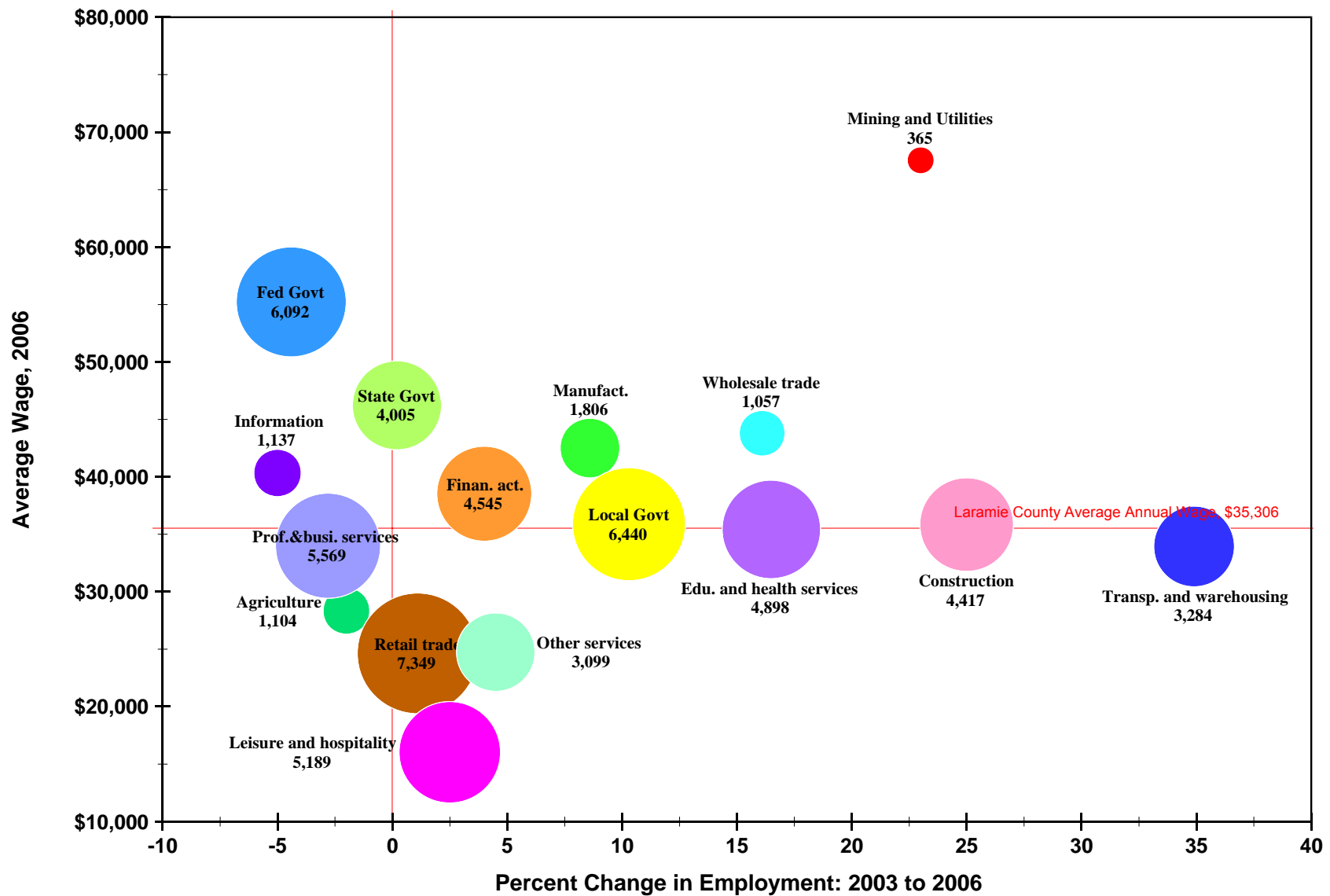
Government - 4th

Manufacturing – 49th

Prof. & Bus. Svcs. – 48th

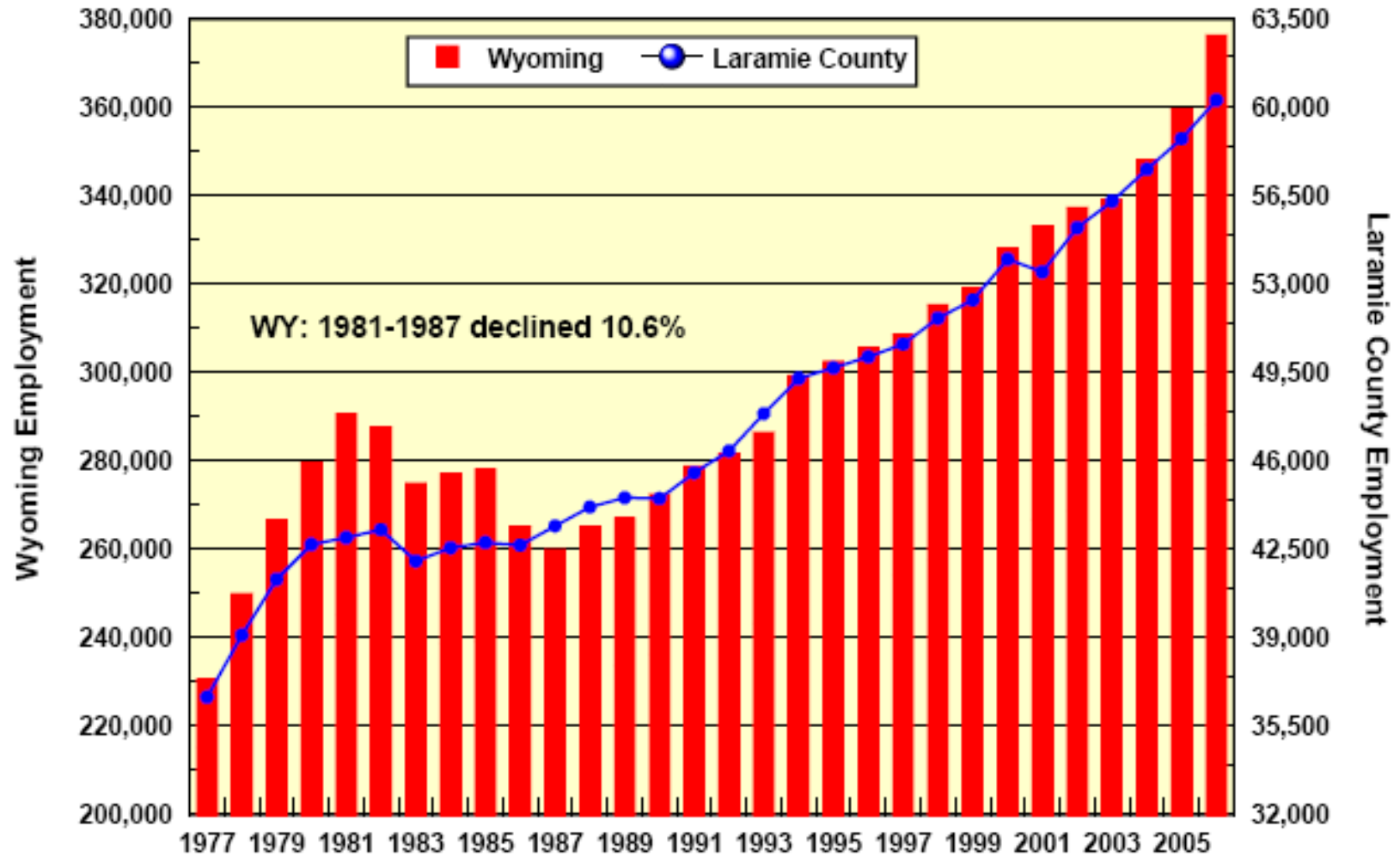
Educ. & Health Svcs. – 49th

Portfolio of Laramie County Industry Clusters by Job Growth Rate and Wage Rate



Total Employment for Wyoming and Laramie County: 1977-2006

(Number of full and part-time jobs)

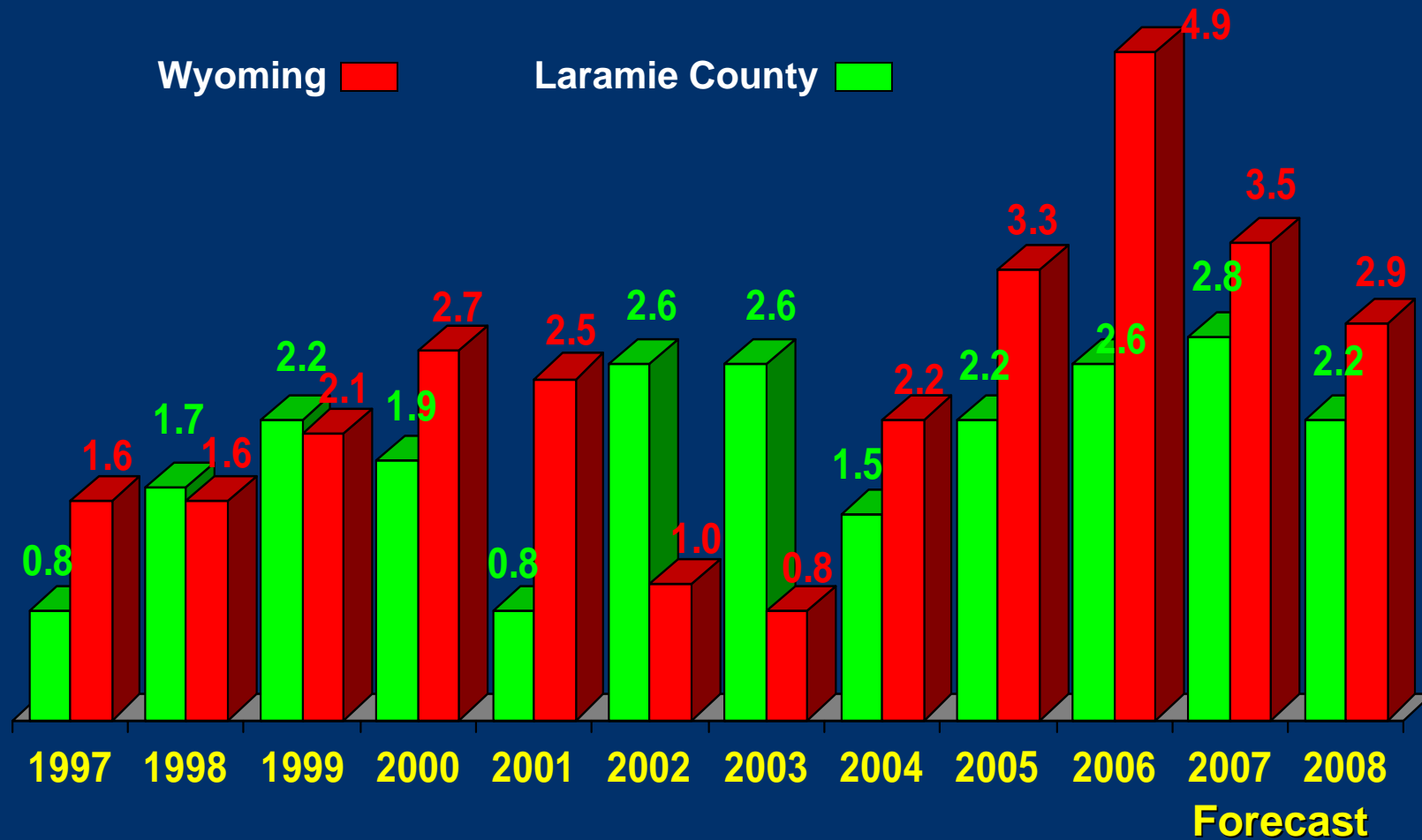


Source: U.S. Bureau of Economic Analysis

Wyoming Economic Analysis Division

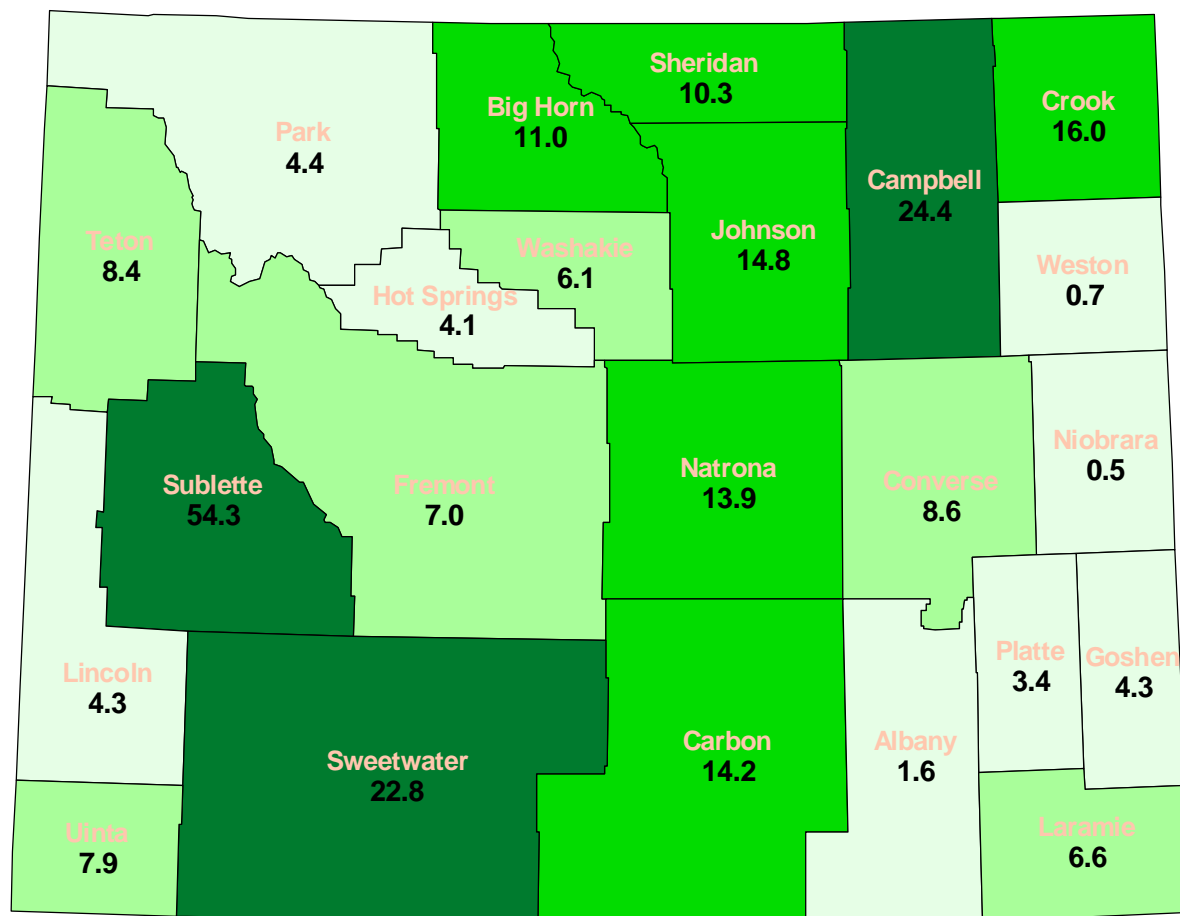
Job Growth Outlook:

Annual Percent Growth In Non-Farm Employment



Percent Change of Wyoming Employment by County: 2003 - 2006

Wyoming = 10.4%

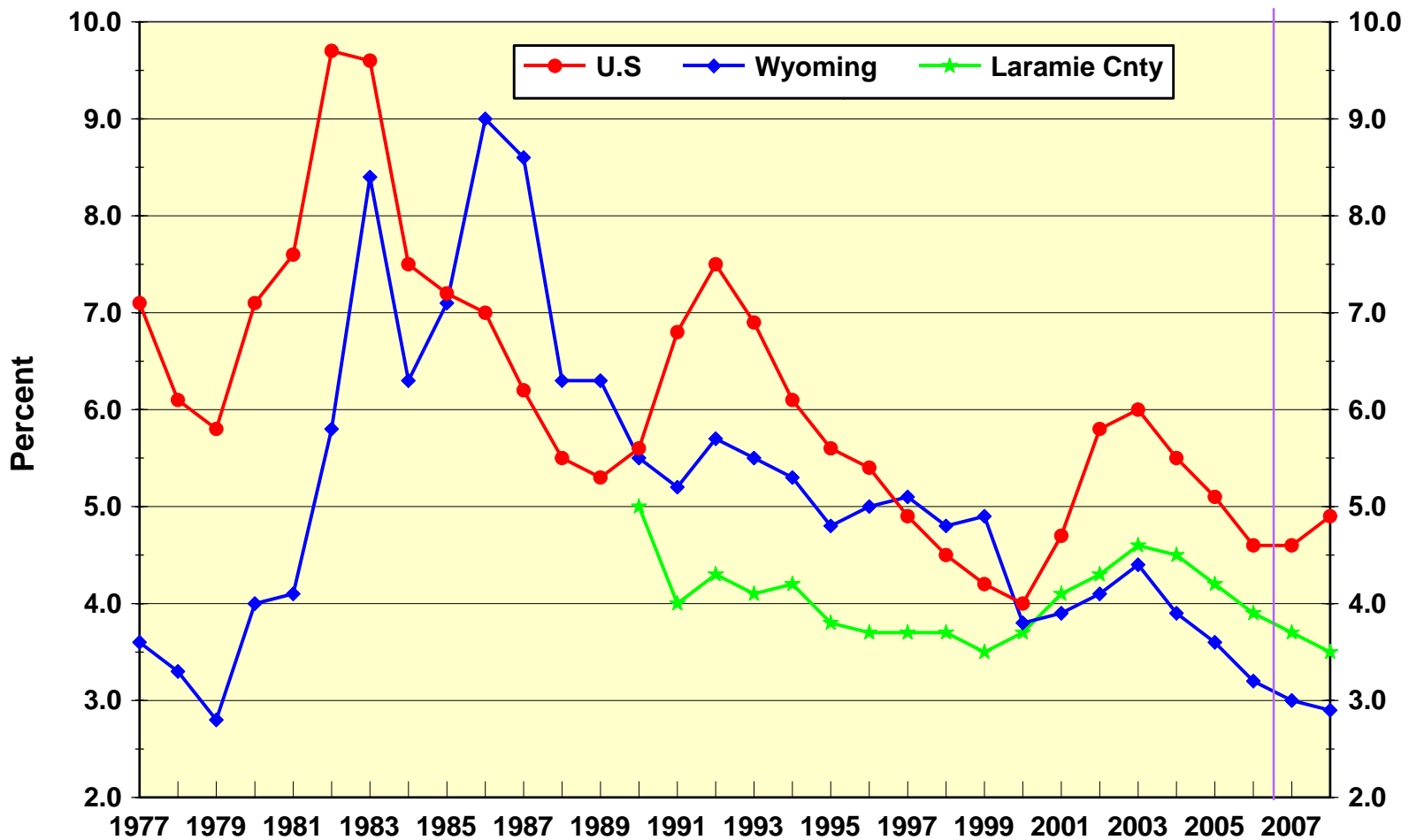


Source: U.S. Bureau of Labor Statistics

Prepared by Wyoming Economic Analysis Division

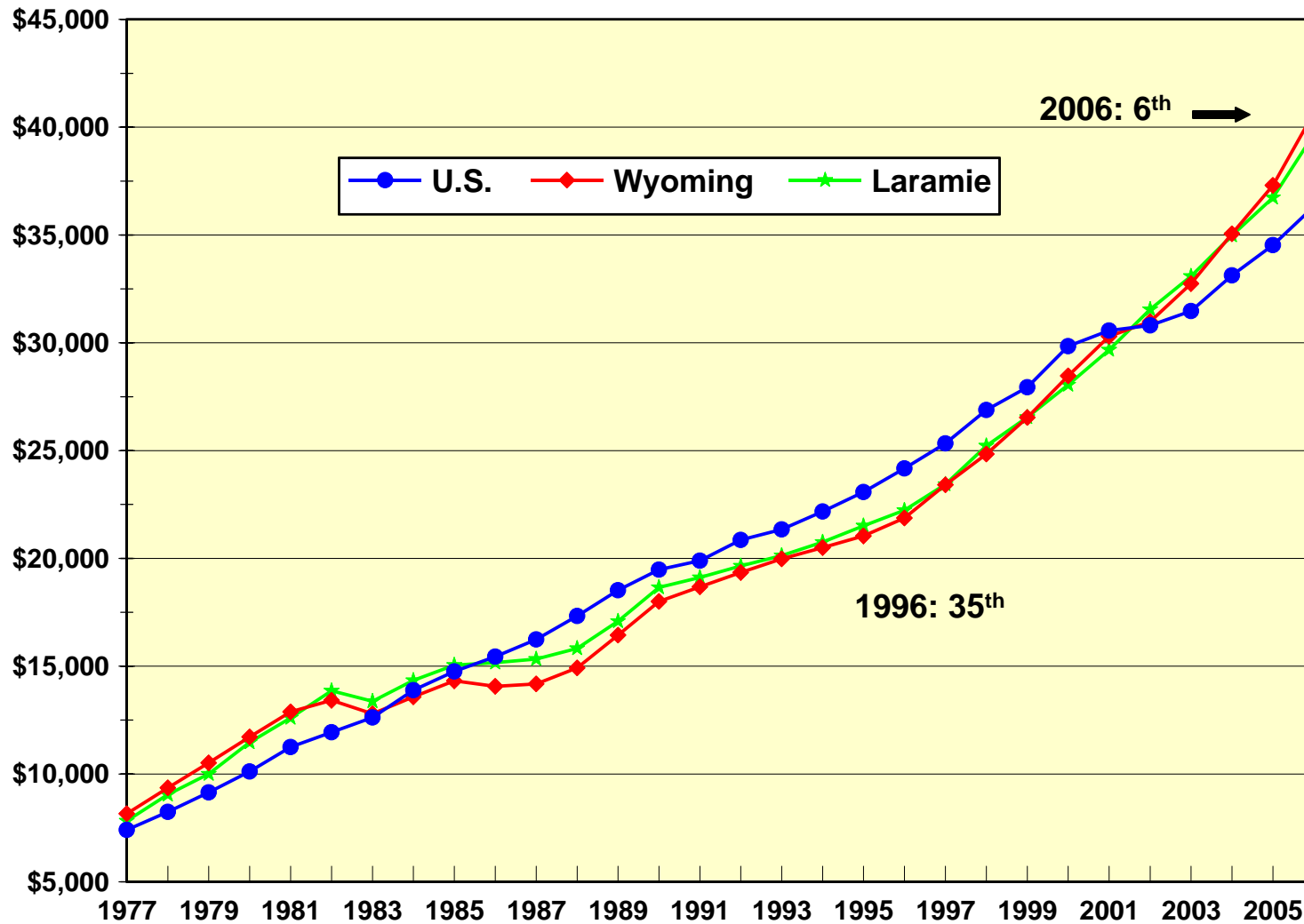
U.S., Wyoming, and Laramie County Unemployment Rates

Annual Average



Source: U.S. Bureau of Labor Statistics

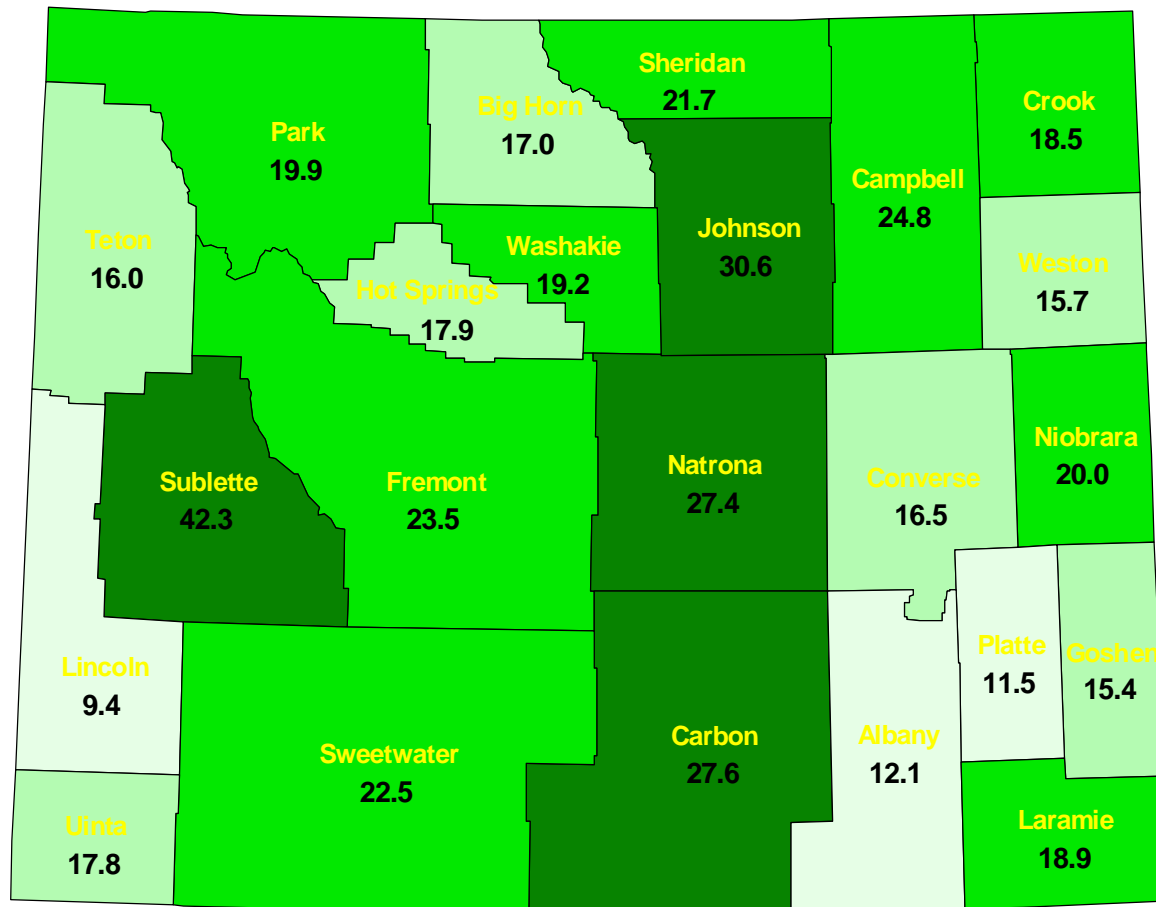
Per Capita Personal Income for U.S., Wyoming, and Laramie County: 1977 to 2006 (in current dollars)



Source: U.S. Bureau of Economic Analysis

Percent Change of Wyoming Wage Rate by County: 2003 - 2006

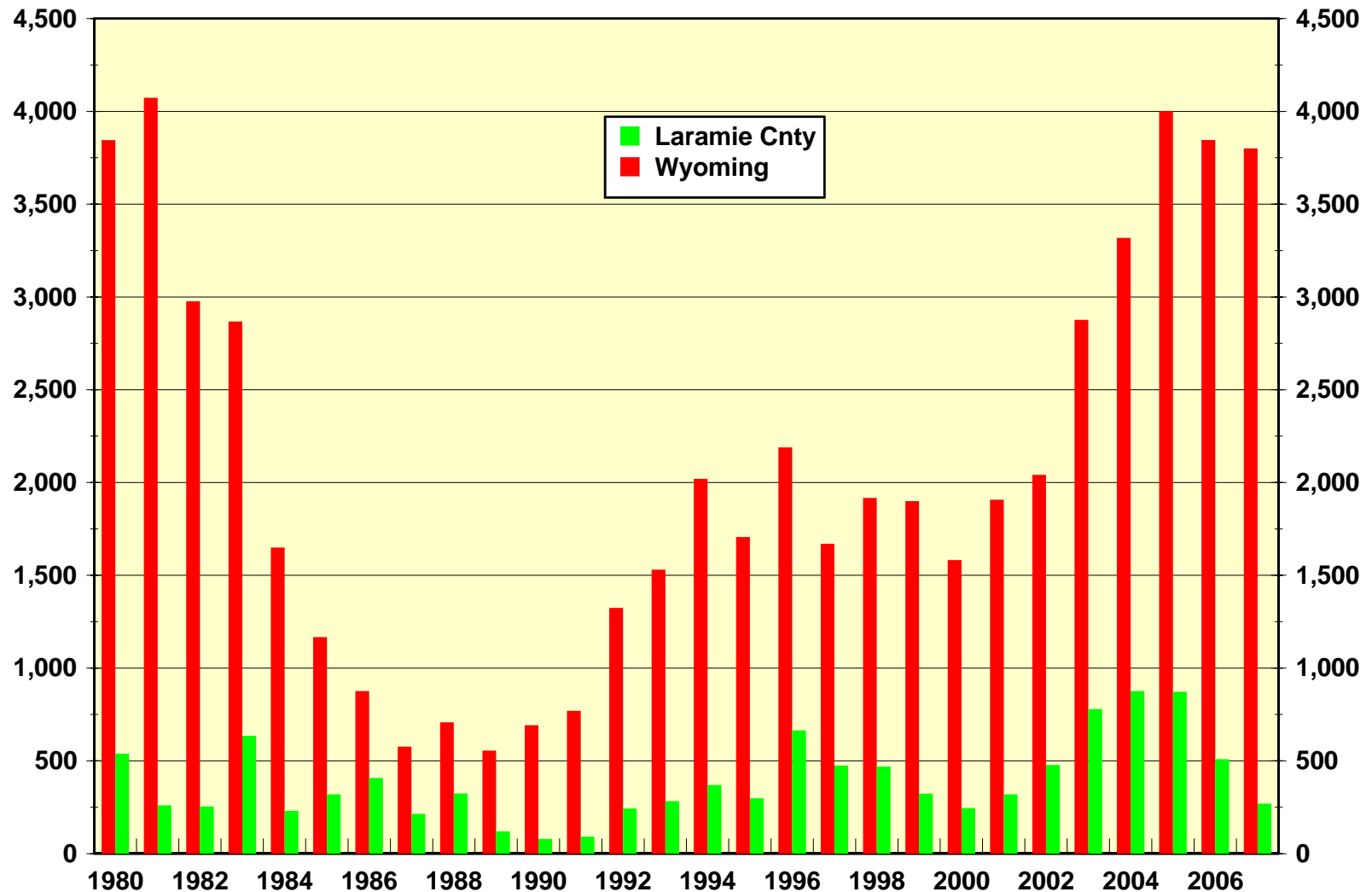
Wyoming = 22.5%



Source: U.S. Bureau of Labor Statistics

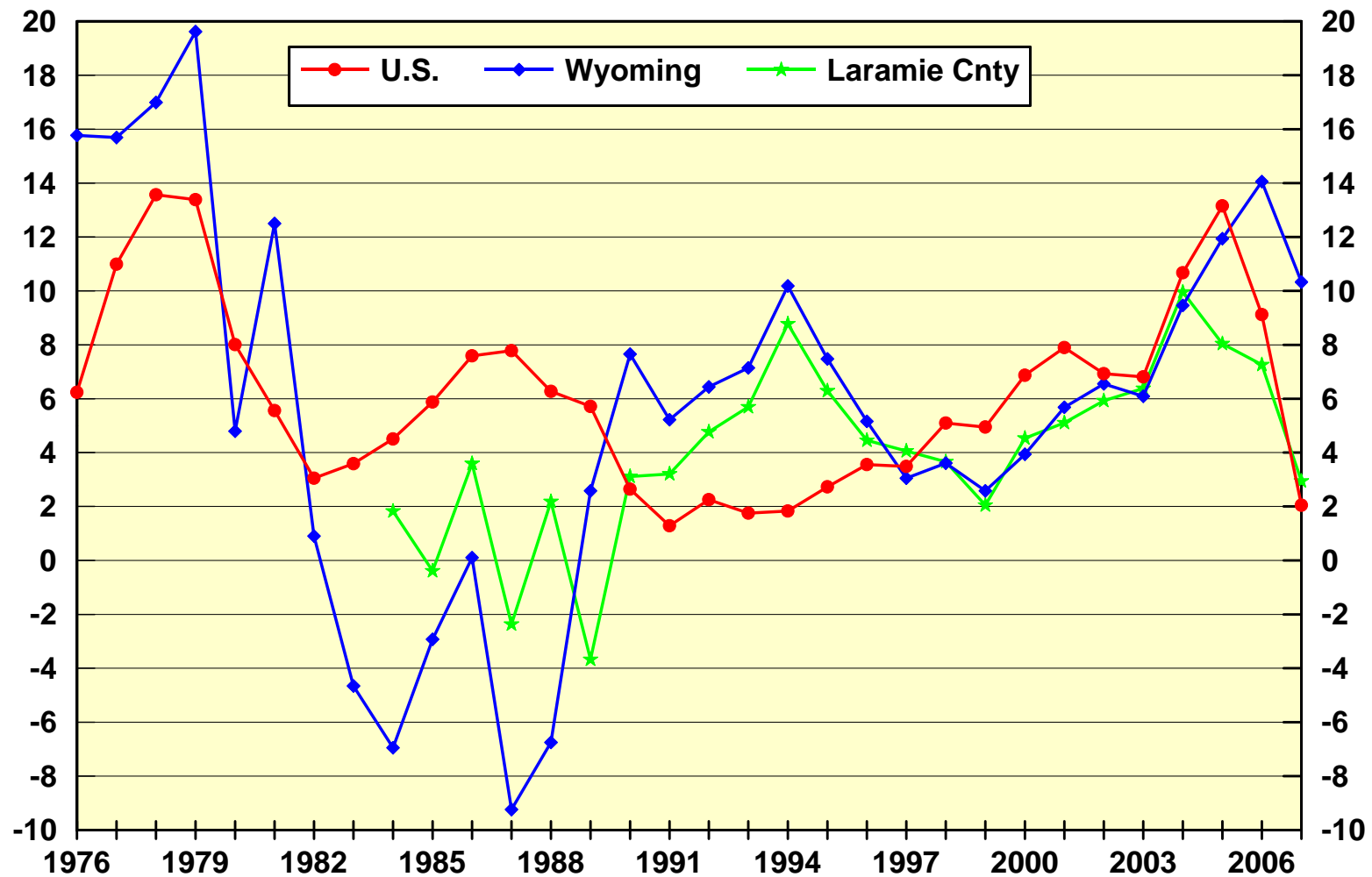
Prepared by Wyoming Economic Analysis Division

Residential Building Permits Authorized



Source: U.S. Census Bureau

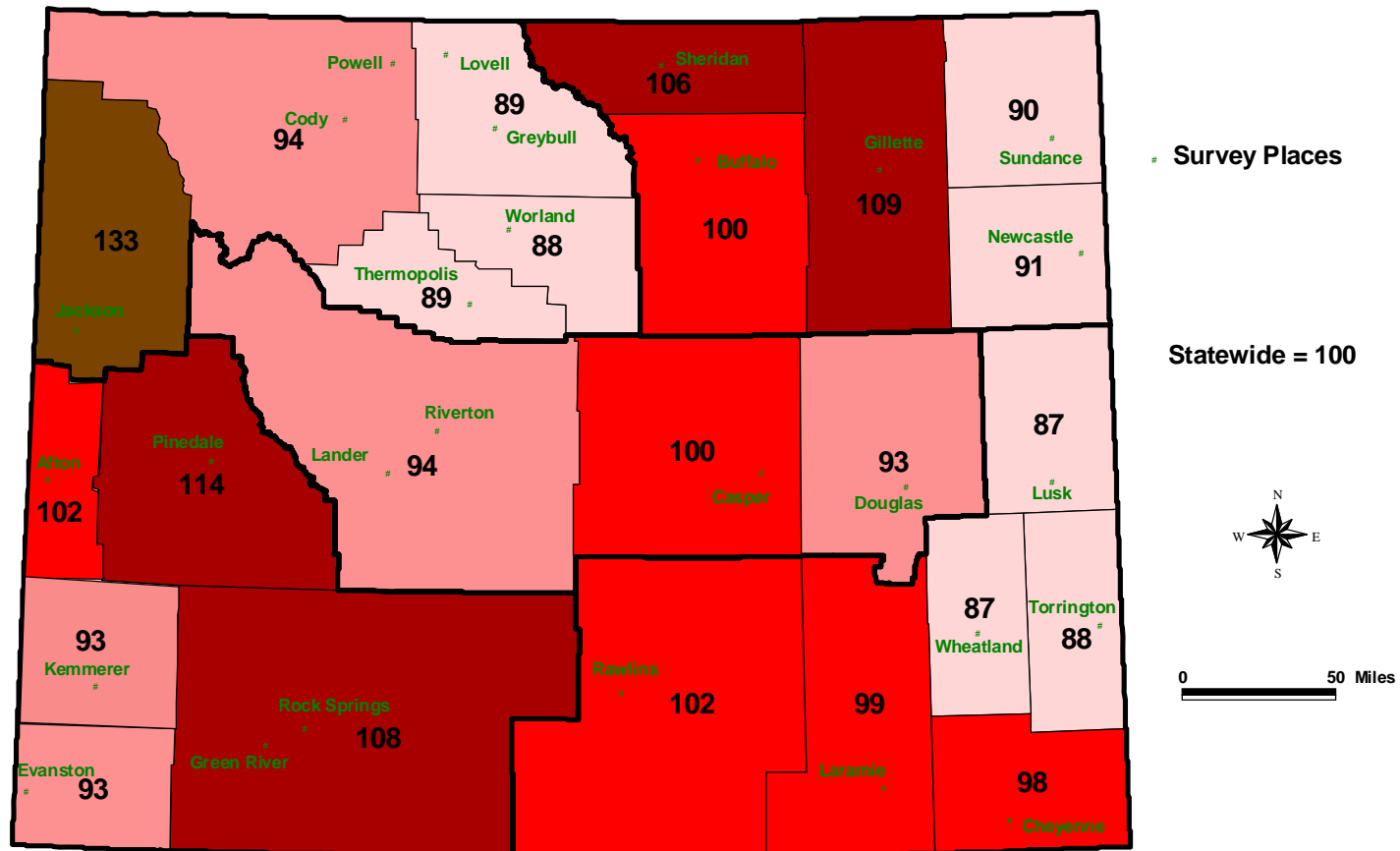
Annual Percent Change of Single Family House Price



Source: Office of Federal Housing Enterprise Oversight

Wyoming Comparative Cost of Living Index - 2Q07

(with surveyed communities in each county)



Note: Starting with the 2Q03 WCLI report, North Lincoln County (Afton) is included in the comparative index, and is tabulated separately from South Lincoln County (Kemmerer).

Source: Wyoming Economic Analysis Division

Outlook for Wyoming

- ▶ Energy price and production is the key component.
- ▶ Above average growth in near-term.
 - Population to average 1% per year.
 - Employment to average 2% per year (energy sector will drive job increase; benefit other industries such as construction, trade, transportation).
 - Low unemployment rate and high-paying energy-related jobs will support strong income growth.
 - Budget increase spurs construction projects, supporting income and job gains.
 - Incentives help to attract quality companies/businesses into the state.
 - Inflation will continue to outpace U.S.
 - Low business costs and favorable tax structure to continue.
 - Housing affordability is still relatively high.
- ▶ Low diversification - high exposure to downturn in energy market, will hurt employment and income growth.
- ▶ Tight labor market will continue to temper economic growth.
- ▶ Value added industries are important to long-term growth.
- ▶ Small population and rural nature of the state, less opportunities for skilled and educated young people.

Outlook for Laramie County

- ▶ **Population growth around 1% per year.**
- ▶ **Employment average about 2% per year.**
 - Professional businesses, healthcare services, and local government.
- ▶ **Low unemployment rate, tight labor market.**
- ▶ **Economy is more diversified than Wyoming due to the small mining, but much less diversified than U.S. average due to the large proportion of government.**
- ▶ **Benefit from large government:** relatively stable employment and income.
- ▶ **Benefit from statewide mining boom:** local government revenue, government and school capital construction, low cost of living.
- ▶ **Residential housing slowdown further in the near future (flat rental rate and housing price; high # of homes on market).**
- ▶ **As it occurs in everywhere else, population continues to age; baby boomers are about to leave labor force.**

THANK YOU!

Economic Analysis Division – EAD

“Wyoming’s Source for Business and Economic Information”

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