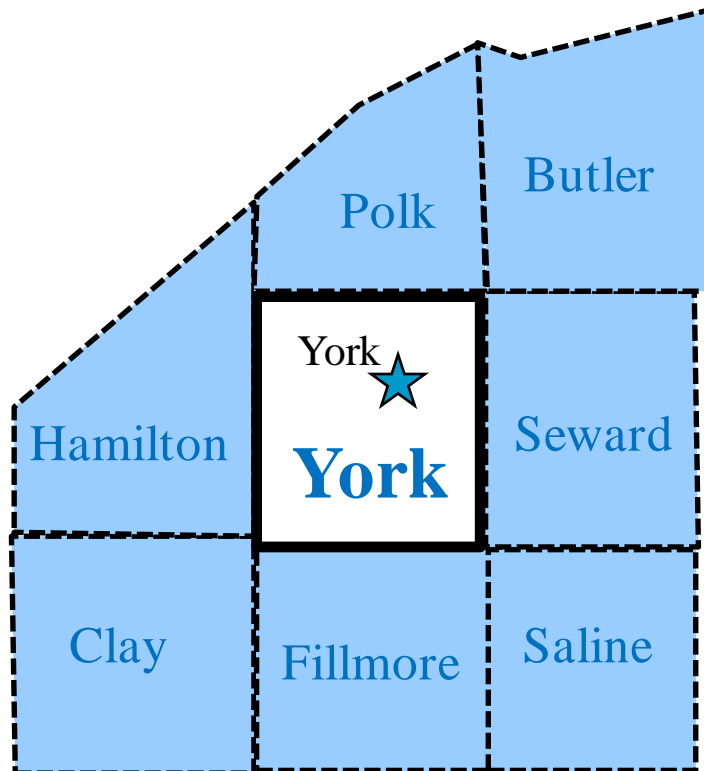


Economic and Demographic Trends

York, York County, and the Surrounding Area



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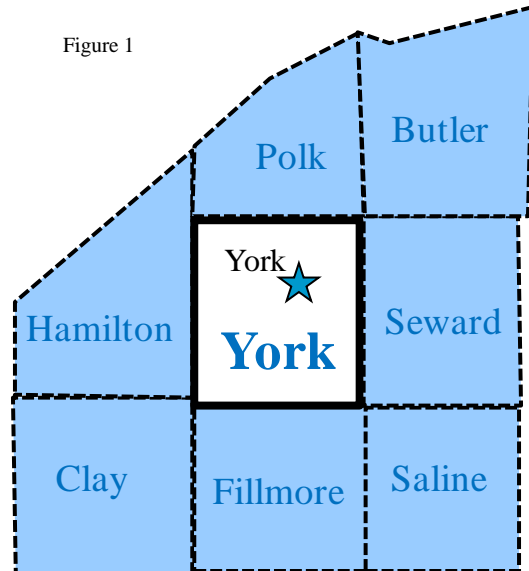
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Economic and Demographic Trends in York, York County, and the Surrounding Area

This study provides data on labor force, employment, commuting patterns, population, migration, retail sales, and income for the city of York and York County. For select measures, comparable data are provided for the surrounding area (selected counties and communities). Figure 1 (map) shows the general area for which selected comparable data are shown. In addition to York County, other counties included in this area are Butler, Clay, Fillmore, Hamilton, Polk, Saline, and Seward. The retail sales section also compares retail growth between York and eight other similarly sized Nebraska communities.

Figure 1



Labor Force and Employment

The first chart (next page) compares the distribution of non-farm wage and salary (W&S) employment by major economic sector in York County with the non-metropolitan distribution. Non-metropolitan Nebraska is defined as Nebraska minus the seven metropolitan counties of Cass, Douglas, Lancaster, Sarpy, Saunders, Seward, and Washington. Non-farm wage and salary employment consists of the following 11 sectors:

- Manufacturing (Durable & Nondurable)
- Natural Resources & Construction
- Trade (Retail & Wholesale)
- Transportation, Warehousing & Utilities
- Information
- Financial Activities
- Professional & Business Services
- Education & Health Services
- Leisure & Hospitality
- Other Services (except Public)
- Government

When comparing York County non-farm wage and salary employment sectors to non-metropolitan Nebraska, there are significant differences between the distributions. The largest variances fall in the Trade, Government, Education & Health Services, and the Transportation, Warehousing & Utilities sectors. Deviations from the non-metropolitan state distribution of employment are noted in Chart 1 (next page). The more significant deviations include the following:

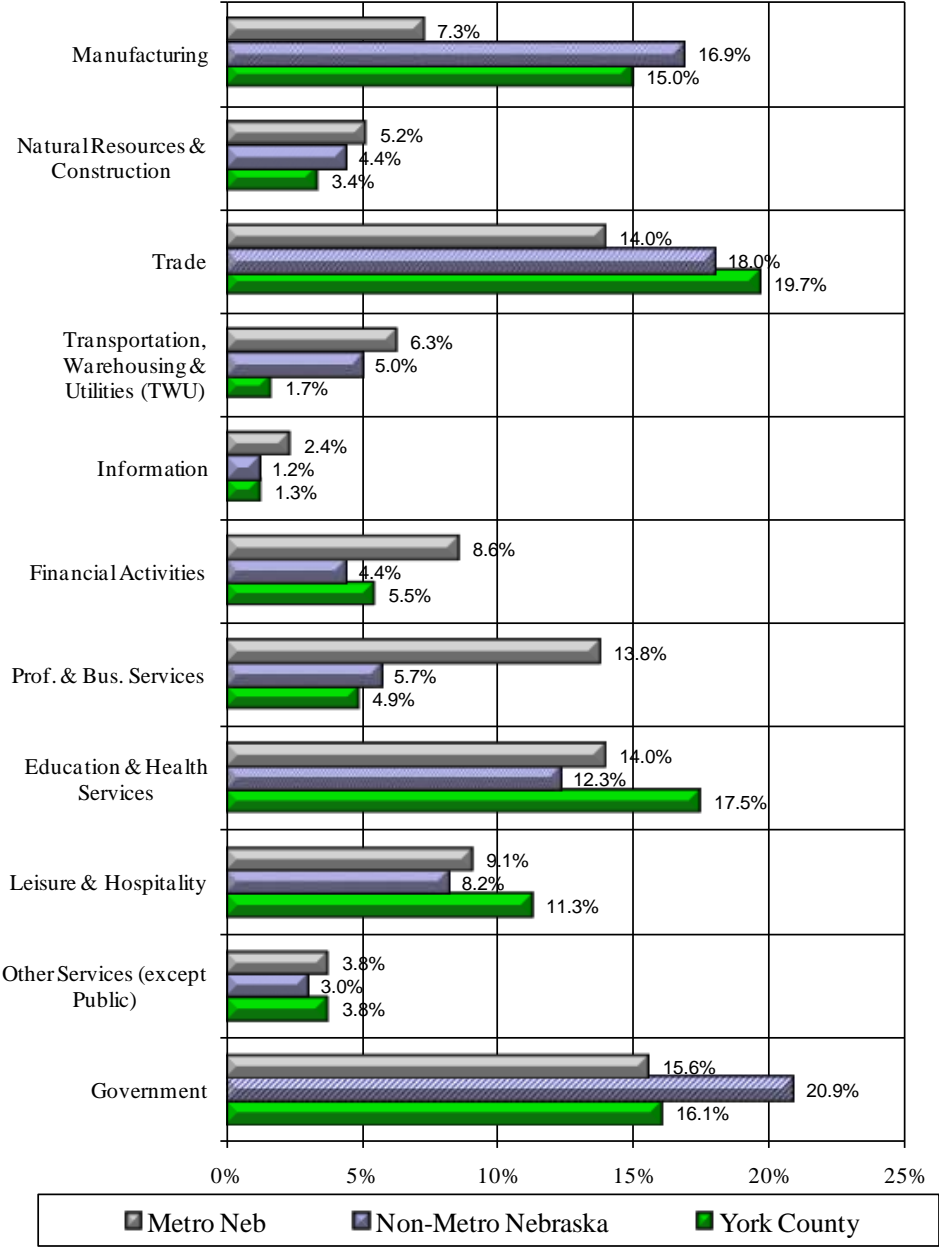
- Government (16.1 percent York County vs. 20.9 percent non-metropolitan)
- Education & Health Services (17.5 percent York County vs. 12.3 percent non-metropolitan)
- Transportation, Warehousing & Utilities (1.7 percent York County vs. 5.0 percent non-metropolitan)

Chart 1 graphically displays the variances among employment by major economic sectors in York County, metropolitan Nebraska, and non-metro Nebraska. The Manufacturing sector consists of both durable and non-durable goods.

The largest deviation between York County and non-metropolitan Nebraska employment sectors falls in the Education & Health Services sector having 17.5 percent employment (1,275 employees) compared to non-metropolitan Nebraska employment at 12.3 percent of the workforce. Comparing York County to the overall metropolitan distribution, the largest deviation is found in the Professional & Business Services sector (4.9 percent York County vs. 13.8 percent metropolitan Nebraska).

Chart 1

**Non-Farm Wage & Salary Employment by Major Economic Sector
 York County, Metro & Non-Metropolitan Nebraska, 2008**



Source: Nebraska Department of Labor, Labor Market Information, 2009

Table 1 and Chart 2 (next page) present non-farm wage and salary data for York County for the period 2001–2008. Non-farm employment is broken down into 11 sectors as defined by the Bureau of Labor Statistics and which are compliant with the North American Industrial Classification System (NAICS). The measure of employment reported in Table 1 is data on the number of people employed in the non-agriculture wage and salary sector in York County (regardless of their county of residence). These data indicate total non-farm wage and salary employment in York County decreased 9.0 percent (-726 jobs) between 2001 and 2008.

Table 1 also provides employment data for York County by major economic sector for years 2001–2008. The Financial Activities sector recorded the largest percentage increase of those reporting during the study time period (21.0 percent or 69 jobs). The Education & Health Services sector recorded the largest actual employment increase of 172 jobs (15.6 percent) from 2001 to 2008.

Table 1

Non-Farm Wage & Salary Employment Trends, York County, Nebraska
 Selected Years: 2001-2008

	2001	2002	2003	2004	2005	2006	2007	2008	% Change 2001-2008
Non-farm Employment (W&S)	8,023	7,784	8,145	8,359	8,935	9,135	8,112	7,297	-9.0
Manufacturing	1,353	1,115	994	985	1,029	1,138	1,076	1,095	-19.1
Durable Goods	(D)	530	512	505	492	581	522	522	(N/A)
Nondurable Goods	(D)	585	482	480	537	557	554	573	(N/A)
Non-manufacturing									
Natural Resources & Construction	245	254	246	253	280	287	272	249	1.6
Trade	(D)	(D)	(D)	(D)	1,529	1,495	1,470	1,434	(N/A)
Wholesale Trade	(D)	(D)	(D)	(D)	408	404	419	422	(N/A)
Retail Trade	1,060	1,030	958	943	1,122	1,091	1,051	1,012	-4.5
Transportation, Warehousing & Utilities	(D)	(D)	(D)	(D)	(D)	(D)	845	121	(N/A)
Information	156	150	(D)	(D)	99	97	100	93	-40.4
Financial Activities	329	337	351	357	377	402	398	398	21.0
Professional & Business Services	315	303	344	398	405	380	380	356	13.0
Education & Health Services	1,103	1,120	1,125	1,211	1,224	1,255	1,286	1,275	15.6
Leisure and Hospitality	771	775	803	859	864	889	839	827	7.3
Other Services, except Public	292	294	(D)	(D)	(D)	(D)	293	277	-5.1
Government	1,106	1,083	1,049	1,047	1,121	1,129	1,153	1,172	6.0
Federal	66	65	63	59	60	57	57	55	-16.7
State	162	158	156	163	182	185	182	199	22.8
Local	878	860	830	824	879	886	914	918	4.6

Labor Force & Work Force Summary, 2001-2008, Annually, York County, Nebraska

Source: Nebraska Department of Labor, Labor Market Information

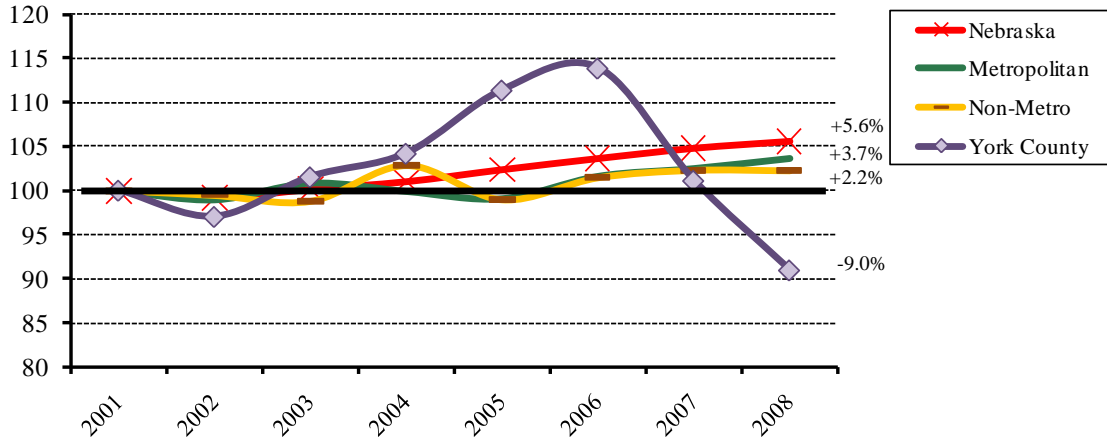
(D) Data withheld to avoid disclosure

(N/A) Data not available

Chart 2 compares total non-farm wage and salary employment growth in York County with metropolitan, non-metropolitan, and Nebraska as a whole for the review period 2001–2008. As this chart indicates total non-farm wage and salary employment in York County decreased 9.0 percent (-726 jobs) from 2001 to 2008, compared to a 5.6 percent increase for Nebraska as a whole, a 3.7 percent increase in metropolitan Nebraska, and a 2.2 percent increase in non-metropolitan Nebraska.

Chart 2

Non-Farm (W&S) Employment, York County, Nebraska, Metro, and Non-Metro Nebraska, 2001-2008
 (Index, 2001=100)

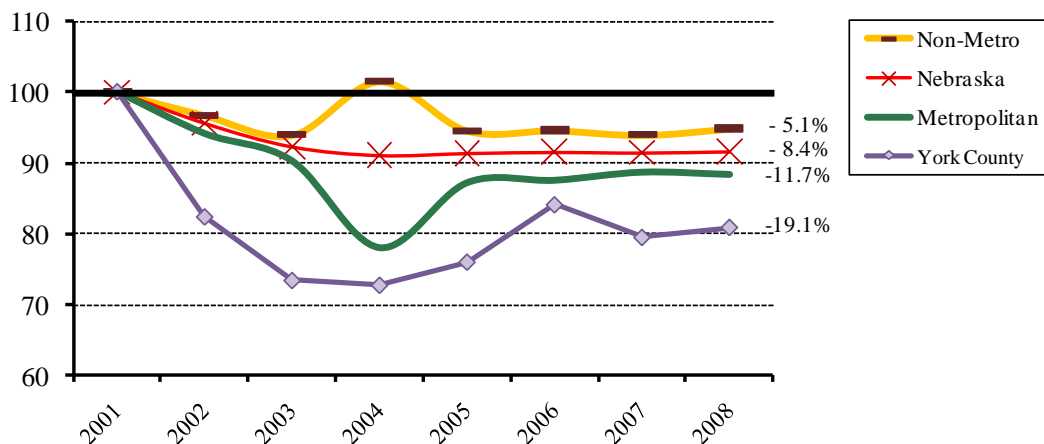


Source: Labor Force & Work Force Summary, April 2009

Chart 3 presents data on manufacturing wage and salary employment growth for York County, Nebraska, metropolitan, and non-metropolitan areas. York County reported a 19.1 percent decline in manufacturing employment (-258 jobs) between 2001 and 2008. This compares to a 5.1 percent decline in Manufacturing for non-metropolitan Nebraska, an 8.4 percent decline for Nebraska as a whole, and an 11.7 percent decrease for metropolitan Nebraska over the same period.

Chart 3

Manufacturing (W&S) Employment, York County, Nebraska, Metro, Non-Metro Nebraska, 2001-2008
 (Index, 2001=100)



Source: Labor Force & Work Force Summary, April 2009

The next table (Table 2) shows labor force information for York County for the time period 2001–2008. In the case of the labor force information (labor force, unemployment, and total employment), these data are measured based on the county of residence of the labor force participants (regardless of where they work). As the labor force and total employment data indicate, there was a 7.2 percent decrease (-549 people) in the number of York County residents participating in the labor force between 2001 and 2008.

The percent of those unemployed in York County increased by 27.9 percent (58 people) between 2001 and 2008. Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior four weeks, and are currently available for work. The York County unemployment rate was 3.7 percent in 2008; greater than that for metropolitan Nebraska (3.4 percent), Nebraska as a whole (3.3 percent), and non-metropolitan Nebraska (3.2 percent).

Table 2

Labor Force & Employment Trends, York County, Nebraska
 Selected Years: 2001-2008

	2001	2002	2003	2004	2005	2006	2007	2008	% Change 2001-2008
Labor Force	7,663	7,496	7,933	8,112	8,465	8,535	7,694	7,114	-7.2
Unemployment	208	227	266	259	243	207	206	266	27.9
Unemployment Rate	2.7	3.0	3.4	3.2	2.9	2.4	2.7	3.7	(N/A)
Employment	7,454	7,269	7,666	7,853	8,223	8,328	7,489	6,848	-8.1

Labor Force & Work Force Summary, 2001-2008, Annually, York County, Nebraska
 Source: Nebraska Department of Labor, Labor Market Information
 (N/A) Data not available

Residence and Work Flow Patterns

The next series of tables show residence (commute shed) and workflow (labor shed) patterns for the city of York and York County. A commute shed report looks at where city or county residents are working – where they are commuting to work. A labor shed area report looks at the area from which a city or county is pulling employees to fill positions. These data are from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program. This program uses a variety of statistical and computing techniques to combine federal and state administrative data on employers and employees with core Census Bureau censuses and surveys while protecting the confidentiality of people and firms that provide the data. The most current data available for the city of York and York County is 2006.

Table 3A shows employment locations for city of York residents in the workforce or in other words, a commute shed report. The Census identified 4,363 primary jobs within York city limits. More than 60 percent of the city of York workers (60.4 percent or 2,636 people) also reside within the city limits leaving 39.6 percent of the labor force (1,727 people) commuting from outside the city limits for employment within the city. Approximately 30 percent (29.6 percent or 1,292 people) of those residing within city limits travel outside the county line for work and approximately 47 residents or 1.1 percent of York residents leave the state boundaries for work.

Often times the number and percentage of residents commuting can be attributed to a change in available employment within the study county or a significant change in the available employment in nearby counties. The quality of employment (pay, type of work, benefits, etc.) also impacts commuting patterns. In non-metro areas, place of residence (e.g., farm or ranch) also plays an important role in commuting patterns. Other factors may include the availability and affordability of transportation.

Table 3A

City of York Commute Shed Report, 2006
 Where City of York Workforce Participants are Employed

	Count	Share
Total Primary Jobs	4,363	100%
Live in City of York - Work Elsewhere City		
York, Nebraska	2,636	60.4%
Lincoln, Nebraska	334	7.7%
Omaha, Nebraska	121	2.8%
Henderson, Nebraska	100	2.3%
Grand Island, Nebraska	72	1.7%
Kearney, Nebraska	68	1.6%
Columbus, Nebraska	68	1.6%
McCool Junction, Nebraska	34	0.8%
Beatrice, Nebraska	29	0.7%
Hastings, Nebraska	28	0.6%
All Other Locations	873	20.0%
Total City of York Residents Working Outside City:	1,727	39.6%

Live in City of York - Work Elsewhere County		
York Co., Nebraska	3,071	70.4%
Lancaster Co., Nebraska	351	8.0%
Douglas Co., Nebraska	135	3.1%
Hall Co., Nebraska	94	2.2%
Buffalo Co., Nebraska	90	2.1%
Platte Co., Nebraska	80	1.8%
Seward Co., Nebraska	72	1.7%
Fillmore Co., Nebraska	44	1.0%
Hamilton Co., Nebraska	43	1.0%
Polk Co., Nebraska	39	0.9%
All Other Locations	344	7.9%
Total York Residents Working Outside York County:	1,292	29.6%

Live in City of York - Work Elsewhere State		
Nebraska	4,316	98.9%
Iowa	18	0.4%
Kansas	17	0.4%
Missouri	7	0.2%
Texas	1	0.0%
All Other Locations	4	0.1%
Total York Residents Working Outside Nebraska:	47	1.1%

Source: U.S. Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006)

Table 3B examines the commute shed area for York County. The Census identified 6,641 primary jobs within the county borders. As Table 3B shows, 45.9 percent of York County's labor force participants (3,047 people) work in a location other than the city of York. A third of York County workforce residents (33.3 percent or 2,212 people) work outside York County and approximately 94 residents or 1.4 percent of York County workforce residents leave the state boundaries for work.

Table 3B

York County Commute Shed Report, 2006
 Where York County Workforce Participants are Employed

	Count	Share
Total Primary Jobs	6,641	100%
Live in York County - Work Elsewhere City		
York, Nebraska	3,594	54.1%
Lincoln, Nebraska	513	7.7%
Henderson, Nebraska	236	3.6%
Omaha, Nebraska	187	2.8%
Grand Island, Nebraska	117	1.8%
Kearney, Nebraska	92	1.4%
Columbus, Nebraska	88	1.3%
McCool Junction, Nebraska	71	1.1%
Seward, Nebraska	67	1.0%
Aurora, Nebraska	61	0.9%
All Other Locations	1,615	24.3%
Total York Co. Residents Working Outside York:	3,047	45.9%

Live in York County - Work Elsewhere County		
York Co., Nebraska	4,429	66.7%
Lancaster Co., Nebraska	539	8.1%
Seward Co., Nebraska	221	3.3%
Douglas Co., Nebraska	204	3.1%
Hall Co., Nebraska	147	2.2%
Buffalo Co., Nebraska	129	1.9%
Platte Co., Nebraska	106	1.6%
Hamilton Co., Nebraska	96	1.4%
Polk Co., Nebraska	94	1.4%
Fillmore Co., Nebraska	86	1.3%
All Other Locations	590	8.9%
Total York Co. Residents Working Outside County:	2,212	33.3%

Live in York County - Work Elsewhere State		
Nebraska	6,547	98.6%
Iowa	42	0.6%
Kansas	30	0.5%
Missouri	11	0.2%
Illinois	2	0.0%
All Other Locations	9	0.1%
Total York Co. Residents Working Outside Nebraska:	94	1.4%

Source: U.S. Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006)

People also commute from other cities and counties of residence to work in York and York County – this is the labor shed area. The Census identified 5,745 primary jobs within the York city limits. Table 3C examines the labor shed area for jobs within the city of York. The table shows 54.1 percent or 3,109 workers in the city of York travel from outside city limits. The table also identifies 2,151 workers (37.4 percent of the workforce) travel from outside York County boundaries and 164 workers (2.9 percent of the workforce) travel from outside state borders to work inside the city limits of York.

Table 3C

City of York Labor Shed Report, 2006

Where Workers Live who are Employed in the City of York

	Count	Share
Total Primary Jobs	5,745	100%
Work in City of York - Live Elsewhere City		
York, Nebraska	2,636	45.9%
Lincoln, Nebraska	212	3.7%
Grand Island, Nebraska	126	2.2%
Henderson, Nebraska	91	1.6%
Geneva, Nebraska	80	1.4%
Columbus, Nebraska	76	1.3%
Omaha, Nebraska	67	1.2%
Bradshaw, Nebraska	61	1.1%
Stromsburg, Nebraska	57	1.0%
Aurora, Nebraska	53	0.9%
All Other Locations	2,286	39.8%
Total York Workers Living Outside York:	3,109	54.1%

Work in City of York - Live Elsewhere County		
York Co., Nebraska	3,594	62.6%
Lancaster Co., Nebraska	229	4.0%
Fillmore Co., Nebraska	227	4.0%
Polk Co., Nebraska	189	3.3%
Hall Co., Nebraska	141	2.5%
Hamilton Co., Nebraska	137	2.4%
Seward Co., Nebraska	134	2.3%
Platte Co., Nebraska	91	1.6%
Douglas Co., Nebraska	91	1.6%
Gage Co., Nebraska	79	1.4%
All Other Locations	833	14.5%
Total York Workers Living Outside York County:	2,151	37.4%

Work in City of York - Live Elsewhere State		
Nebraska	5,581	97.1%
Wyoming	36	0.6%
Illinois	23	0.4%
Iowa	18	0.3%
Kansas	17	0.3%
All Other Locations	70	1.2%
Total York Workers Living Outside Nebraska:	164	2.9%

Source: U.S. Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006)

Table 3D depicts the labor shed area of those employed within York County. The Census identified 7,201 primary jobs within York County. As Table 3D indicates, 57.4 percent (4,130 people) who are employed within York County live outside of the city of York. Approximately 38 percent (38.5 percent or 2,772 people) who work inside York County live outside of the county borders and 2.5 percent (178 people) live out-of-state.

Table 3D

York County Labor Shed Report, 2006

Where Workers Live who are Employed in York County

	Count	Share
Total Primary Jobs	7,201	100%
Work in York County - Live Elsewhere City		
York, Nebraska	3,071	42.6%
Lincoln, Nebraska	250	3.5%
Grand Island, Nebraska	168	2.3%
Henderson, Nebraska	149	2.1%
Geneva, Nebraska	102	1.4%
Columbus, Nebraska	85	1.2%
Aurora, Nebraska	79	1.1%
Omaha, Nebraska	78	1.1%
Stromsburg, Nebraska	74	1.0%
Bradshaw, Nebraska	73	1.0%
All Other Locations	3,072	42.7%
Total York Co. Workers Living Outside York:	4,130	57.4%

Work in York County - Live Elsewhere County		
York Co., Nebraska	4,429	61.5%
Fillmore Co., Nebraska	307	4.3%
Lancaster Co., Nebraska	272	3.8%
Polk Co., Nebraska	238	3.3%
Hamilton Co., Nebraska	233	3.2%
Hall Co., Nebraska	195	2.7%
Seward Co., Nebraska	176	2.4%
Douglas Co., Nebraska	107	1.5%
Platte Co., Nebraska	101	1.4%
Gage Co., Nebraska	87	1.2%
All Other Locations	1,056	14.7%
Total York Co. Workers Living Outside County:	2,772	38.5%

Work in York County - Live Elsewhere State		
Nebraska	7,023	97.5%
Wyoming	36	0.5%
Iowa	24	0.3%
Illinois	24	0.3%
Kansas	19	0.3%
All Other Locations	75	1.0%
Total York Co. Workers Living Outside Nebraska:	178	2.5%

Source: U.S. Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006)

Population and Migration Trends

The following tables (Tables 4 and 5) present population trend data for York, York County, and the surrounding area. As Table 4 indicates, York County's population increased by 1.8 percent (252 people) between 1950 and 2000. York County's population decrease of 2.7 percent (-399 people) between 2000 and 2008 compares to a 4.2 percent increase for Nebraska as a whole.

Table 4

Population 1950-2008
 York County and the Surrounding Area

Location	1950	1960	1970	1980	1990	2000	2004	2008	% Change 1950-2000 (50 years)	% Change 2000-2008 (8 years)
Nebraska	1,325,510	1,411,330	1,485,333	1,569,825	1,578,417	1,711,266	1,741,450	1,783,432	29.1	4.2
York County	14,346	13,724	13,685	14,798	14,428	14,598	14,042	14,199	1.8	-2.7
Butler County	11,432	10,312	9,461	9,330	8,601	8,861	8,664	8,326	-22.5	-6.0
Clay County	8,700	8,717	8,266	8,106	7,123	7,039	6,651	6,270	-19.1	-10.9
Fillmore County	9,610	9,425	8,137	7,920	7,103	6,634	6,319	6,001	-31.0	-9.5
Hamilton County	8,778	8,714	8,867	9,301	8,862	9,403	9,379	9,300	7.1	-1.1
Polk County	8,044	7,210	6,468	6,320	5,668	5,639	5,312	5,122	-29.9	-9.2
Saline County	14,046	12,542	12,809	13,131	12,715	13,843	14,046	13,771	-1.4	-0.5
Seward County	13,155	13,581	14,460	15,789	15,450	16,496	16,696	16,758	25.4	1.6

Source: U.S. Bureau of the Census, Census of Population, April 2009

Table 5 data reveal York County communities experienced a variety of population shifts during the 1950–2000 time period. The city of York reported a 30.8 percent increase in population (1,903 people) between 1950 and 2000. The city of York experienced a 2.6 percent decrease in population (-211 people) between 2000 and 2008. The rural areas outside of the selected communities experienced a 36.9 percent decrease (-2,278 people) during the 1950–2000 time period and a population decrease of 3.7 percent (-143 people) during the 2000 to 2008 time period.

Table 5

Population 1950-2008
 York County Communities / Rural Populations

	1950	1960	1970	1980	1990	2000	2004	2006	2008	% Change 1950-2000 (50 years)	% Change 2000-2008 (8 years)
York County	14,346	13,724	13,685	14,798	14,428	14,598	14,042	14,298	14,199	1.8	-2.7
Benedict	206	170	209	228	230	278	268	274	274	35.0	-1.4
Bradshaw	352	306	347	373	331	336	320	320	314	-4.5	-6.5
Gresham	267	239	248	320	253	270	256	257	252	1.1	-6.7
Henderson	536	730	901	1,072	999	986	980	986	977	84.0	-0.9
Lushton	60	45	34	33	28	33	32	33	32	-45.0	-3.0
McCool Junction	297	246	289	404	385	385	393	404	398	29.6	3.4
Thayer	90	78	78	70	64	71	68	68	67	-21.1	-5.6
Waco	180	166	214	225	217	256	252	259	256	42.2	0.0
York	6,178	6,173	6,778	7,723	7,993	8,081	7,705	7,851	7,870	30.8	-2.6
Total Rural Areas:	6,180	5,571	4,587	4,350	3,928	3,902	3,768	3,846	3,759	-36.9	-3.7

Source: U.S. Bureau of the Census, Census of Population, July 2009

The next table (Table 6) presents data on population migration by age group for the study area and for Nebraska for the 1990–2000 decade. This table provides further insights into the dynamics of population change. Net migration is the change in population after factoring the natural increase for an area (births minus deaths). The data showing migration patterns by age group indicate that for most counties and for non-metropolitan Nebraska, the most significant out-migration occurred in the ‘15–24’ year age group. The lowest percentage of out-migration typically occurred in the ‘45–64’ and ‘Over 65’ age groups. York County follows this pattern having 8.4 percent out-migration occurring in the ‘15–24’ year age group (-150 people).

Table 6

**Nebraska Population and Migration,
 by Age Group, 1990 and 2000**

Age Group	--- Population ---		% Change	Net	% of 1990
	1990	2000	1990-2000	Migration	Population
NEBRASKA					
0 - 14	363,390	369,427	1.7	15,750	4.3
15 - 24	221,509	255,240	15.2	13,009	5.9
25 - 44	486,020	487,107	0.2	12,644	2.6
45 - 64	284,398	367,294	29.1	6,387	2.2
Over 65	223,068	232,195	4.1	476	0.2
Total:	1,578,385	1,711,263	8.4	48,267	3.1

NON-METRO NEBRASKA					
0 - 14	179,510	169,176	-5.8	9,886	5.5
15 - 24	95,548	109,817	14.9	-12,543	-13.1
25 - 44	214,544	203,423	-5.2	-296	-0.1
45 - 64	147,243	176,709	20.0	6,828	4.6
Over 65	137,212	136,227	-0.7	2,405	1.8
Total:	774,057	795,352	2.8	6,280	0.8

YORK COUNTY					
0 - 14	3,365	2,949	-12.4	7	0.2
15 - 24	1,798	2,058	14.5	-150	-8.4
25 - 44	4,108	3,707	-9.8	-149	-3.6
45 - 64	2,705	3,351	23.9	92	3.4
Over 65	2,452	2,533	3.3	86	3.5
Total:	14,428	14,598	1.2	-114	-0.8

Table 6 (continued)

Age Group	Population		% Change 1990-2000	Net Migration	% of 1990 Population
	1990	2000			
BUTLER COUNTY					
0 - 14	2,029	1,947	-4.0	287	14.2
15 - 24	900	1,072	19.1	-343	-38.1
25 - 44	2,233	2,222	-0.5	200	9.0
45 - 64	1,686	1,973	17.0	151	8.9
Over 65	1,753	1,553	-11.4	-104	-5.9
Total:	8,601	8,767	1.9	191	2.2

CLAY COUNTY					
0 - 14	1,605	1,515	-5.6	187	11.7
15 - 24	752	819	8.9	-306	-40.7
25 - 44	1,917	1,779	-7.2	70	3.7
45 - 64	1,454	1,659	14.1	38	2.6
Over 65	1,395	1,267	-9.2	-60	-4.3
Total:	7,123	7,039	-1.2	-70	-1.0

FILLMORE COUNTY					
0 - 14	1,539	1,354	-12.0	82	5.3
15 - 24	739	732	-0.9	-313	-42.4
25 - 44	1,874	1,592	-15.0	-62	-3.3
45 - 64	1,407	1,545	9.8	-3	-0.2
Over 65	1,544	1,411	-8.6	7	0.5
Total:	7,103	6,634	-6.6	-289	-4.1

HAMILTON COUNTY					
0 - 14	2,187	2,200	0.6	353	16.1
15 - 24	923	1,091	18.2	-408	-44.2
25 - 44	2,603	2,494	-4.2	295	11.3
45 - 64	1,723	2,182	26.6	109	6.3
Over 65	1,426	1,436	0.7	-23	-1.6
Total:	8,862	9,403	6.1	326	3.7

POLK COUNTY					
0 - 14	1,253	1,116	-10.9	122	9.7
15 - 24	542	639	17.9	-264	-48.8
25 - 44	1,443	1,374	-4.8	167	11.6
45 - 64	1,133	1,303	15.0	48	4.2
Over 65	1,304	1,207	-7.4	37	2.9
Total:	5,675	5,639	-0.6	110	1.9

Table 6 (continued)

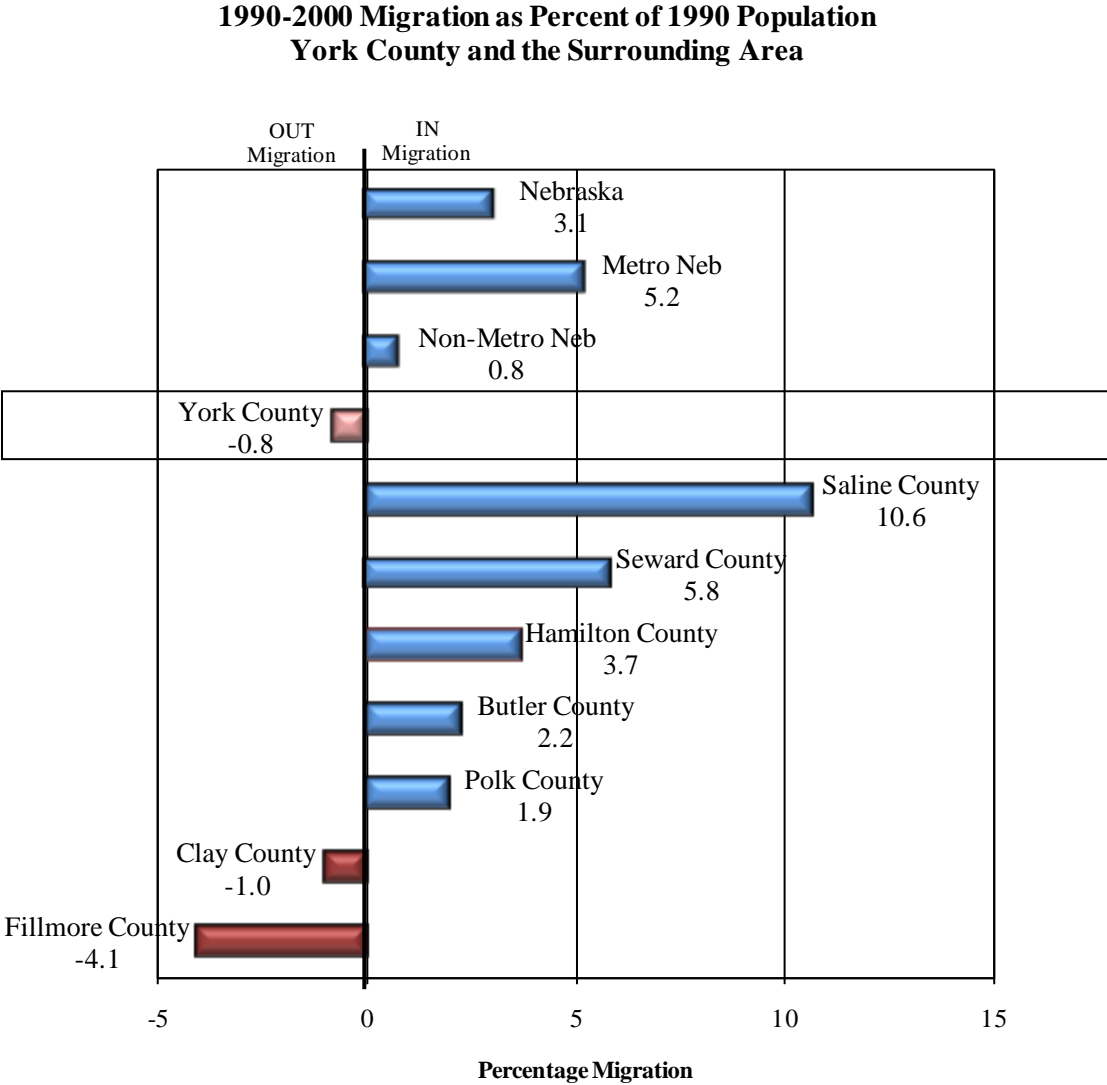
Age Group	Population		% Change 1990-2000	Net Migration	% of 1990 Population
	1990	2000			
SALINE COUNTY					
0 - 14	2,667	2,832	6.2	537	20.1
15 - 24	1,872	2,355	25.8	527	28.2
25 - 44	3,302	3,461	4.8	-72	-2.2
45 - 64	2,258	2,817	24.8	221	9.8
Over 65	2,616	2,378	-9.1	141	5.4
Total:	12,715	13,843	8.9	1,354	10.6

SEWARD COUNTY					
0 - 14	3,514	3,262	-7.2	454	12.9
15 - 24	2,595	3,174	22.3	745	28.7
25 - 44	4,130	4,057	-1.8	-553	-13.4
45 - 64	2,755	3,501	27.1	158	5.7
Over 65	2,456	2,502	1.9	93	3.8
Total:	15,450	16,496	6.8	897	5.8

Source: Nebraska Public Power District, 2002, using Bureau of Census, Census of Population data

Chart 4 graphically depicts the 1990–2000 migration patterns of Nebraska, York County, and the surrounding area as a percentage of the 1990 population. As these data indicate, York County experienced out-migration of 0.8 percent of the 1990 population (-114 people) while Nebraska recorded net in-migration of 3.1 percent.

Chart 4

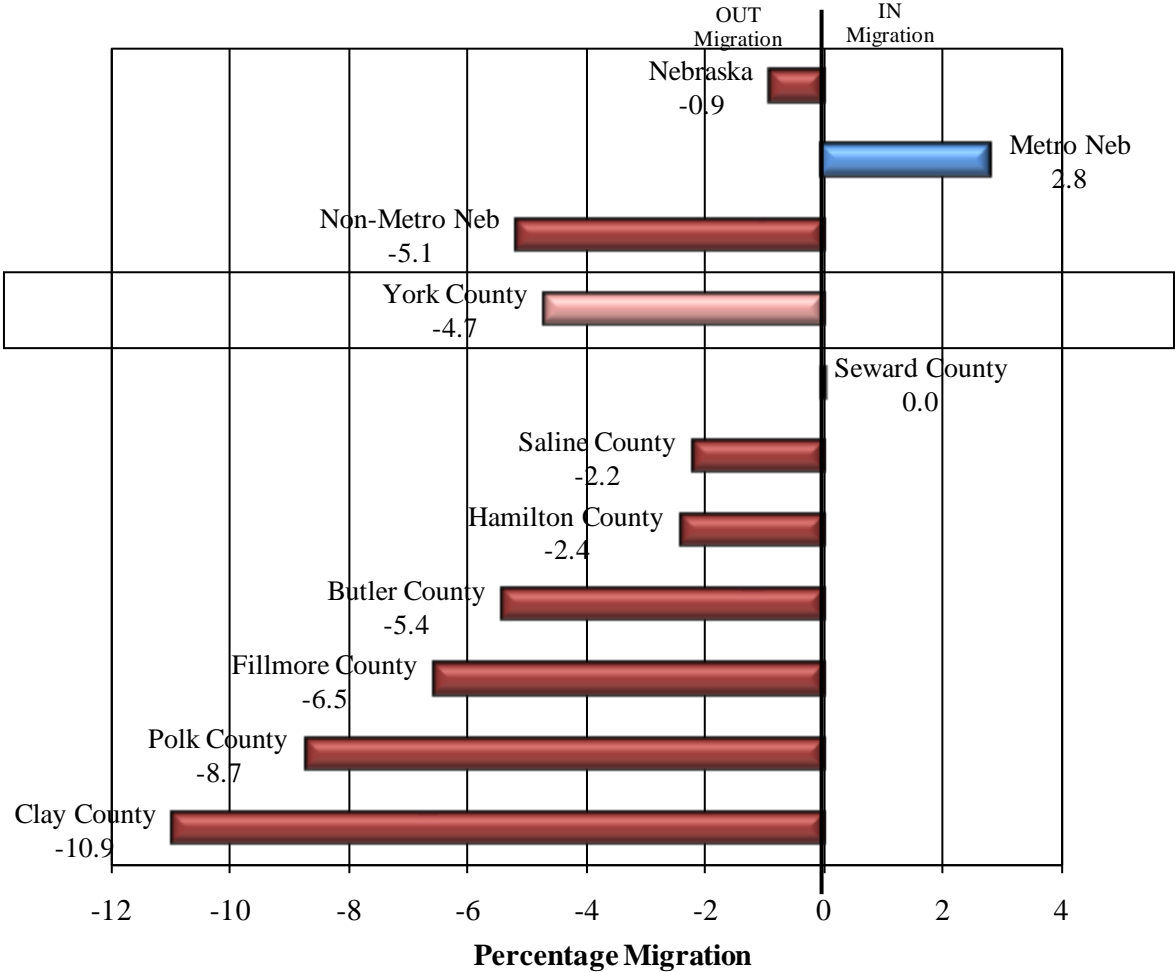


Source: U.S. Census Bureau, Population Estimates and Population Change, July 2005

Chart 5 shows the 2000–2008 migration pattern for the study area as a percentage of the 2000 population. York County’s 4.7 percent out-migration (-684 people) compares to a 0.9 percent out-migration for Nebraska as a whole, a 5.1 percent out-migration for non-metropolitan Nebraska, and a 2.8 percent in-migration for Metropolitan Nebraska during the 2000 to 2008 time period.

Chart 5

**2000-2008 Migration as Percent of 2000 Population
 York County and the Surrounding Area**



Source: U.S. Census Bureau, Population Estimates and Population Change, May 2009

The next series of tables (Tables 7–10) provides further detail on migration between 1995 and 2000. Migration patterns are influenced by employment opportunities, cost-of-living, and quality-of-life factors. While these data provide further insight to where counties are gaining and losing population due to migration, it is important to recognize these data do not reflect migration to or from foreign localities.

Table 7 data show 53.7 percent of those moving in to York County between 1995 and 2000 moved from other Nebraska locations (1,459 people). People also migrated in from 33 other states. Table 8 shows in-state migration flows. Migration to York County from within Nebraska came primarily from Lancaster, Hall, and Hamilton Counties.

Table 7 **IN Migration - York County
 1995-2000**

"From" Location	# People	Percent
Other Nebraska Counties	1,459	53.7%
Texas	148	5.4%
California	130	4.8%
Iowa	120	4.4%
Kansas	111	4.1%
Colorado	89	3.3%
Missouri	81	3.0%
South Dakota	58	2.1%
Montana	56	2.1%
Washington	46	1.7%
South Carolina	44	1.6%
Other States (23)	377	13.9%
Total:	2,719	100%

Table 8

**Top 10 Migration Origins to York County
 from Other Nebraska Locations, 1995-2000**

In-State Movement:	# People	Percent
Lancaster County	243	16.7%
Hall County	116	8.0%
Hamilton County	106	7.3%
Fillmore County	105	7.2%
Douglas County	101	6.9%
Seward County	101	6.9%
Polk County	76	5.2%
Platte County	65	4.5%
Adams County	64	4.4%
Red Willow County	44	3.0%

Source: U.S. Census Bureau, July 2005

Table 9 data reveal 67.0 percent of people migrating out of York County between 1995 and 2000 remained in the state of Nebraska (1,835 people). York County residents also moved to 28 other states during this time period. Looking within Nebraska, Table 10 shows the majority of people leaving York County (but staying in Nebraska) went to Lancaster, Seward, and Douglas Counties during this time period. Employment, housing, and educational opportunities located in these counties play a major role in this migration pattern.

Table 9

**OUT Migration - York County
 1995-2000**

"To" Location	# People	Percent
Other Nebraska Counties	1,835	67.0%
Kansas	153	5.6%
South Dakota	74	2.7%
Missouri	61	2.2%
Texas	58	2.1%
Colorado	49	1.8%
Iowa	49	1.8%
Florida	41	1.5%
Oklahoma	37	1.4%
Michigan	35	1.3%
New York	31	1.1%
Other States (18)	317	11.6%
Total:	2,740	100%

Table 10

**Top 10 Migration Destinations from York County
 to Other Nebraska Locations, 1995-2000**

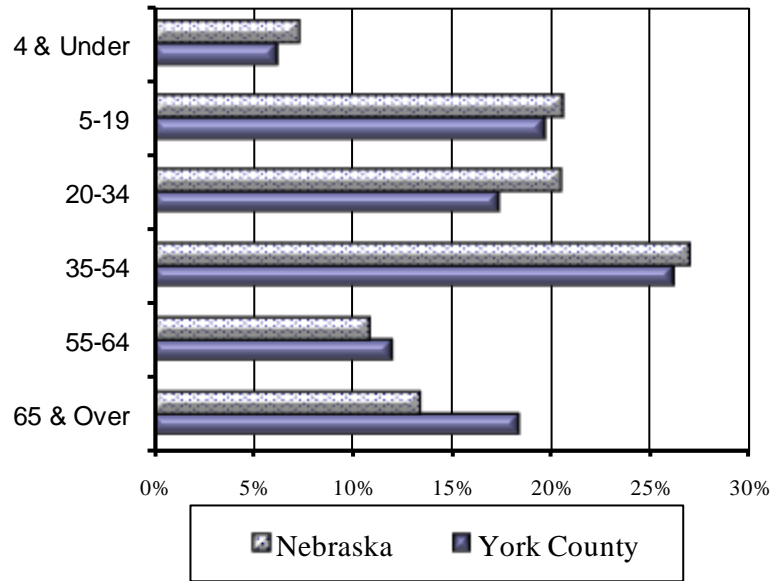
In-State Movement:	# People	Percent
Lancaster County	427	23.3%
Seward County	191	10.4%
Douglas County	175	9.5%
Fillmore County	117	6.4%
Polk County	87	4.7%
Buffalo County	86	4.7%
Hamilton County	74	4.0%
Hall County	68	3.7%
Adams County	50	2.7%
Platte County	49	2.7%

Source: U.S. Census Bureau, July 2005

The following charts (Charts 6 and 7) compare the age distribution of population for York County and Nebraska as a whole. The population of York County is significantly older than Nebraska as a whole. The median age for York County residents in 2008 was 41.2 years of age compared to 36.2 years of age for residents of Nebraska as a whole.

Chart 6

**Age Distribution of the Population, 2008
 York County and Nebraska**



Source: U.S. Census Bureau, July 2009

Chart 7

	2008 Population		Percent	
	Nebraska	York County	Nebraska	York County
4 & Under	132,092	895	7.4%	6.3%
5-19	368,255	2,803	20.6%	19.7%
20-34	365,740	2,462	20.5%	17.3%
35-54	481,660	3,711	27.0%	26.1%
55-64	194,838	1,713	10.9%	12.1%
65 & Over	240,847	2,615	13.5%	18.4%
Total	1,783,432	14,199	100%	100%
Median Age	36.2	41.2		

Source: Age Group, Median Age, U.S. Census Bureau, July 2009

Retail Sales

Table 11 and Chart 8 show the retail sales (non-motor vehicle) pull factors for York County and the surrounding area for 2008. The pull factor is computed by dividing the per capita taxable, non-motor vehicle (NMV) retail sales by the state average per capita NMV retail sales. A pull factor of one indicates an area has per capita NMV retail sales equal to the state. A value greater than one indicates an area is drawing retail sales from other areas. Conversely, a pull factor with a value less than one indicates the subject area is losing potential retail activity to other places or, in other words, is experiencing retail sales leakage. This simple calculation does not factor in income levels or purchasing power within an area.

Table 11

**2008 Retail Sales (Non-Motor Vehicle) Pull Factors
 Nebraska, York County, and Surrounding Counties**

	2008 Population	2008 Retail Sales (x \$1,000)	2008 Per Cap Sales (\$)	2008 Pull Factor
Nebraska	1,783,432	20,177,971	11,314	1.00
Non-Metro Nebraska	770,003	7,417,475	9,633	0.85
York County	14,199	183,976	12,957	1.15
Butler County	8,326	37,970	4,560	0.40
Clay County	6,270	27,907	4,451	0.39
Fillmore County	6,001	38,611	6,434	0.57
Hamilton County	9,300	49,927	5,368	0.47
Polk County	5,122	34,161	6,670	0.59
Saline County	13,771	73,251	5,319	0.47
Seward County	16,758	99,864	5,959	0.53

Source: U.S. Census Bureau and Nebraska Department of Revenue, April 2009

Reviewing the pull factors at the county level indicates York County enjoys retail pull. The 2008 pull factor of 1.15 indicates, on a per capita basis, retail sales in York County are approximately 15 percent above the state's average per capita sales. Distance from other large trade centers plays a major role in this phenomenon. The comparison of the pull factor for York County (1.15) with the pull factor for the non-metropolitan area of Nebraska (0.85) indicates per capita retail sales in York County are approximately 34 percent greater than the average per capita retail sales in the non-metropolitan area of Nebraska.

Chart 8

**2008 Retail Sales (NMV) Pull Factors, Nebraska,
 York County & Surrounding Counties**

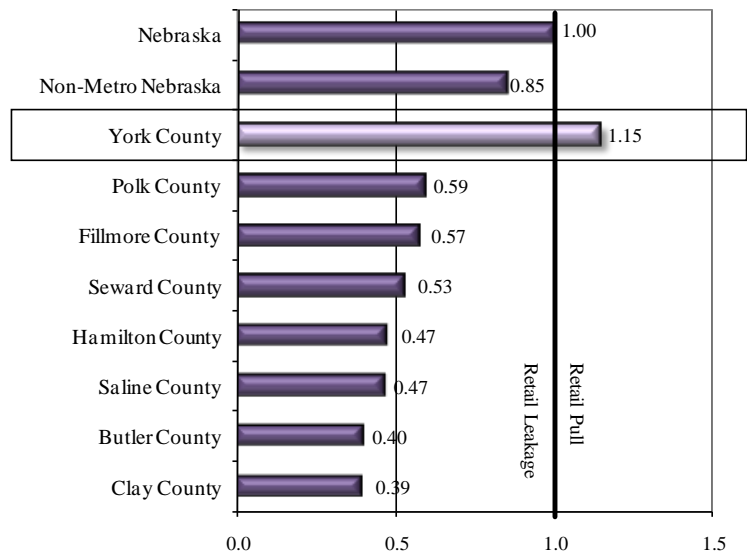


Table 12 and Chart 9 compare the 2008 pull factors for York and selected area communities. The community of York’s pull factor of 1.84 indicates that, on a per capita basis, non-motor vehicle retail sales in York are approximately 84 percent greater than the state’s average per capita sales.

Table 12

**2008 Retail Sales (NMV) Pull Factors
 Nebraska, York, and Selected Area Cities**

	2008 Population	2008 Retail Sales (x \$1,000)	2008 Per Cap Sales (\$)	2008 Pull Factor
Nebraska	1,783,432	20,177,971	11,314	1.00
Non-Metro Nebraska	770,003	7,417,475	9,633	0.85
York (York)	7,870	163,430	20,766	1.84
David City (Butler)	2,474	29,497	11,923	1.05
Sutton (Clay)	1,317	11,636	8,835	0.78
Geneva (Fillmore)	2,037	22,581	11,085	0.98
Aurora (Hamilton)	4,198	36,491	8,692	0.77
Stromsburg (Polk)	1,110	20,589	18,549	1.64
Crete (Saline)	6,241	53,359	8,550	0.76
Seward (Seward)	6,841	75,973	11,105	0.98

Source: U.S. Census Bureau and Nebraska Department of Revenue, July 2009

Chart 9

**2008 Retail Sales (NMV) Pull Factors
 Nebraska, York, and Selected Area Cities**

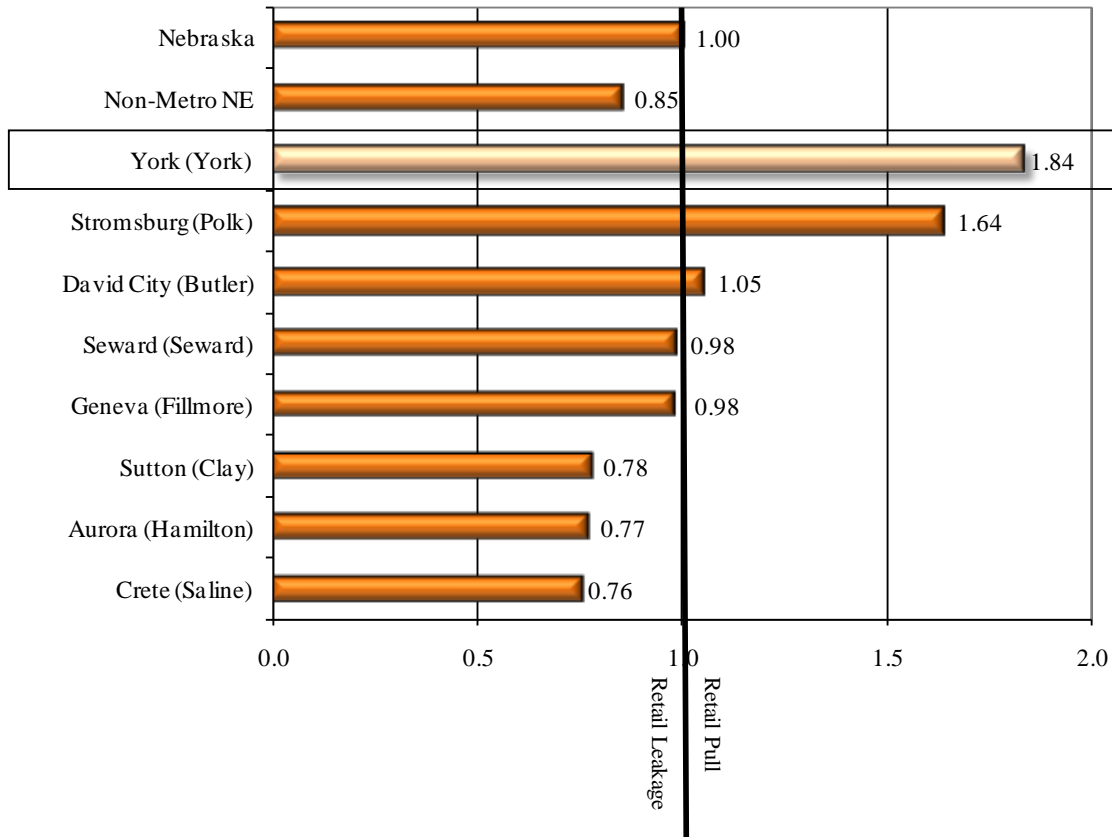


Table 13 and Chart 10 further breakdown the 2008 pull factors into the communities reporting retail sales figures within York County. As this table indicates, the community of York had the strongest pull factor (1.84) compared to the other communities reporting in the county. Together, these communities contributed to an overall pull factor of 1.15 for York County in 2008.

Table 13

**2008 Retail Sales (NMV) Pull Factors
 Nebraska, York, and Available York County Communities**

	2008 Population	2008 Retail Sales (x \$1,000)	2008 Per Cap Sales (\$)	2008 Pull Factor
Nebraska	1,783,432	20,177,971	11,314	1.00
Non-Metro Nebraska	770,003	7,417,475	9,633	0.85
York County	14,199	183,976	12,957	1.15
Benedict	274	949	3,463	0.31
Bradshaw	314	3,077	9,801	0.87
Gresham	252	846	3,356	0.30
Henderson	977	10,342	10,586	0.94
Lushton	32	(D)	(NA)	(NA)
McCool Junction	398	3,029	7,611	0.67
Thayer	67	(D)	(NA)	(NA)
Waco	256	2,195	8,573	0.76
York	7,870	163,430	20,766	1.84

Source: U.S. Census Bureau and Nebraska Department of Revenue, July 2009

(D) Data withheld to avoid individual disclosure

(NA) Data not available

Chart 10

**2008 Retail Sales (NMV) Pull Factors, Nebraska,
 York, and Available York County Communities**

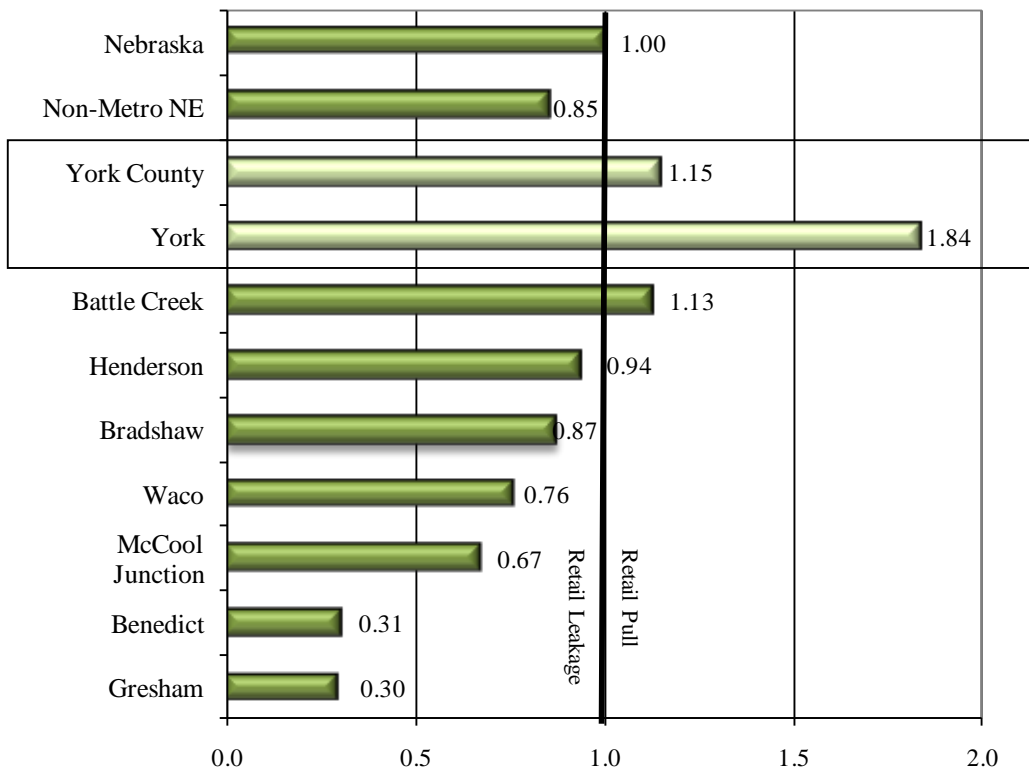


Table 14 (sorted by population) and Chart 11 (sorted by pull factor) show the 2008 pull factors for Nebraska, York, and eight other similarly sized communities selected from around the state. York's pull factor of 1.84 leads the group for 2008 thus indicating York has greater retail pull.

Table 14

**2008 Retail Sales (NMV) Pull Factors
 York & Other Similarly Sized Nebraska Communities**

	2008 Population	2008 Retail Sales (x \$1,000)	2008 Per Cap Sales (\$)	2008 Pull Factor
Nebraska	1,783,432	20,177,971	11,314	1.00
Non-Metro Nebraska	770,003	7,417,475	9,633	0.85
York (York)	7,870	163,430	20,766	1.84
Nebraska City (Otoe)	7,032	105,021	14,935	1.32
McCook (Red Willow)	7,436	143,123	19,247	1.70
Gering (Scotts Bluff)	7,679	58,306	7,593	0.67
Blair (Washington)	7,789	102,573	13,169	1.16
Alliance (Box Butte)	8,109	111,488	13,749	1.22
Lexington (Dawson)	10,126	131,889	13,025	1.15
South Sioux City (Dakota)	11,936	123,946	10,384	0.92
Beatrice (Gage)	12,769	164,533	12,885	1.14

Source: U.S. Census Bureau and Nebraska Department of Revenue, July 2009

Chart 11

**2008 Retail Sales (NMV) Pull Factors, Nebraska,
 York & Other Similarly Sized Nebraska Communities**

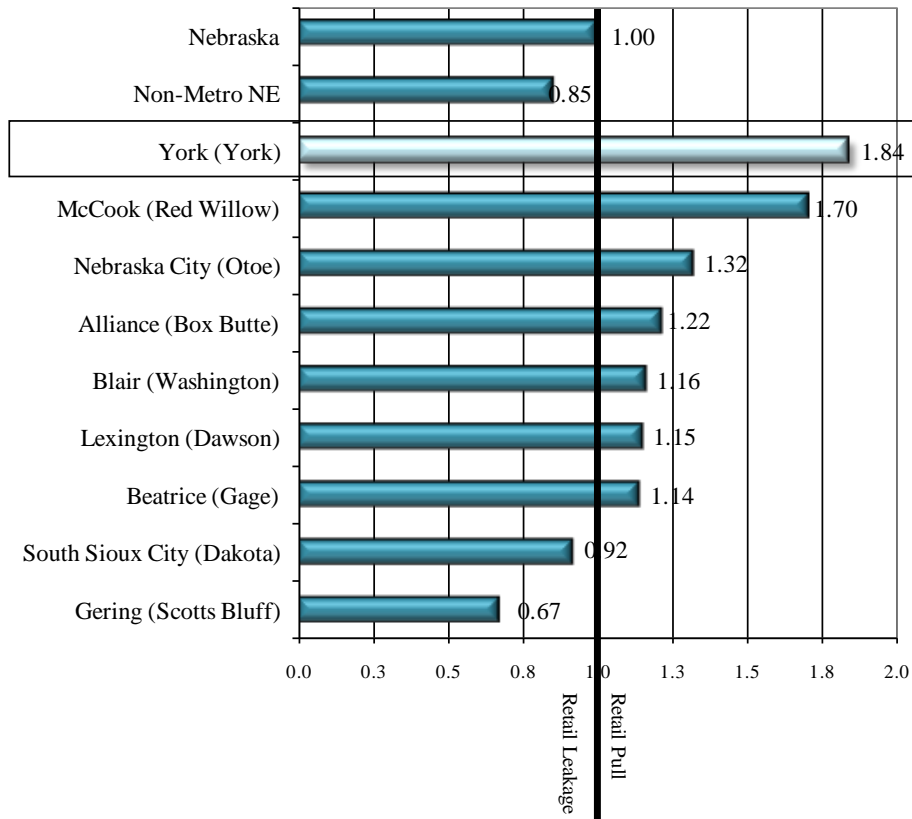
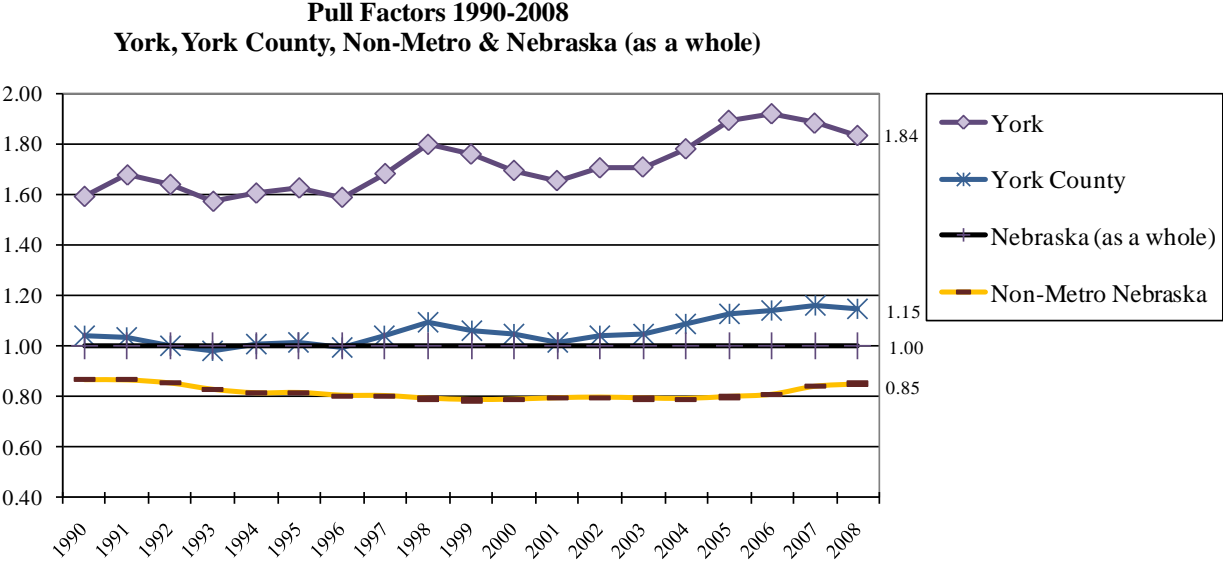


Chart 12 illustrates the pull factor trend for York, York County, non-metropolitan Nebraska, and Nebraska as a whole from 1990 to 2008. In examining the time line, it is apparent the city of York enjoys significant retail pull. Data within York County (as a whole) have also shown retail pull throughout the time period.

Chart 12



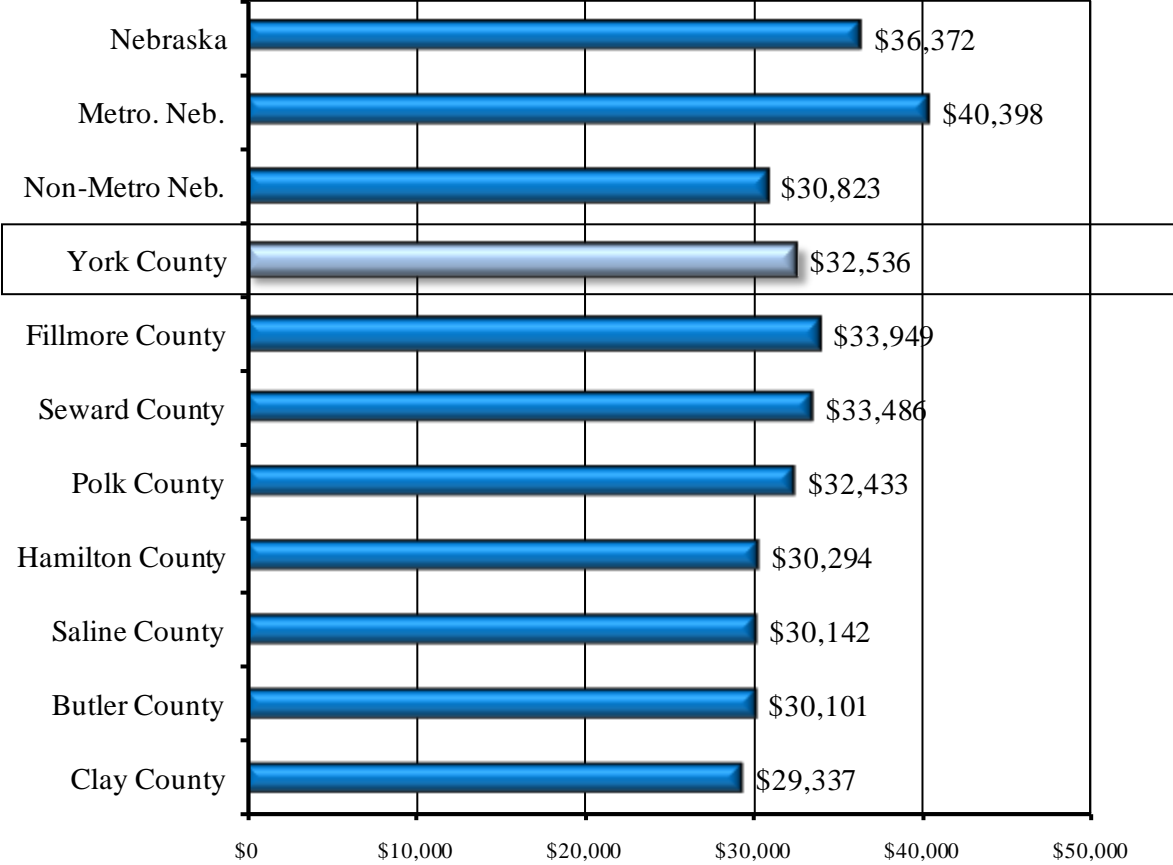
Source: U.S. Census Bureau and Nebraska Department of Revenue, 2009

Per Capita Personal Income

Per capita personal income in York County was \$32,536 in 2007 the last year in which such data are available. York County’s per capita income is \$3,836 or 10.5 percent less than that for Nebraska as a whole (\$36,372); \$7,862 or 19.5 percent less than metropolitan Nebraska (\$40,398); and \$1,713 or 5.6 percent greater than non-metropolitan Nebraska (\$30,823).

Chart 13

**Per Capita Personal Income, 2007
 Nebraska, York County, and Surrounding Counties**



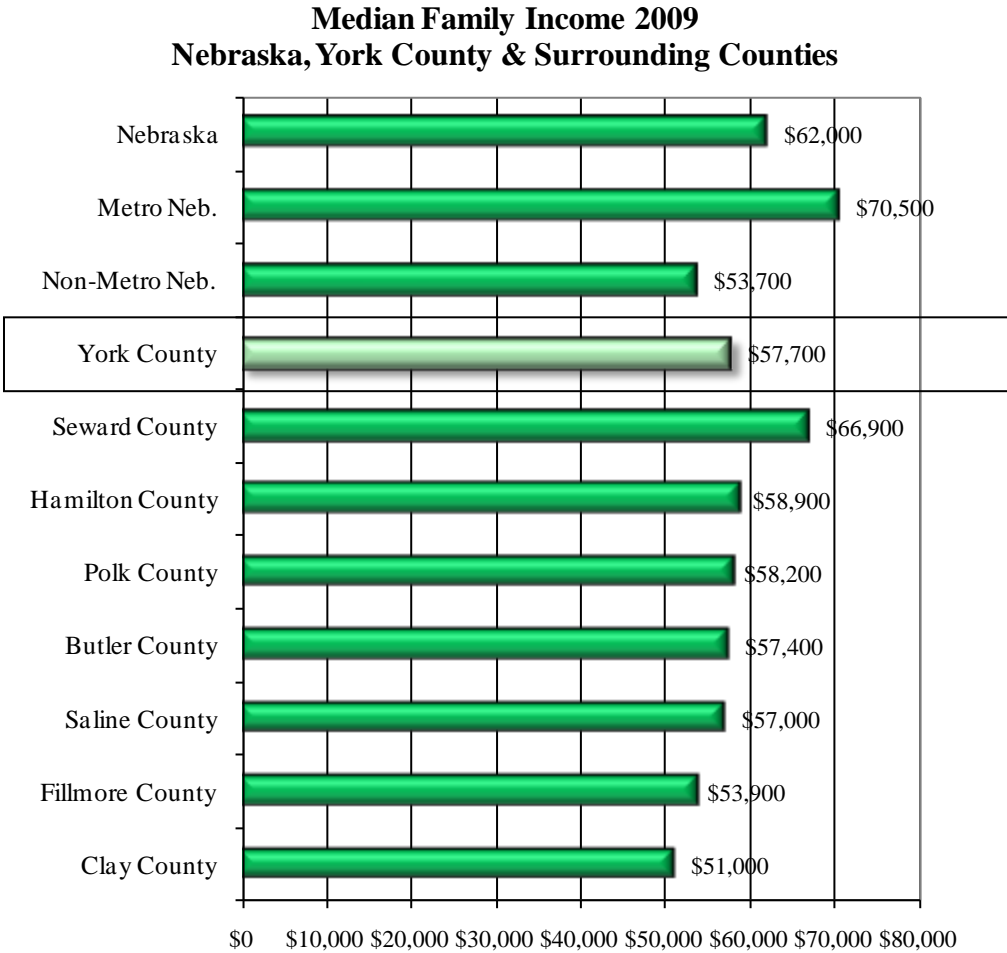
Source: Bureau of Economic Analysis, U.S. Department of Commerce, May 2009

Median Family Income

Median family income provides a different perspective of income levels in Nebraska, York County, and the surrounding area. Median family income is the midpoint in the ranked distribution of the sum of income for all family members 15 years of age and older. The U.S. Department of Housing and Urban Development (HUD) estimates median family income based on 2000 Census data updated with a combination of Bureau of Labor Statistics and Census Divisional data.

Median family income in York County is estimated to be \$57,700 in 2009. This amount is \$4,300 or 6.9 percent less than the median family income for Nebraska as a whole (\$62,000); \$12,800 or 18.2 percent less than metropolitan Nebraska (\$70,500); and \$4,000 or 7.4 percent greater than non-metro median family income (\$53,700) in 2009.

Chart 14



Source: U.S. Department of Housing and Urban Development, est. October 2009