

COMMUNITY • TAX INCENTIVES • WORKFORCE • INFRASTRUCTURE • TRANSPORTATION

THE PLACE TO GROW YOUR BUSINESS



MONTANA CONNECTIONS

BUSINESS DEVELOPMENT PARK

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Montana Connections Business Development Park

Montana Connections Business Development Park (Montana Connections) is an industrially zoned business park with a tax increment provision. Created in 1992 after the citizens and government of Butte recognized the need for Southwest Montana to diversify its economy beyond natural resource extraction, Montana Connections has expanded Butte's global reach and helped foster economic growth throughout the region. Since its inception, Montana Connections has become home to world-class companies, such as REC Silicon, FedEx Freight, and Montana Precision Products, creating over 600 local jobs supporting more than 1,500 jobs statewide!

We're Here To Meet Your Needs, Whatever They Are



Land

With more than 800 acres available for industrial development, Montana Connections has room for expansion. A majority of the available land within the park is owned by the local government for economic development purposes. This land can be purchased for as low as \$2,000 per acre and sold in parcels ranging from as low as seven acres to as high as 250 acres. Montana Connections has a tax increment provision providing available monies for new infrastructure and feasibility/gap financing assistance to ensure new and expanding businesses are supported.

Infrastructure

Montana Connections' infrastructure is the best in the region. Current infrastructure highlights include:



Water

Have large water needs? No problem. Montana Connections' water supply is reliable and plentiful all year long, with an available 4 million gallons per day of industrial water and 2 million gallons of wastewater.



Natural Gas & Power

Natural gas and three-phase electrical power is plentiful and affordable in the northwest United States. NorthWestern Energy, as one of the largest electricity and natural gas providers in the region, will meet your demands. Large power customers also have the option to negotiate with other preferred power providers.



Transportation

The Port of Montana is the anchor tenant of Montana Connections. The Port of Montana celebrates over 30 years as the regional leader in rail, transload, warehousing, and distribution services. As the only location of its kind in the state, the Port of Montana features dynamic transportation and shipping infrastructure connecting Southwest Montana to the world. In addition to its close proximity to Interstates 90 and 15, the Port of Montana is served by both Union Pacific and Burlington Northern Santa Fe Railroads, creating an exceptional logistics hub fostering unparalleled competitive advantages for businesses shipping materials throughout Montana and the country. This regionally unique and dynamic connectivity sets Montana Connections a head above the rest.



Coming Soon

Potable water and high-speed fiber will be the newest infrastructure additions and will be completed in the summer of 2018. Additionally, the long-term economic opportunities of Southwest Montana are rapidly growing and Montana Connections, in partnership with the Port of Montana, plan on **expanding the overall rail footprint** to meet this expanding demand. The planned expansion includes 8,000 feet of additional new track within the Port itself, allowing for more efficient rail car movement, reduced transportation costs, and increased usable space for transloaders and shippers. The project will also add approximately 12,100 linear feet of track (running/storage/loading) connecting the Port of Montana to 130 acres of available land within Montana Connections, creating new rail-served sites for immediate development.



Montana Connections Business Development Park is open and ready for businesses! With existing tenants in all industries, ranging from heavy industrial to logistics and agriculture, and a long and proven track record of success, Montana Connections is the regional leader in business development.

Economic Development Incentives

According to the Tax Foundation¹, Montana is the 6th best state to conduct business in based on its tax climate. This climate, combined with a number of available financial incentives from Montana Connections and the Butte Local Development Corporation, make relocating or starting your business inside Montana Connections a first-rate business decision.

Montana Connection Grants:

Montana Connections has grants available for infrastructure and development assistance. These grants include monies for: utility hookup, dirt work, parking lots, pipelines, water hookups, and roads. Grants are based upon capital investment and job creation, and are issued on a reimbursement basis. In order to be eligible for a Montana Connections grant, you must submit a completed application to the Montana Connections Advisory Board. Depending on concurrence with the grant request, the Montana Connection Advisory Board will formally submit a recommendation for approval to the Butte-Silver Bow Council of Commissioners for final approval. This processes normally takes between two and four weeks from application submission.

Montana Connection Loans:

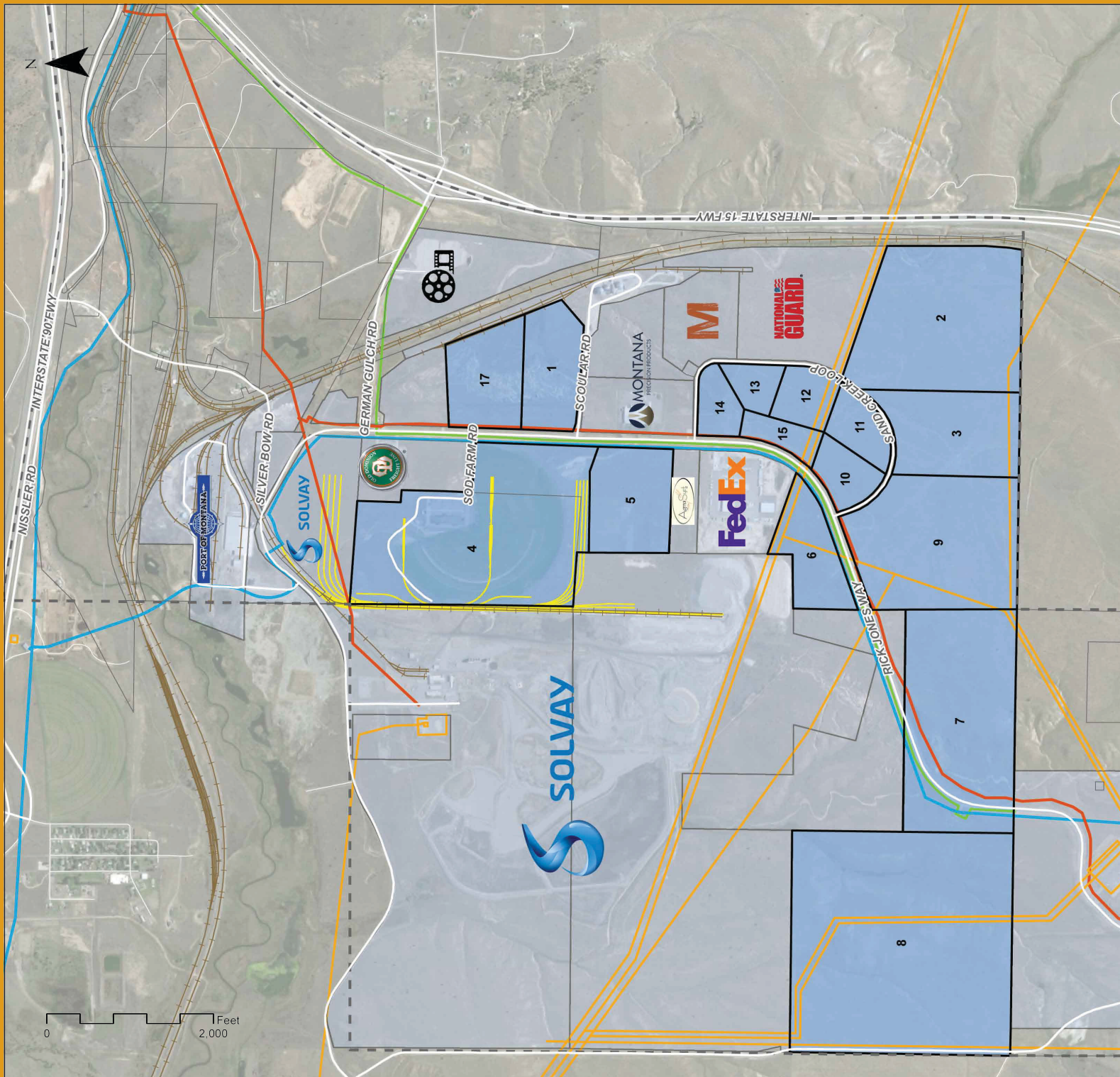
Low interest rate loans up to \$400,000 are available to qualifying applicants for construction of facilities. This is a three-step process beginning with an application submitted to and reviewed by the Butte Local Development Corporation (BLDC) Loan Committee. Should the BLDC Loan Committee support the application, a recommendation will be made to the Montana Connections' Advisory Board and then to the Butte-Silver Bow Council of Commissioners for final approval. This process normally takes between four to six weeks to complete.

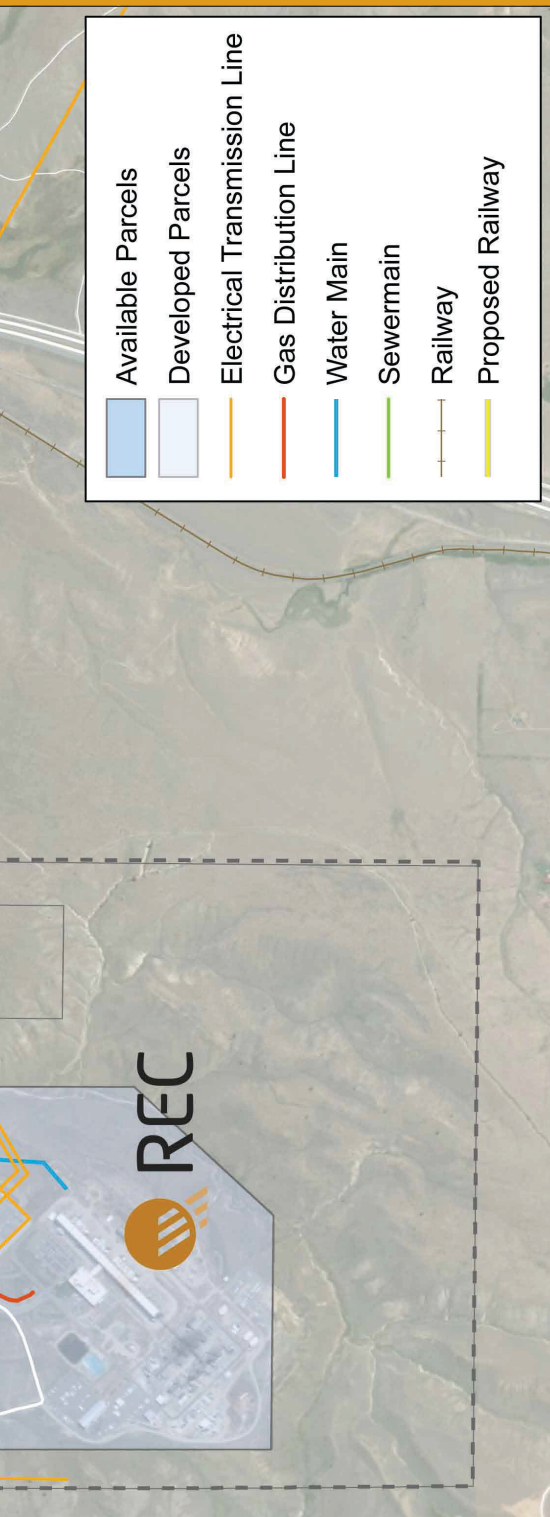
Butte Local Development Corporation Loans:

Low interest rate loans, between \$150,000 and \$200,000, are available to qualifying applications for equipment, building, or working capital. Completed applications are reviewed by the BLDC Loan Committee for recommendation to the BLDC Board of Directors.

Butte Local Development Corporation Grants:

The BLDC partners with state and federal agencies to offer grants for a variety of start-up and expansion needs. These funds, available for a variety of projects, are focused on job creation and private investment. Funds are available to assist with the purchase of equipment, marketing, planning, and workforce training.





Developable Parcels

With approximately 800 acres of developable land currently divided into 15 parcels, Montana Connections is well structured for any expansion, relocation or development needs. Though the parcels in the Park are currently divided to maximize potential, Montana Connections is able to adjust boundaries and create custom parcels to best fit your needs. Should initial site development to a parcel be required, Montana Connections has economic development funds available for infrastructure improvements needed to get a new facility operating.

Parcel 1

- 23.04 acres
- Direct access to Rick Jones Way
- Less than 1 mile from interstate

Parcel 2

- 75.41 acres
- 1.5 miles to interstate

Parcel 3

- 36.89 acres
- 1 mile to interstate

Parcel 4

- 21.61 acres
- 1 mile to interstate
- Future rail served parcel
- Can be subdivided and built to suit

Parcel 5

- 28.01 acres
- 1 mile to interstate
- Future rail served parcel

Parcel 6

- 20.75 acres
- 1.5 miles to interstate
- Access to Rick Jones Way

Parcel 7

- 81.44 acres
- 2.5 miles to interstate

Parcel 8

- 162.23 Acres
- 2.5 miles to Interstate

Parcel 9

- 69.46 acres
- 1.5 miles to interstate
- Direct access to Rick Jones Way

Parcel 10

- 10.49 acres
- 1.5 miles to interstate
- Direct access to Rick Jones Way

Parcel 11

- 11.04 acres
- 1.5 miles to interstate

Parcel 12

- 10.99 acres
- 1.5 miles to interstate

Parcel 13

- 7.40 acres
- 1.5 miles to interstate

Parcel 14

- 8.66 acres
- Direct access to Rick Jones Way
- 1.5 miles to interstate

Parcel 15

- 7.70 acres
- Direct access to Rick Jones Way
- 1.5 miles interstate

German Gulch Development

This public/private partnership was created to develop a 14-acre parcel with move-in ready units. The parcel's master plan includes up to six separate buildings with spaces available to lease or own from 3,000 to 12,000 square feet. At this time, one building is complete, with construction of the second building to be move-in ready by the end of 2018. Currently, the completed building is home to a specialty cement block manufacturer and an advanced wastewater/septic system design company.

The Port of Montana

Southwest Montana's Transload, Warehouse & Storage, Distribution Solution

Located within Montana Connections, the Port of Montana is an industrial transload, distribution and warehousing facility leveraging rail and highway access to directly benefit businesses throughout the region. The Port of Montana offers 120,000 square feet of indoor storage, 55 acres of outdoor storage, a 250-rail car storage capacity, and features five docking areas, as well as two certified truck scales. With over 30 years of experience, the Port of Montana is well equipped to meet all transportation and transloading needs.

The Port of Montana is capable of moving commodities up to 86,000 pounds per lift. Their expertise, combined with its modern infrastructure, gives it distinction as a BNSF Premier Transloader and a Union Pacific transloading partner facility. The Port of Montana's transload and distribution abilities will assist your company with the transfer of freight both efficiently and securely. The Port of Montana has experience transferring a wide array of commodities, including: lumber, fertilizer, steel, automobiles, metal, ore, asphalt, and bulk liquids.

The Port of Montana's strategic location allows for easy distribution to markets throughout North America and beyond. They work with clients directly to design customized distribution solutions- safe and efficient procedures, direct transfer between rail and truck, scheduling and shipment coordination, as well as storage and timely inventory control based on specific business requirements. The Port of Montana enjoys a proven track record of success across all industries and currently acts as a distribution center for industries such as agricultural, automotive, building materials chemical, mining, and more.

Foreign Trade Zone

The Port of Montana is the only Foreign Trade Zone (FTZ) General Purpose Warehouse within a five-state radius in the Rocky Mountain Region of the United States. FTZs are designated areas located within the United States but considered outside U.S. customs territory. An FTZ ultimately allows companies to decrease or eliminate costs on imports, avoid duties on direct exports and product processing fees, and wait for product quota restrictions to be lifted prior to paying an import duty on a finished product entering the U.S. market.

Foreign Trade Zone Benefits:

Improved Cash Flow - Duties and taxes are not payable until merchandise leaves the FTZ and is distributed inside United States Commerce.

Unlimited Time For Storage - Goods can be stored for an unlimited period of time without having to pay an import duty.

Re-Exportation Without Import Duty - Products stored or manufactured in the FTZ using foreign materials may be re-exported without any import duty being assessed on the foreign materials.

No Customs Duties Imposed On Processing, Testing, Assembly, Repackaging, Inspecting, and Relabeling - All can be conducted within the FTZ and the product can be re-exported or destroyed without ever incurring customs duties.

Enhanced Consumer Convenience - Customers can inspect and sample foreign goods before purchasing and paying a duty.

No Penalties - Refusal of or repair to damaged goods can take place duty and quota free.

No Quota Restrictions - Importing directly into the FTZ allows goods to be held until the next quota period or until the best price can be obtained in the U.S. market.

Increased Efficiency And Effectiveness - Relative to storage, security, and delivery of goods.





Success Stories

The community of Butte-Silver Bow understands economic diversification is critical for Southwest Montana's economic growth. Montana Connections was created to provide economic development opportunities and has had a number of successful businesses utilize this valuable regional asset.

REC Silicon

From their 245-acre parcel, REC Silicon produces the world's purist polysilicon and silicon gases for the ever increasing global solar and electronics industries. Montana Connections was able to work with REC Silicon and invest over \$42 Million on vital infrastructure based upon REC's \$500 Million facility investment including new roads, industrial water, redundant power sources, natural gas and fiber. REC was able to acquire inexpensive land in Montana Connections along with affordable and power through NorthWestern Energy. Butte-Silver Bow has assisted REC Silicon throughout the years by applying to and ultimately becoming a Foreign Trade Zone (FTZ) Grantee. This enabled support for REC's FTZ application, saving them substantial amounts in customs and duties fees. Since locating in Montana Connections REC Silicon has increased their global reach and has become a cornerstone of Southwest Montana's economy.

FedEx Freight

Montana Connections proximity to critical transportation connectivity continues to attract companies from around the world. In 2010, with local incentives from Montana Connections economic development funds to assist with dirt work and infrastructure improvements, FedEx Freight built a 64-door cross-dock facility on one of Montana Connections Parks' Shovel Ready parcels. FedEx made this investment because of the proximity to two interstate highways (less than three miles), as well as the affordability and availability of land within the industrial park. The site has been so successful for FedEx Freight they expanded their facility in 2016 and have another planned expansion for 2018.

Montana Craft Malt

Having just broke ground on a 10,000-ton state of the art malt production facility, Montana Craft Malt (MCM) is the newest development in Montana Connections. Continuing a long tradition of producing brewers malt in Montana, MCM will produce some of the country's highest-grade product from America's best growers based in Montana's "Golden Triangle." MCM chose to locate in Montana Connections because of the strong logistical infrastructure, generous local economic development incentives, and access to the cleanest water in the state. Once the Montana Connections' planned rail expansion project is complete, MCM will have direct rail access, allowing their finished product to reach markets affordably and efficiently.

Montana Precision Products

A partnership between GE Aviation and SeaCast Inc., Montana Precision Products (MPP) a tier three aviation manufacturing facility, is an investment casting and TIG welding facility located within Montana Connections. MPP supports GE Aviation's manufacturing of its new 'Leap Engine' with small structural casts, ducts and tubing, SeaCast chose Montana Connections for its generous financial incentives along with southwest Montana's highly skilled workforce. Since 2012, the company has grown from 50 to 150 employees and plan on adding an additional 50 employees before the end of 2018.

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