

**APPLICATION FORM FOR TAX REDUCTION  
BUILDING REMODEL, EXPANSION OR RECONSTRUCTION**  
(As allowed under Yellowstone County Resolution 02-66, City Council Resolutions 05-18377  
and 05-18378 and 15-24-1501, 15-24-1502 or 15-24-1601 MCA)

1. Name of business: All American Pharmaceutical
2. \_\_\_\_\_ Building Remodel or Reconstruction: Start of construction (date) \_\_\_\_\_  
End of construction (date) \_\_\_\_\_
3. X Building Expansion: Start of construction (date) 10/15/10  
End of construction (date) 11/1/11
4. Address of business: 2376 Main Street Billings, MT 59105  
Actual location of business: same as above  
Tax Code: \_\_\_\_\_
- Within city limits of Billings  YES  NO
5. Person representing business and responsible for application:  
Name: Jeff Golini Title: President  
Address: 2376 Main St Billings, MT 59105 Telephone: 406-245-5793
6. Amount of capital investment for Expansion, Remodel or Reconstruction in Billings / Yellowstone County: \$2,000,331.50 (attach detailed costs of materials and labor and dates of construction. County Commissioners and/or City Council may request further information, such as financial statements, business references, or other documents prior to acting on this request).
7. Approximate market value of building prior to remodel, reconstruction, or expansion:  
\$ 3,000,000
8. Explain business activity – what business does: Manufacture dietary, food, and nutritional products
9. How long has this business been located in Billings and/or Yellowstone County?  
Started in 1984
10. As of the date of this application, how many employees does the business have:  
69 Full-time 4 Part-time
11. How many employees will the applicant have within 2 years after completion of construction:  
74 Full-time 5 Part-time

12. Describe job skills required for all new employees both full and part-time: \_\_\_\_\_  
Good Attitude. Good Attendance
- 
13. What is the hourly pay scale of both full and part-time employees to include benefits (new employees only): \$11.00/hour after 12 months
14. Other Economic impacts of capital investment: \_\_\_\_\_  
Business will continue to grow + employ new people
15. Planned hiring schedule: 5 new employees by December 2010  
Approximately 5-10 new employees by December 2011
16. List other property tax benefits business currently receives or has applied for: \_\_\_\_\_  
Tax abatement on 2007 remodel
- 
17. Building permit (attach copy or explain absence): ~~NA~~
- 
18. A non-refundable fee of \$500 must accompany this application to cover the cost of application administration. Make checks payable to the Big Sky Economic Development Authority.
19. All items on this application must be addressed. Upon completion and accompanied by the application fee, the original can be submitted to the Big Sky Economic Development Authority, 222 N. 32<sup>nd</sup> Street, Suite 200, Billings, Montana 59101 (telephone 256-6871). If the application is complete, a duly advertised public hearing will be scheduled, after which the Commissioners and/or City Council, in their discretion, will decide whether to approve or deny the application. The applicant, or a representative of the applicant, must appear in person at the public hearings.
20. The application to the Department of Revenue, which is part of this application, must also be completed and signed by the applicant.
21. The Board of County Commissioners and/or City Council may review this applicant's tax incentive program at any time and terminate further reductions at their discretion if they find the provisions of Resolution are not being met.
22. If application is approved, applicant will comply with the following provisions. Failure to comply may lead to the previously approved tax abatement being rescinded:
- i. Provide copy of Occupancy Certificate and/or Certificate of Substantial Completion
  - ii. Annual Survey to be completed and returned to Big Sky EDA by June 30 of each year
  - iii. Remain current on all property taxes on the subject property
  - iv. Notify Big Sky EDA of any ownership changes or change of use of the facility
  - v. Comply with any other provisions set by the Board of County Commissioners and/or City Council
23. In order for this incentive program to apply to the applicant's current year taxes, Yellowstone County must receive the properly completed application by March of the year in which the reduction is desired. If within the city of Billings, City Council must approve the application by March of the year in which the reduction is desired.

24

Signature of applicant/representative: [Signature]

Date of application: 8/30/2010

County Commissioner's Public hearing held (date): 11/8/2010

City Council's Public hearing held (date): \_\_\_\_\_

Recommendation by the Big Sky Economic Development Authority:

Approve     Deny    Signature: [Signature]    Date: 8/17/11

County Board of Planning or Laurel-Yellowstone City-County Planning Board certifies that business conforms to zoning regulations:

Signature: [Signature]    Date: 8-18-11

If a non-public water or sewer system is used (i.e., septic tank and water well) County Health Department certifies that system conforms to acceptable standard, or will do so on completion of construction:

Signature: N/A    Date: \_\_\_\_\_

County Treasurer's Office certifies that City and County taxes have been paid in full or otherwise satisfied:

Signature: please see attached    Date: \_\_\_\_\_

City Finance office certifies that the business has applied for the appropriate City business license:

Signature: \_\_\_\_\_    Date: \_\_\_\_\_

Action by Board of County Commissioners:

Date: \_\_\_\_\_

Approve     Deny    Chair: \_\_\_\_\_    Date: \_\_\_\_\_

Member: \_\_\_\_\_    Date: \_\_\_\_\_

Member: \_\_\_\_\_    Date: \_\_\_\_\_

Action by Billings City Council (if applicable – project within City limits):

Approve     Deny

Date: \_\_\_\_\_

CITY OF BILLINGS

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

APPLICATION TO THE DEPARTMENT OF REVENUE  
BUILDING REMODEL, RECONSTRUCTION OR EXPANSION  
(Title 15- Chapter 24 – Part 14 MCA)

To: Assessor  
Yellowstone County

Name of Applicant: All American Pharmaceutical

Mailing Address: 2376 Main Street Billings, MT 57105

Legal description of affected property: see attached

Date construction permit issued: \_\_\_\_\_

(If no permit is required, specify the date when certificate in lieu of building permit was issued).

This application covers the (expansion/new) construction of the \_\_\_\_\_ plant.

A public hearing on this matter of Building Expansion, Remodel, or Reconstruction was held at the  
Yellowstone County Courthouse at \_\_\_\_\_ (am/pm) on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Due notice as defined in 76-15-103 was given. True and exact copies of said notices are attached to this  
application. \_\_\_\_\_ Yes \_\_\_\_\_ No

The statutory \$500,000 investment requirement for expansion or modernization has been met.

Yes \_\_\_\_\_ No

The statutory 2.5% increase in value requirement for new improvements has been met.

Yes \_\_\_\_\_ No

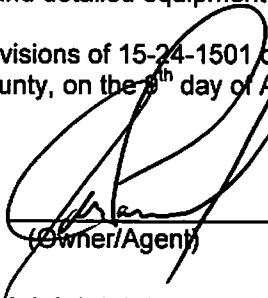
The statutory 5% increase in value requirement for new improvements has been met.

Yes \_\_\_\_\_ No

The qualifying property consists of the following: \_\_\_\_\_

(Attach site plats, construction prints, and detailed equipment list identifying the qualifying property.)

This application is made under the provisions of 15-24-1501 or 1601 MCA, and by resolution adopted by  
the Commissioners of Yellowstone County, on the 8<sup>th</sup> day of August 2002. A copy of the same is  
attached.



\_\_\_\_\_  
(Owner/Agent)

~~~~~

We, the undersigned, Commissioners of Yellowstone County, (approve/disapprove) this application for  
\_\_\_\_\_. We find that it (does/does not) conform to the criteria  
as set forth in the resolution adopted by this Board on the 9<sup>th</sup> day of August 2002.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

**PROPERTY DEVELOPMENT PROFORMA**

**PROJECT NAME**

All American Pharmaceutical

DATE June 2010

**PROJECT DESCRIPTION**

33,000 sq. ft. warehouse addition, some interior remodeling, site development

**LEGAL DESCRIPTION**

PRELIMINARY # \_\_\_\_\_ FINAL \_\_\_\_\_

**A. PROJECT COSTS:**

**I. LAND**

\_\_\_\_\_ S.F. @ \_\_\_\_\_ / S.F. = \$ 0.00

**II. HARD COSTS**

**A. On Site Improvements (per breakdown attached)**

\_\_\_\_\_ / S.F. = \$ 175,000.00

**B. Building Costs (per breakdown attached)** = \$ 1,738,500.00

**Building Area**

First Floor: 33,000 S.F. @ \$ 50.00 / S.F.

Interiors: 2,950 S.F. @ \$ 30.00 / S.F.

**C. Contractor Overhead & Profit**

\_\_\_\_\_ % of A + B above = \$ \_\_\_\_\_

**D. Building Permit** = \$ 4,500.00

**E. Plan Check Fee** = \$ 2,900.00

**II. TOTAL HARD COSTS:** = \$ 1,920,900.00

**III. SOFT COSTS**

**A. Architect/Design/Consultants**

3.50 % of II above = \$ 67,231.50

**B. Site Analysis (LS per Geotech quote)** = \$ 3,200.00

**C. Testing** = \$ 1,000.00

**D. Civil Engineering**  
\_\_\_\_\_ % of II A above or LS = \$ 16,000.00

**E. Legal**

Preliminary = \$ \_\_\_\_\_

Leasing = \$ \_\_\_\_\_

Closing = \$ \_\_\_\_\_

**F. Accounting** = \$ \_\_\_\_\_

**III. TOTAL SOFT COSTS:** = \$ 87,431.50

**IV. FINANCING COSTS**

**A. Origination** \_\_\_\_\_ pts. + \_\_\_\_\_ pts. = \$ 0.00

**B. Construction Financing**  
\_\_\_\_\_ months @ \_\_\_\_\_ % = \$ 0.00

**C. Construction Bond** = \$ \_\_\_\_\_

**D. Real Estate Taxes (excl. SID)** = \$ \_\_\_\_\_

**E. Insurance, Title &/or Builders Risk** = \$ \_\_\_\_\_

**F. Lender Inspection** = \$ \_\_\_\_\_

**G. Letter of Credit/Appraisal** = \$ \_\_\_\_\_

**H. Closing** = \$ \_\_\_\_\_

**IV. TOTAL FINANCING COSTS:** = \$ 0.00

**V. COMMISSIONS/SALES COSTS/DEVELOPMENT FEES**

= \$ \_\_\_\_\_

**VI. CASH CONTINGENCY @ \_\_\_\_\_ %**

= \$ 0.00

**\*TOTAL PROJECT COSTS (I - VI Inclusive)**

= \$ 2,008,331.50

**VII. OFF-SITE IMPROVEMENTS**

SID Costs @ \_\_\_\_\_ /S.F. = \$ 0.00

**\*TOTAL PROJECT COSTS (Including SID payoff)**

= \$ 2,008,331.50