

APPLICATION FORM FOR NEW OR EXPANDING INDUSTRY TAX REDUCTION

(As allowed under City of Billings Resolution 05-18376, Yellowstone County
Resolution 94-92 and 15-24-1401 and 15-24-1402 MCA)

1. Name of Business: Messinger Company/Coca-Cola Bottling Company High Country

2. XX New Business: Start of construction (date): April 2022

End of construction (date): November 2023

3. XX Expanding Business: Start of construction (date): April 2022

End of construction (date): November 2023

4. Address of business: 2150 Coca-Cola Lane, Rapid City, SD 57702

Actual location of business: (current) 4147 S 1st Ave; (future) NHN Harnish Blvd

Tax Code: (current) 000D012530

Within city limits of Billings

YES (To be Annexed)

NO

5. Person representing business and responsible for application:

Name: Joe Easton Title: Director of Property Development

Address: 2150 Coca-Cola Lane, Rapid City SD 57702 Phone: 605-342-8222 x3344

6. Amount of capital investment for new or expanded industry in Billings / Yellowstone County: **\$ 50,000,000** (Attach detailed costs of new construction or expansion including land, materials, labor, equipment, and dates of construction. The 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.): The new facility will include distribution and warehouse space of approximately 100,000square feet, office and administrative space of up to 10,000 square feet, and manufacturing space of up to 30,000 square feet. The building is currently in initial design, with contractors and consultants engaged through the Fall and Winter of 2021. Detailed costs can and will be presented to BSEDA and the governing bodies when costs are more specific.

7. Describe the project relating to the capital investment: Located on 13 acres within the Harnish Business Park in Billings, the new facility will replace the current operation on South 1st Avenue. The facility will be approximately 130,000 square feet which includes the sales and distribution center, and beverage manufacturing facility. The facility will be built with tilt-up concrete walls on a steel frame.

8. Explain business activity - what business does: Coca-Cola High Country is a family owned, regional Coca-Cola Bottler founded in 1956 serving portions of Colorado, Minnesota, Montana, North Dakota, South Dakota, Utah, and Wyoming. The company distributes over 450 different varieties of sparkling soft drinks and still beverages including sports drinks, bottled waters, juices and juice drinks, teas, energy drinks and coffee. Currently in its 3rd generation of ownership by the Messinger family, the company's headquarters are in Rapid City, South Dakota and our only manufacturing currently is located in Bismarck, North Dakota. The company has grown since 2014 by adding 20 additional sales centers located across Montana, North Dakota, South Dakota, Minnesota, and Wyoming expanding their operations across 7 states, adding ~640 new employees and expanding their consumer base to over 2.3 million people.

9. How long has this business been located in Billings and/or Yellowstone County: Coca-Cola has had a presence in Billings and Montana for nearly 100 years. The current Coca-Cola sales center has been on South 1st since 1959. The Messinger Company has owned and operated in Billings since 2014.

10. At the time of application, how many employees does the business have:
60 Full-time; _____ Part-time.

11. How many employees will the applicant have after completion of construction:
110 Full-time; _____ Part-time.

12. Describe job skills required for all new employees, both full and part time:
The 50 net additional jobs will be a mix of sales, distribution, merchandising and warehouse support. Those jobs will require physical capacity and service experience. The jobs associated with the manufacturing facility will require education and experience in manufacturing and processing, and administrative and managerial skills and experience.

13. What is hourly pay scale of both full and part-time employees to include benefits (new employees only): When the new sales distribution center and manufacturing facility is completed, ~50 new jobs are expected to be created. All full-time jobs will have medical and retirement benefits. There will be ~10 management positions with salaries ~\$100k/year with benefits and ~40 hourly positions at ~\$24/hr with benefits included.

14. Economic impact of capital investment:

_____ (to be provided by BSEDA)

15. Planned hiring schedule:
All existing positions will be transferred to the new facility upon its completion. The new jobs will be hired in staggers throughout late-2023 to prepare for full operation of the sales center and the manufacturing facility in January of 2024.

16. List other property tax benefits business currently receives or has applied for:

None.

17. If applicant is transporting, wholesaling, providing services, warehousing, or distributing commercial products or materials, proof must be provided that fifty percent or more of the applicant's gross sales or receipts are earned from outside the State, or that fifty percent or more of applicant's annual gross income is from out-of state sales. (Include as attachment)

Does not apply to this application.

18. Building permit (attach copy or explain absence): Design of the new facility is underway, and expected to continue through 2021. The building permit will be sought and received during the first quarter of 2022.
19. City/County Planning Department or Laurel-Yellowstone City/County Planning Board certifies that the business conforms with zoning regulations: N/A
20. City/County Health Department certifies that if a non-public water or sewer system is used (i.e., septic tank and water well) that system conforms to acceptable standard, or will do so on the completion of construction: N/A
21. County Treasurer Office certifies that City and County taxes have been paid in full or otherwise satisfied:
Taxes are current.
22. A non-refundable fee of \$500.00 must accompany this application to cover the cost of application administration. Make checks payable to the Big Sky Economic Development Authority.
23. 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, Attn: Tax Abatement, 222 North 32nd Street, Suite 200, Billings, MT 59101 (Telephone 256-6871). If application is complete, a duly advertised public hearing will be scheduled, after which the County Commissioners and/or City Council will decide whether to approve, conditionally approve or deny the application. The applicant, or a representative of the applicant, must appear in person at the public hearing.
24. The application to Department of Revenue form, which is part of the application, must also be completed and signed by the applicant.
25. The Board of County Commissioners and/or City Council may review this applicant's tax incentive at any time and terminate further reductions at its discretion if it finds the provisions of County Resolution 94-92, City Resolutions or State Code are not being met.
26. In order for this incentive program to apply to the applicant's current year taxes, the application must be approved by the City Council and/or the County Commissioners by the second Wednesday in May of the year in which the reduction is desired.

By: _____

ATTEST:

By: _____

APPLICATION TO DEPARTMENT OF REVENUE

New or Expanding Industry Program-Property Improvements or Modernized Process
(Title 15-24-1401&1402 MCA)

To: Yellowstone County Assessor

Applicant Name: _____

Mailing Address: _____

Legal description of affected property: _____

Date Construction Permit Issued: _____

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

This application covers the (expansion/new) construction of the _____ facility.

A public hearing on the matter of "New & Expanding Industry" resolution for
_____ facility was held at the Yellowstone County Courthouse at _____ am
on the _____ day of _____, 20____.

Due notice as defined in 76-15-103 was given. True and exact copies of said notices are on file. Yes____ No____

The statutory investments requirement for expansion/modernization has been met. Yes____ No____

The qualifying property consists of the following:

Complete this section only if the application is for a firm that

- 1) Engages in transportation, warehousing or distribution of commercial products if 50% or more of the gross receipts are earned from outside the state, or
- 2) Earns 50% of its annual gross income from out-of-state sales or sales to out of state clientele.

Type of business:

Total Gross Sales or Receipts _____

Sales or Receipts from outside of Montana _____

Percentage out of state _____

(Attach Income Statement for last complete year of operation)

This application is made under the provisions of 15-24-1401 and 15-24-1402 MCA, by resolution adopted by the Yellowstone County Commissioners on the 26th day of March, 1992.

Signature: _____
(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 26th day of March, 1992.

Chairman

Commissioner

Commissioner