

**MANUFACTURING,**  
*Montana*



**TRADITION**  
*Montana*



**LOGISTICS,**  
*Montana*



**HISTORY**  
*Montana*



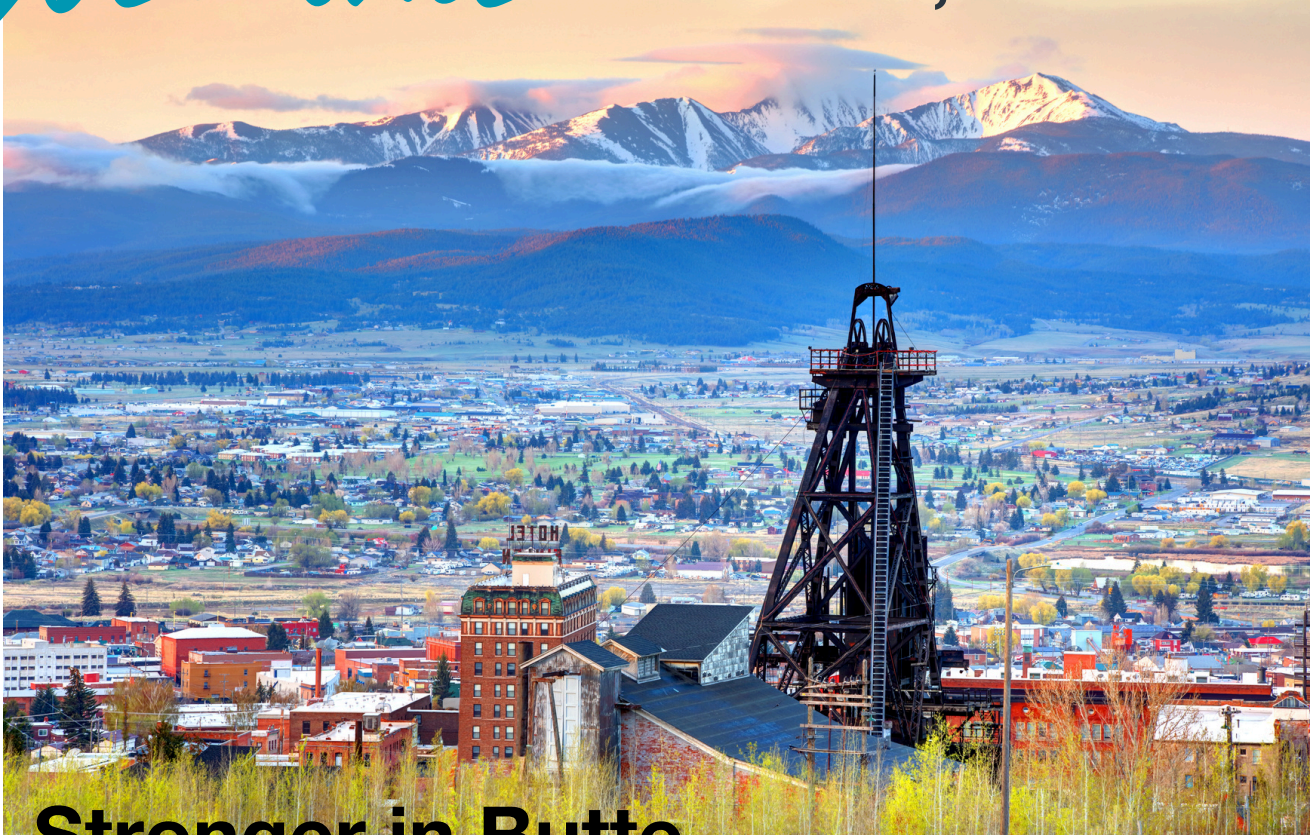
**RECREATION,**  
*Montana*

*Business is*  
**STRONGER IN BUTTE**

**COMMUNITY  
PROFILE**

 *Montana*

# Welcome TO BUTTE, MONTANA



## Stronger in Butte

### Who We Are

Welcome to Butte, Montana, sometimes known as The Richest Hill on Earth. **We mined the copper that electrified America** and that helped win two world wars. We're a melting pot of immigrants who carved out nearly 10,000 miles of underground mining tunnels. Our community is steeped in tradition, celebration, hard-work and grit.

**"Butte Tough"** is local vernacular for our strength and innovation. **"All roads lead to Butte"** is local vernacular for our history of logistics and exports. We're the **only county in the state of Montana designated as a foreign trade zone** and this is not by accident. We have a long tradition of industry and engineering in the Mining City. And **we're nestled in the middle of some of Western Montana's most accessible outdoor recreation opportunities.**

### Where We're Going

While mining will always be a part of who we are, **we are now known as the world's largest producer of Silane Gas**, a major component in electronics and microchips, and we're working to expand into EV battery manufacturing. **We boast Montana's largest industrial park and manufacturing hub.** We are home to several award-winning engineering firms with a special focus on environmental engineering, and **we are Montana's premier logistical and warehousing location.**

### What Your Business Will Bring

Your company will add strength and vitality to Butte. You will invest in our children and our future. You will add your own traditions to ours, and **you will commit to loving Butte as much as we do.**

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# Work With Team Butte

## Stronger Together

When you choose Butte-Silver Bow, you get to work with an integrated team that is inclusive of every key player that your business might need access to in the city.

Our economic development team includes: Butte-Silver Bow's Chief Executive Office (Our Mayor), Butte Local Development Corporation (BLDC), Butte-Silver Bow County Community Development, our Chamber of Commerce, representatives from Montana Connections Business Development Park, Headwaters RC&D, the Port of Montana, our city-council economic development subcommittee, and our local utility provider, Northwestern Energy.

## How We Can Help

- Assistance with business relocation, expansion, and site selection
- Local and State Incentives and tax information
- Market research and development
- Access to capital and gap financing
- Connections to local and state resources and other businesses

## Key Contacts

### KAYLA LAPPIN

*Butte Local Development Corporation*  
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### KELLY SULLIVAN

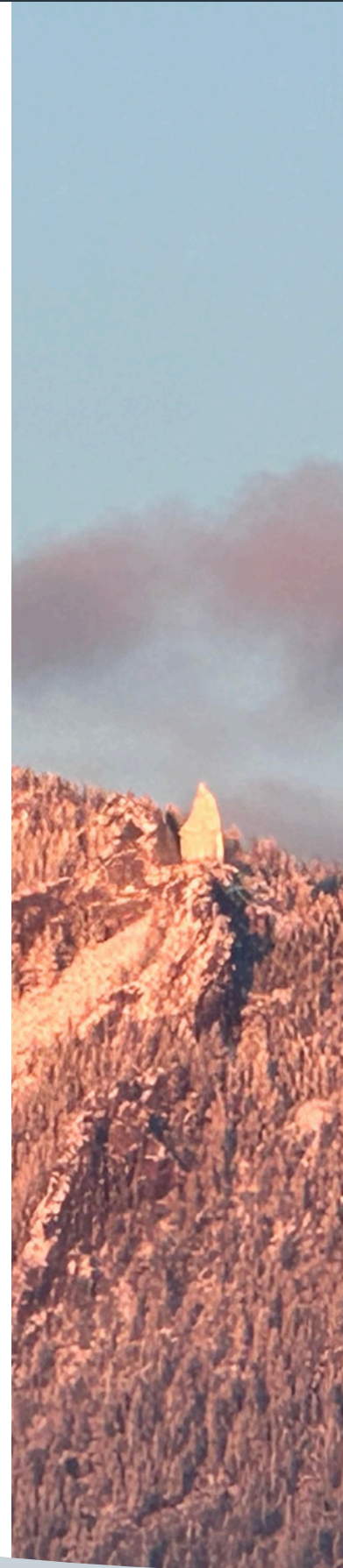
*Butte Local Development Corporation*  
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### KRISTEN ROSA

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Montana Connections Business  
Development Park Administrator  
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406-497-6470

### KAREN BYRNES

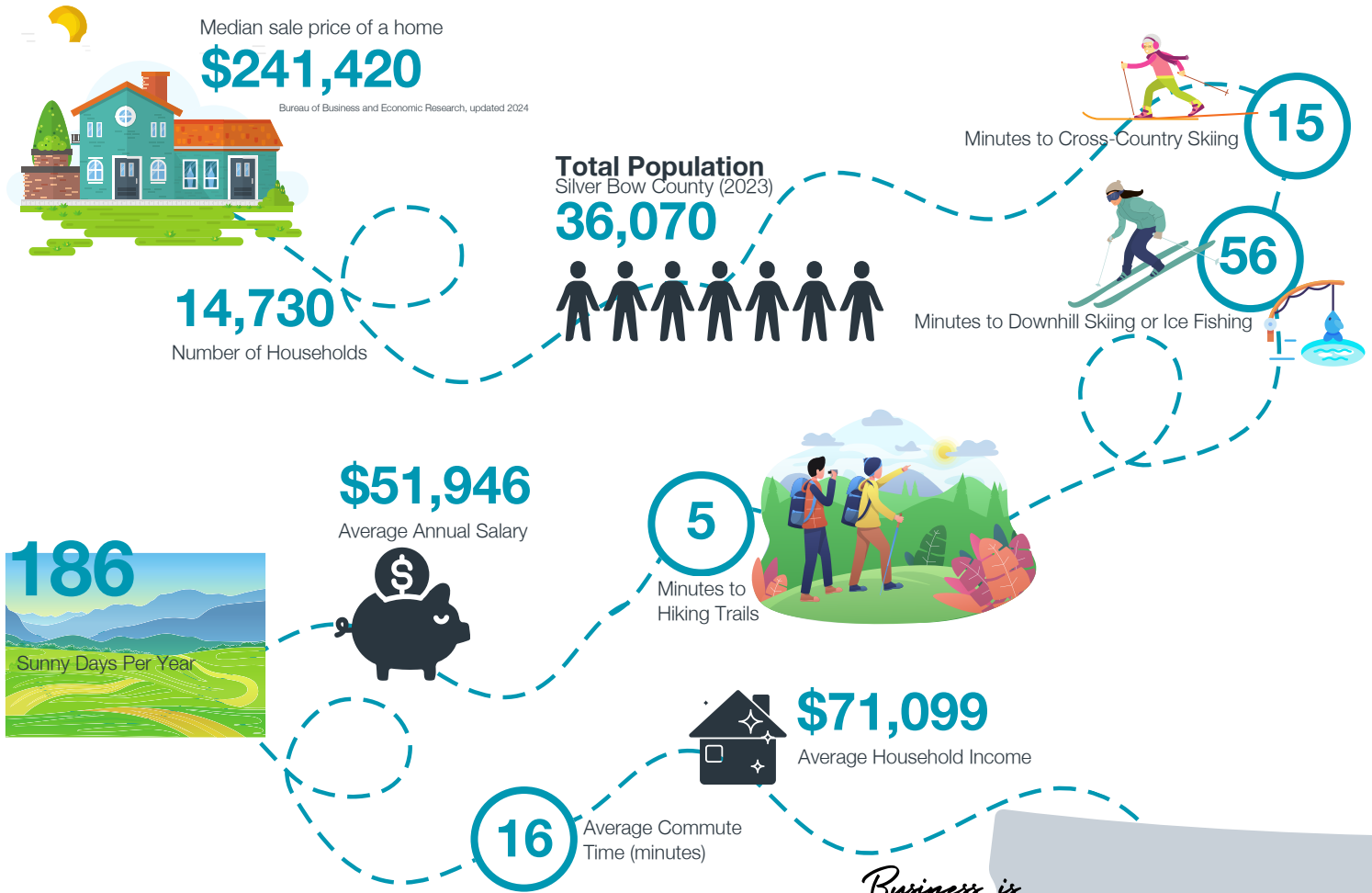
*Butte-Silver Bow City-County*  
Community Development Director  
kbyrnes@bsb.mt.gov  
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# Thrive in Butte



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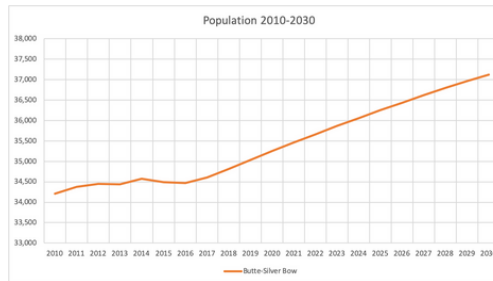
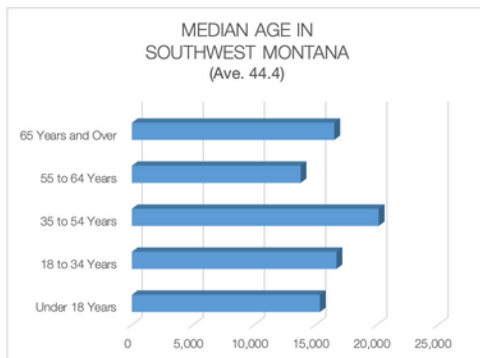
# Workforce In Butte

## A History of Working Hard

Butte is no stranger to economic evolution. Although built on the mining industry, our community has transitioned to diversify its economy, leading to the growth of sectors such as manufacturing, logistics and warehousing, healthcare, and tourism.

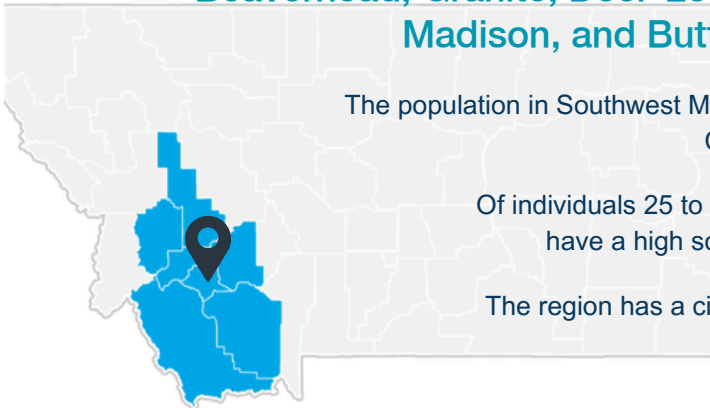
Southwest Montana's economy continues to grow with population growth of 2.5% in the last 3 years. New businesses including Montana Craft Malt, Ergon Asphalt, and WAUSAU Building Supply have all opened their doors on new facilities in the last 5 years. These companies were attracted to the region for a number of reasons including competitive cost of living, work ethic and transportation infrastructure.

Butte has also long been known for its high-quality, blue-collar workforce and work ethic. Many of the workers in Butte have backgrounds in areas in which they used their hands to erect, construct, assemble, and fabricate or manufacture products. Workers with these skills are very prevalent in Butte and Southwest Montana. A recent survey of the major employers in the Butte area indicates that the employees are very loyal to their employers. Turnover rates of 3 to 5% annually were very common.



Workers in Southwest Montana regularly commute for work!

## Beaverhead, Granite, Deer-Lodge, Powell, Jefferson, Madison, and Butte-Silver Bow Counties



The population in Southwest Montana was 87,941 per American Community Survey data for 2022.

Of individuals 25 to 64 in Southwest Montana, 93.8% have a high school diploma or higher (JobsEQ)

The region has a civilian labor force of 40,388 with a labor participation rate of 56%.



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# Drivers Of Employment Growth

## Expansion of Manufacturing in Southwest Montana

Over the ten years ending 2022, employment in Manufacturing for the Southwest Montana added 180 jobs. After adjusting for national growth during this period and industry mix share, the part of this employment change due to local competitiveness was a gain of 126 jobs—meaning this industry was more competitive than its national counterpart during this period.

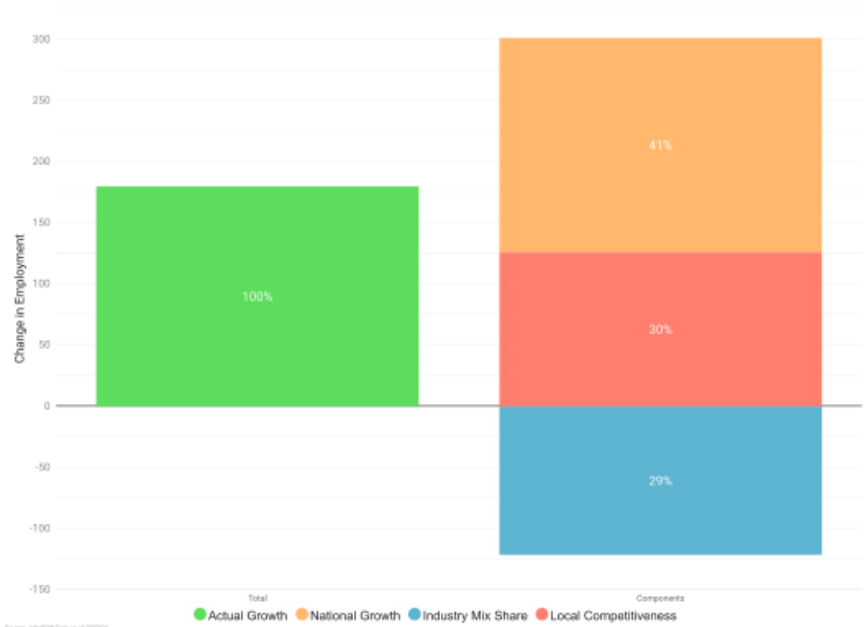


Shift-share analysis sheds light on the factors that drive regional employment growth in an industry. A positive change in local competitiveness indicates advantages that may be due to factors such as superior technology, management, and labor pool, etc.



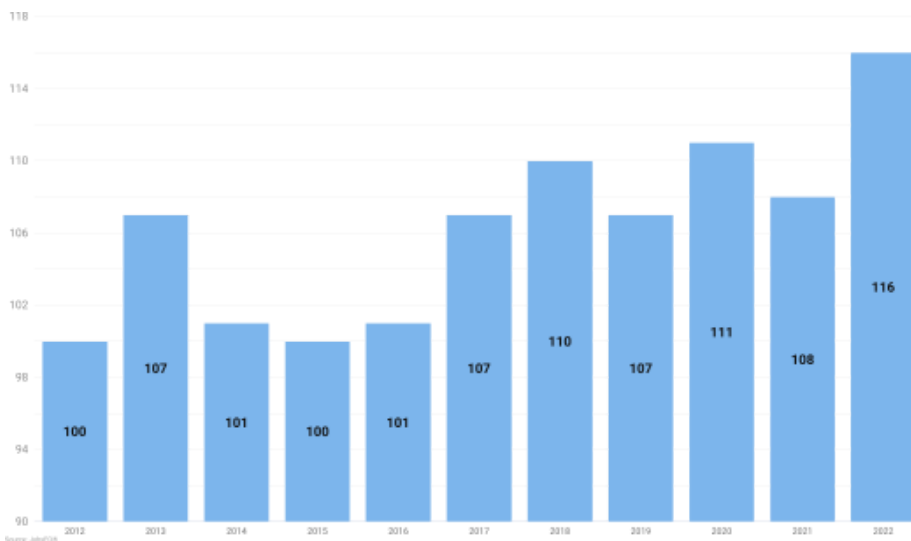
National growth is due to the overall growth or contraction in the national economy. Industry mix share is the growth attributable to the specific industries examined (based on national industry growth patterns and the industry mix of the region).

Drivers of Employment Growth for Southwest Montana



## Establishments

In 2022, there were 116 Manufacturing establishments in the Southwest Montana (per covered employment establishment counts), **an increase from 100 establishments** ten years earlier in 2012.

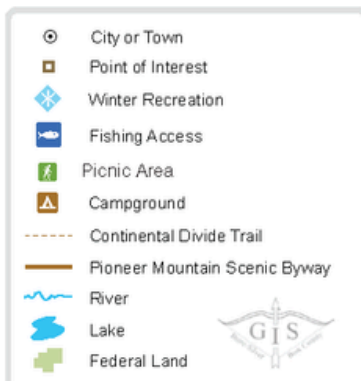
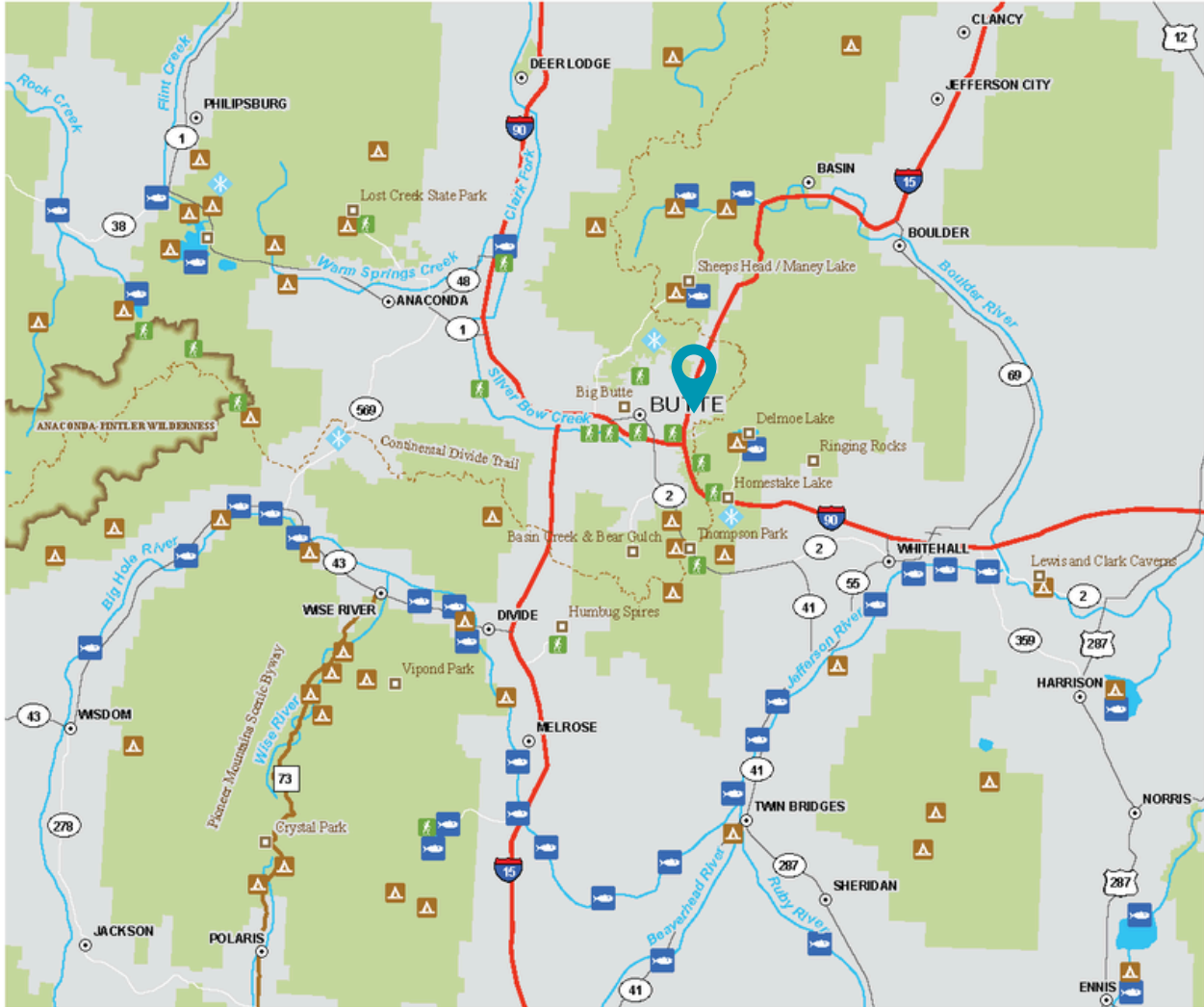


New business formations are an important source of job creation in a regional economy, spurring innovation and competition, and driving productivity growth. Establishment data can provide an indicator of growth in businesses by counting each single location (such as a factory or a store) where business activity takes place, and with at least one employee.

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# Outdoor Recreation Near Butte



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# Taxes In Butte & Montana

**MONTANA RANKED  
#5 FOR TAX CLIMATE**

Montana is ranked by the Tax Foundation as having the 5th best Business Tax Climate in the nation in 2023. There is no sales or ad valorem tax in Montana

*Big Hole River Near  
Divide, MT*

## Local & State Taxes

Type	Rate Retails
State and Local Income Tax	Only state income 1-6.74% depending on taxable income
Ad Valorem Tax	N/A
State & Local Sales Tax	N/A
Customs/Duties	N/A
Equipment & Personal Property Tax	1.5% for equipment valued between \$1M-\$6M, 3% on equipment valued over \$6 million. These rates are then multiplied by the mills that are assessed. Generally, the effective rate is 1.05% for equipment up to \$6 million that is not exempt and 2.1% over \$6 Million.
Real Property Tax	Montana has real property tax on land and buildings. The rate is 1.89% with an effective rate 1.3% once the mills are applied.

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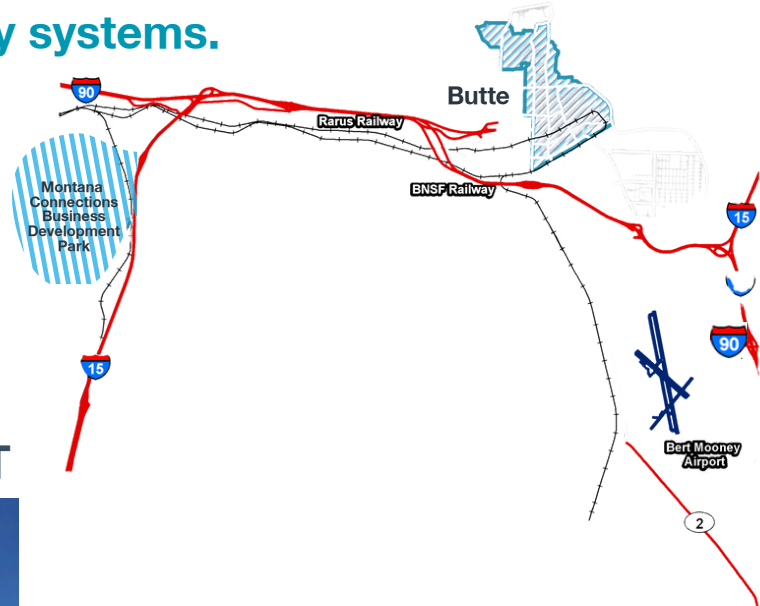




# Access To Butte

The only place in Montana at the intersection of two major interstate highway systems.

**Interstate 15:**  
north-south, Canada to San Diego.  
**Interstate 90:**  
east-west, Seattle to Boston.



## BERT MOONEY AIRPORT



The Bert Mooney Airport is centrally located in Southwest Montana and offers easy access to both Interstates 90 and 15, as well as convenient and hassle-free connections to anywhere.

- Free parking
- Car rentals
- Delta Connection flights travel between Butte and Salt Lake City on average twice daily.

## NEARBY AIRPORTS

### **Bozeman Yellowstone International Airport (~73 miles or 1 hour 10 minutes away)**

Direct flights to 32 non-stop domestic flights the following major metro areas: Minneapolis, San Francisco, Salt Lake City, Seattle, Chicago, New York, Newark, Boston, Charlotte, Washington DC, Atlanta, Nashville, Austin, Dallas, Houston, Denver, Detroit Las Vegas, Oakland, Orange County, San Diego, Portland, Phoenix, Atlanta, Burbank, and Los Angeles.

### **Helena Regional Airport (~76 miles or 1 hour 12 minutes away)**

Direct flights to 4 cities including the following major metros: Denver, Seattle, Salt Lake City, and Minneapolis

### **Missoula International Airport (~122 miles or 1 hour 45 minutes away)**

Direct flights to 13 cities including the following major metro areas: Seattle, Minneapolis, Salt Lake City, San Francisco, Portland, Las Vegas, Phoenix, Denver, Chicago, Dallas, Atlanta, Los Angeles, and Oakland.

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# Logistics Around Butte



## DISTANCE TO MAJOR REGIONS



Bozeman	1.4	85
Helena	1.25	76
Missoula	1.7	117
Billings	3.5	225
Kalispell	3.7	224

Within Montana

Yellowstone	2.6	170
Glacier	4.1	244
Grand Teton	4.5	231

Nearby National Parks

Spokane	4.7	314
Salt Lake	5.7	412
Calgary	7.6	476
Seattle	9.2	592

Outside Montana

Canada, Mexico, and everywhere in between, Butte's one-of-a-kind location offers your business crucial connectivity to the world while ensuring your re-location or expansion efforts are a success!

Butte is the only location of its kind in Montana featuring dynamic transportation and shipping infrastructure connecting the proposed project sites with the target markets of the Northwest US and Western Canada reducing transportation costs through the use of efficient transportation channels. Interstate 15 runs north-south and I-90 is a part of the CANAMEX corridor. The BNSF and Union Pacific railways are the two largest freight rail networks in North America.

The two rail lines serve Butte through the Port of Montana located in Montana Connections Business Development Park, connecting Southwest Montana to the world.

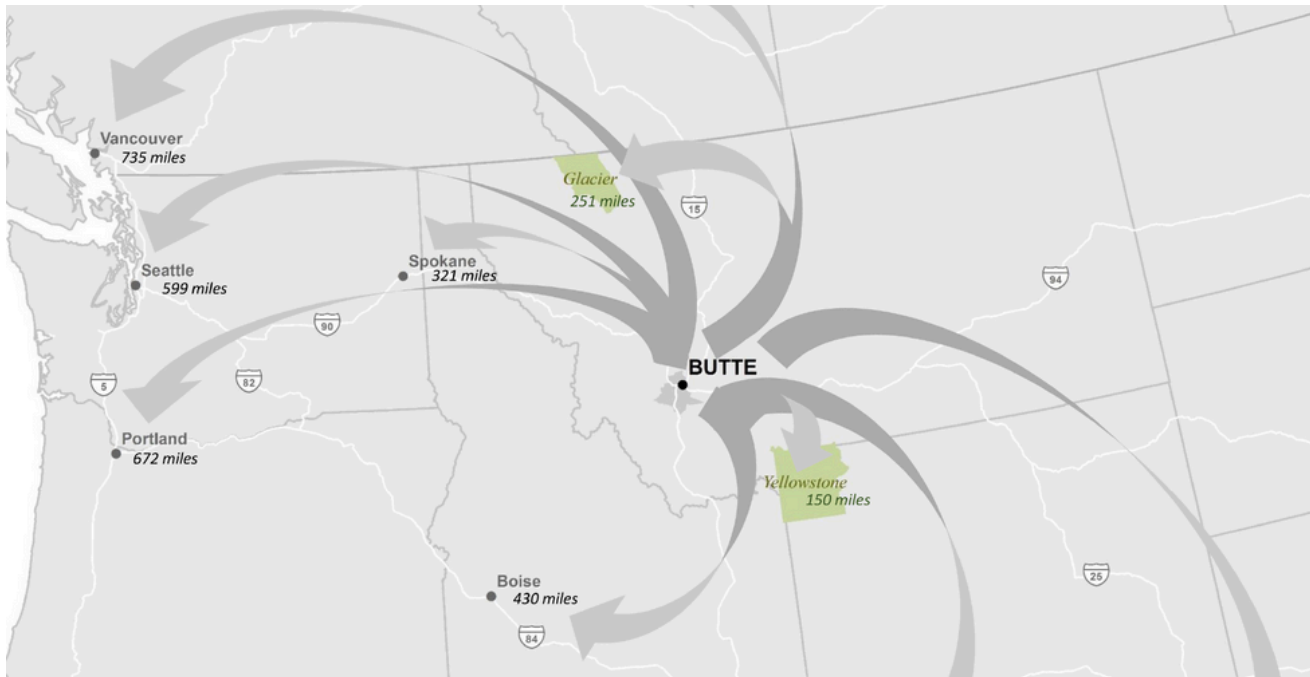
The Port of Montana is a full-service transload facility with excellent relationships with local and national trucking companies. The Port would be willing to work with the company to find trucking companies to assist with transportation needs. The Port also has working relationships with both BNSF and Union Pacific and if rail was determined to be a viable transportation option, your organization would work with the Port for rail transportation services.

We know dependable transportation infrastructure allows your business to receive production inputs and transport finished goods to market in an efficient manner. The competitive advantage of Butte's unique location and efficient transportation systems (explored more in-depth on the following pages) will allow your business to lower transportation costs, lowering production costs and enhancing your productivity and profits.

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# Logistics Around Butte



The Port of Montana is located within the Montana Connections Business Development Park, just five minutes from the I-90 and I-15 interchange. This industrial transload center leverages rail and highway access to directly benefit businesses throughout the region. The Port offers 120,000 square feet of indoor storage, 55 acres of outdoor storage, rail car storage capacity, and features five docking areas with two certified scales. With over 30 years of transloading, warehouse, distribution, and logistics experience, the Port 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 unit. Their facilities and expertise, along with modern infrastructure, give the Port of Montana distinction as a BNSF Premier Transloader and Union Pacific NetEx Certified Transload Facility. The Port's transload and distribution infrastructure will assist a company with transfer of freight efficiently and securely. The Port has experience transferring a wide array of commodities including lumber, fertilizer, steel, automobiles, metal ore, asphalt, and bulk liquids. The Port also offers distribution services for any commodity that may need moved.

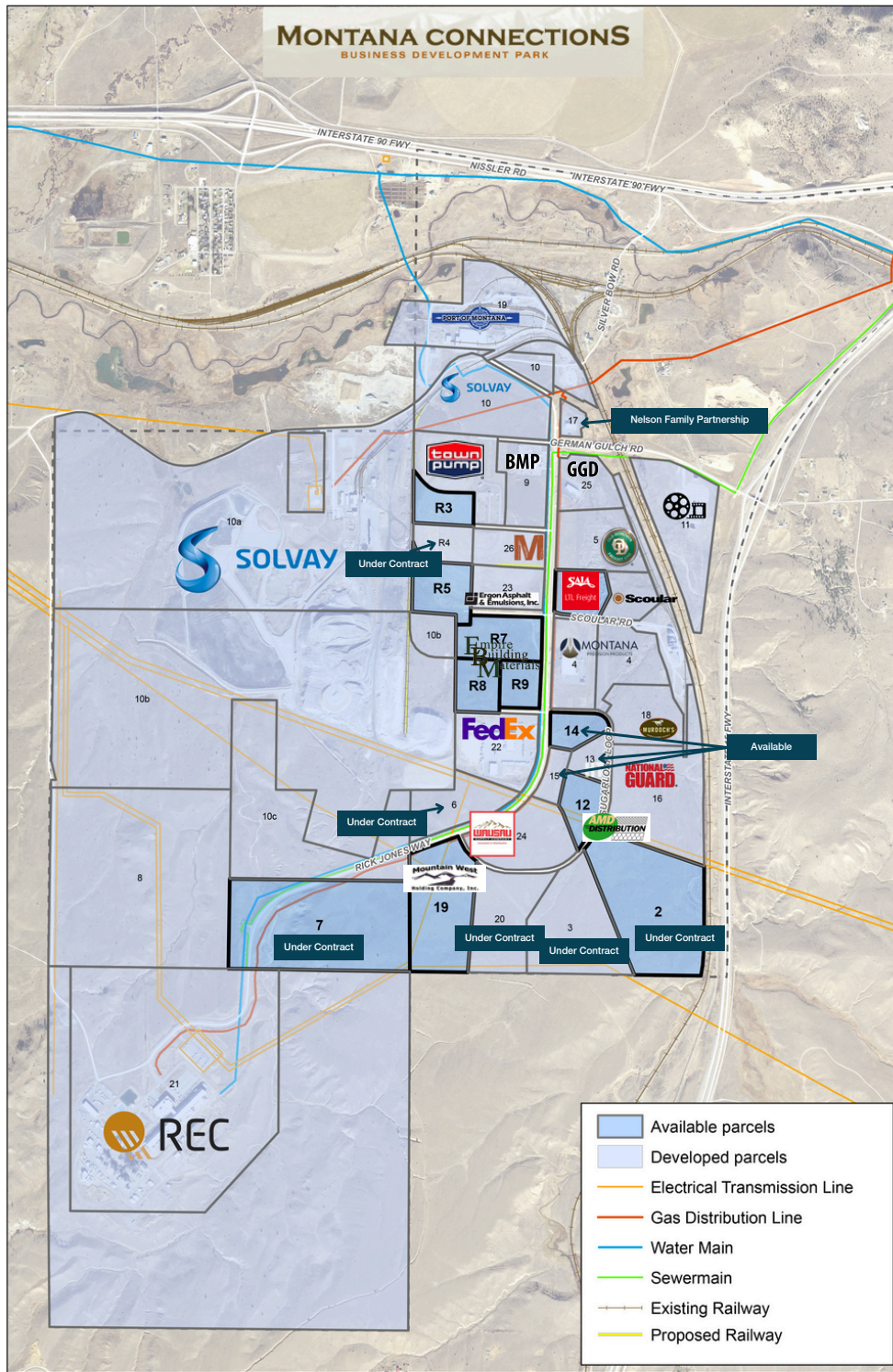
## Butte-Silver Bow is Montana's Only General-Purpose Warehouse Foreign Trade Zone

Foreign Trade Zones (FTZ) were created as a way to make American companies more competitive in the global economy. According to the Foreign Trade Zone Board, there are approximately 250 "general purpose zones" currently in operation throughout the United States. **The Port of Montana, Foreign Trade Zone #274, is one such facility and the only general purpose FTZ within a 5-state radius.** This designation allows multiple companies to utilize the FTZ simultaneously.

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# Montana Connections Business Park



## Quick Facts

- All roads to Montana Connections are county-maintained (including snow removal)
- Rail is available (UP & BNSF) through the Port of Montana
- All located in an FTZ
- All parcels are stubbed for fire, water, electric, gas, and sewer
- \$2,000/acre available to purchase
- More info: [montanaconnectionspar k.com](http://montanaconnectionspar k.com)

\*This map may not reflect the most up--to-date information. Please contact us for the latest parcel availability.

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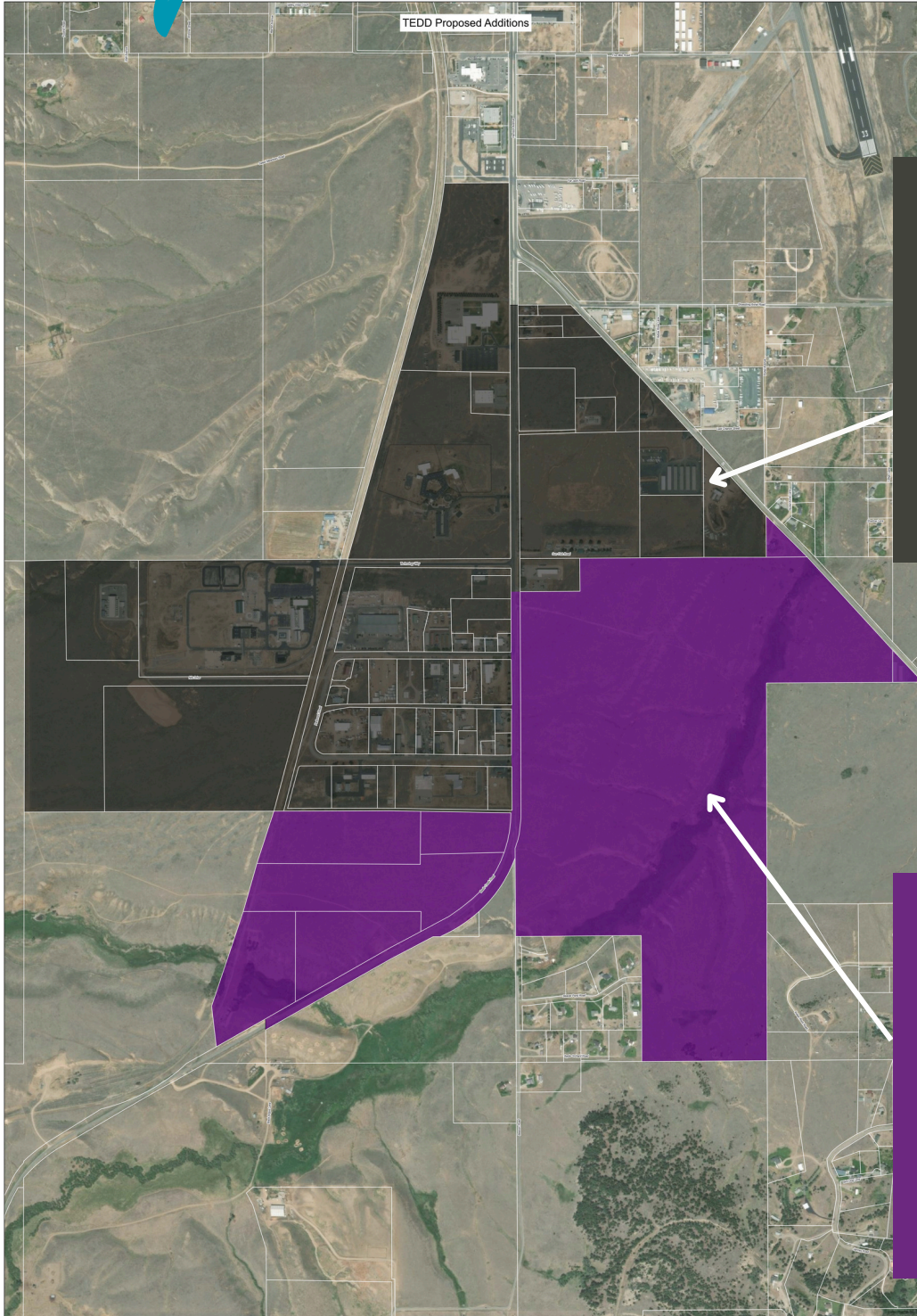
0 2,000 Feet

Service Layer Credits: U.S. Department of Agriculture Farm Services Agency Aerial Photography Field Office

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# Targeted Economic Development district (TEDD)



Targeted Economic Development District (TEDD)

Developer actively looking for investments  
50+ Acres

John McDermott  
McDermott Ranches  
1905 Holmes Ave.  
Butte, Mt. 59701  
406-491-1116



DRAFT



0 100 200 300 400 Feet  
Scale 1:25,000

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# Incentives

## MONTANA BOARD OF INVESTMENT - LOAN PARTICIPATION

Business Loan Participation Programs are funded by the Permanent Coal Tax Trust set up by the State of Montana in 1976. Loan parameters include fixed rate financing for up to 25 years, a maximum participation of approximately \$70 million, job creation credits may reduce posted interest rate up to 2.5%.

## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

This program assists with providing jobs to qualified low and moderate-income Montana residents, with the goal of helping existing Montana Businesses to grow. The CDBG allows local governments to apply for up to \$5,000 for each job created or retained in the form of a grant for working capital, equipment purchases, infrastructure improvements, constructions costs, or other eligible expenses.

## BUTTE LOCAL DEVELOPMENT CORPORATION LOANS

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

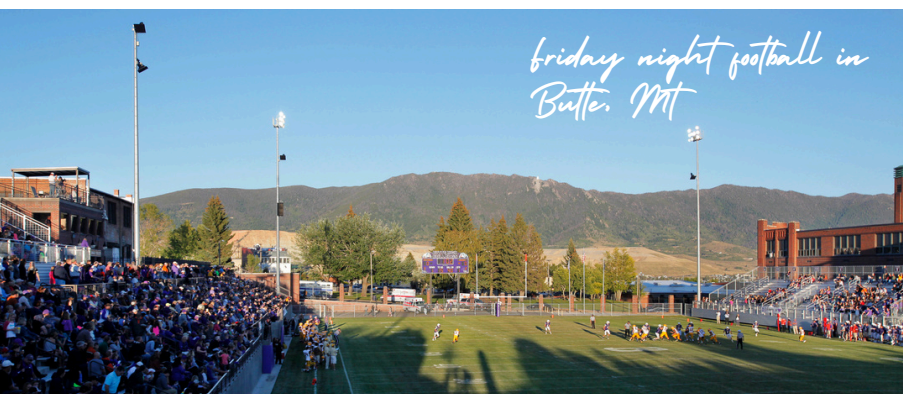
## TAX INCREMENT FUNDING

Infrastructure assistance for industrial development including parking areas, sewer improvements, dirt work, pipelines, and more. Grants are provided on a reimbursement basis. Once qualifying work is completed, the developer will be reimbursed for the costs up to the grant amount.

## TAX ABATEMENT

**New and Expanding Industry Abatement** allows all real property and equipment to receive an abatement of 50% or 75%, based upon Council concurrence. Full abatement of taxes lasts for 5 years with incremental increases over the following 5 years when full taxes are due on the depreciated value. The abatement applies to all local mills with state mills excluded.

**Manufacturing Equipment Abatement** allows an 80%, 90% or 100% abatement on qualified equipment based upon Council discretion with a guaranteed minimum of 80% abatement. Full abatement of taxes lasts for 5 years with incremental increases over the following 5 years when full taxes are due on the depreciated value. The abatement applies to all local and state mills.



# Education In Butte

## Highlands College

Highlands College is home to all Montana Tech career-ready and transfer programs that help build the workforce we need in Butte and Montana.

From certificates and associate degrees to community education and customized training, Highlands offers you today's relevant hands-on professional programs leading to tomorrow's important jobs. We continue to pursue industry-specific partnerships locally, giving you even more opportunities for employment.

At Highlands, you can complete a degree designed to help you enter the workforce immediately or earn credits for transfer into a four-year degree program. Regardless of your motivation, you'll benefit from focused, skills-based instruction with profession-tested faculty, dedicated and helpful staff, and exceptionally affordable tuition.



## Montana Tech

Montana Tech is a leading 4-year, public engineering, and technical college. Recognized as one of the best small science and engineering colleges in America, Montana Tech is a valuable resource for student interns, graduates, faculty expertise, and research. Montana Tech has a very high job placement rating for graduating students.

Montana Tech has nearly 3,000 students, 13 campus buildings and offers 73 undergraduate degrees along with 18 minors, 14 certification degrees, and 10 pre-professional career programs. Montana Tech also offers 21 graduate degrees and a Ph.D. in Materials Science. Degree programs in Biology, Chemistry, Computer Science, Software Engineering, and Business could all be utilized to assist your companies needs.



**90.3% Career Outcomes Rate**

2022 Graduates Surveyed



**#1 in Montana for Low Student Loan Debt**



**Engaged Faculty with Expertise**

# Workforce In Butte

## Manufacturing Data for Southwest Montana

### Employment



**1,555**

Regional employment / **13,186,537** in the nation

**0.7%** 

Avg Ann % Change Last 10 Years / +0.7% in the US



**4.2%**

% of Total Employment / 8.0% in the US



### Wages



**\$56,146**

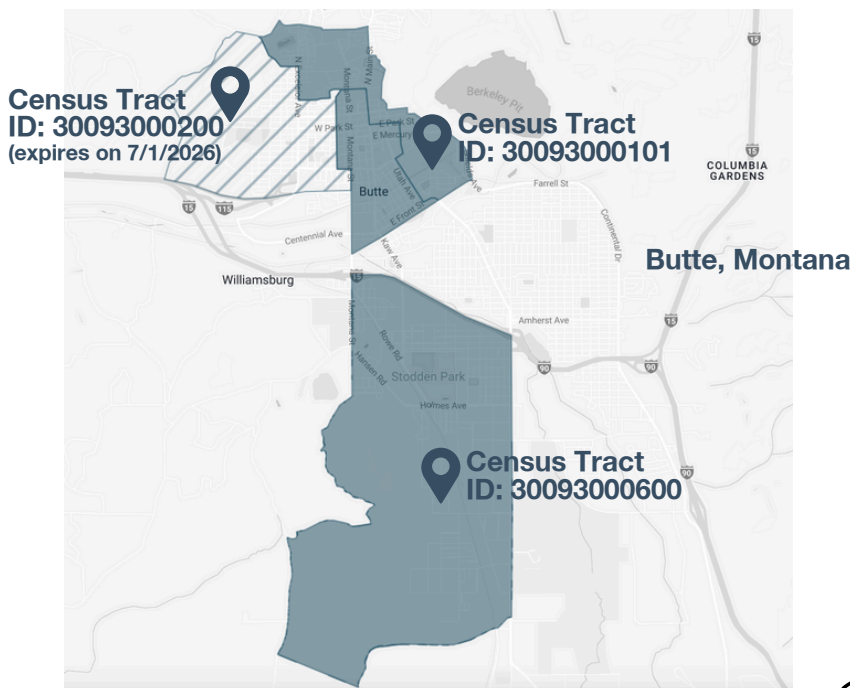
Avg Wages per Worker / **\$81,387** in the nation

**2.7%** 

% of Total Employment / 8.0% in the US



## HUB Zones



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