

STATE OF LOUISIANA
Board of Commerce and Industry
Industrial Tax Exemption Applications (2024 Emergency Rules)
APPROVED on Thursday, December 12, 2024

| APPLICATION NUMBER | COMPANY | PARISH |
|-----------------------|--------------------------------|------------------|
| 20240454-ITE | CF Industries Blue Point, LLC | Ascension |
| 20240171-ITE | Cortec, LLC | West Baton Rouge |
| 20240110-ITE | Kleinpeter Farms Dairy, L.L.C. | East Baton Rouge |

Industrial Tax Exemption Program Application - (2024 Emergency Rules)

** Any changes made to the information provided after the initial submission of this Application, whether requested by the Company or by LED, may result in a delay in Application processing time and/or Board of Commerce & Industry consideration. **

Project ID: 20240454-ITE

Date Received: 10/17/2024

PROJECT INFORMATION

Company: CF Industries Blue Point, LLC
Project Name: Project Sapphire Common Facilities
Project Location: 8404 Noel Road , Donaldsonville, LA, 70346
Parish: Ascension
City Limits?: --

COMPANY INFORMATION

Product Manufactured: Anhydrous Ammonia is manufactured by CF Industries Blue Point, LLC.
Manufacturing Process/Activities: The company will produce approximately 4,000 tons per day of anhydrous ammonia using a combined natural gas reforming and Haber Bosch ammonia synthesis process. Carbon dioxide formed in the process is removed by means of an amine solution. Hydrogen and nitrogen will be compressed to over 2,000 psig by centrifugal compressors and catalytically converted to ammonia. Ammonia product will be refrigerated, sent to storage tanks at -28 degrees Fahrenheit, and loaded onto ships or barges.

GAMING

Has the applicant or any affiliates received, applied for, or considered applying for a license to conduct gaming activities? Yes No

If yes, please give a detailed explanation including the name of the entity receiving or applying for the license, the relationship to the business if an affiliate, the location and the type of gaming activities:

PROJECT DETAILS

NAICS: 325311
Project Type: Start-Up/New
Project Start Date (beginning of construction and/or installation): 2/1/2025
Project End Date (ending of construction and/or installation): 12/31/2029
Anticipated date for the commencement of operations of this project: 1/1/2030
Project Description:

CF Industries with its potential partners plan to build a world scale, low-carbon ammonia plant at our Blue Point site in Ascension Parish. CF Industries was previously awarded an ITEP contract (Project ID 20220290-ITE (Project Sapphire)) for the project. As planning progresses, certain portions of the planned operating facilities are being structured in two affiliated project companies in order to facilitate overall site control and investment matters. This project would include the construction of river water supply facilities to enable the Project Sapphire to produce the required process water for the ammonia plant, fire water storage and supply systems, ammonia storage and loading facilities, and other plant utility equipment. Also included are a maintenance shop (housing parts and providing space to perform maintenance activities to maintain daily operations), a building to house Production and Engineering Management personnel, and site roadways, and security features including fencing. Costs associated with the operation of the Project Sapphire Common Facilities will be paid for by Project Sapphire. These assets are integral to the production of ammonia by Project Sapphire and future manufacturing facilities which could be built at the Blue Point site.

Will any portion of this project become operational/usable prior to the overall project's completion (i.e. application filled in phases)? Yes No

Calendar Years:

ESTIMATED INVESTMENTS

| | |
|---|------------------|
| Building & Materials: | \$13,000,000.00 |
| Machinery & Equipment: | \$162,000,000.00 |
| Labor & Engineering: | \$188,000,000.00 |
| Estimated Total Investment Amount: | \$363,000,000.00 |
| Less: Restricted Amount: | \$0 |
| Total Estimated Investments: | \$363,000,000.00 |

PROPERTY TAX

Millage Rate for this property. Use the millage rate obtained from the parish assessor to calculate the fee. This is usually a whole number (i.e., 115.47 or 92.665. A millage rate is expressed in 1/1000ths of a dollar (known as one mill). Convert the whole number millage rate by dividing by 1000 to a decimal number (i.e., the whole numbers converted to 1/1000ths would be .1154 or .0927 when rounded to four digits.)

0.1227

Note: [Proof of Millage/Location form](#) must be completed by the parish assessor and uploaded to the attachments of this application.

Total Property Taxes paid (most recent year for this site): 674084.00

BUSINESS LEGAL STRUCTURE

Is this company an LLC?

Yes No

If an LLC members or pass through entity, list below the names and the LA Dept. of Revenue tax identification number or social security number for all.

LLC Members

Legal Name

CF Industries Energy Ventures, LLC

ESTIMATED BENEFIT

| | |
|---|------------------|
| Investment Amount: | \$363,000,000.00 |
| x Assessment Percentage: | 0.15 |
| x Millage Rate: | 0.1227 |
| =Annual Exemption | \$6,681,015.00 |
| Annual Exemption * 5 years at 80% | \$26,724,060.00 |
| + Annual Exemption * 5 years at 80% | \$26,724,060.00 |
| =Estimated Ten Year Property Tax Exemption | \$53,448,120.00 |

FEE CALCULATION

| | |
|---|-----------------|
| Estimated Ten Year Property Tax Exemption : | \$53,448,120.00 |
| x Rate | 0.005 |
| = Assessed Fee (\$500.00 Minimum—\$15000.00 Maximum) | \$15,000.00 |
| Amount Paid: | \$15,000.00 |
| Amount Due: | \$0.00 |

ATTACHMENTS

| Document Type | Document Name | Date |
|------------------------|--|-------------|
| Breakdown of Purchases | #20240454-ITE Breakdown of Purchases.xlsx | 10/16/2024 |
| Other | Blue Point Number One, LLC LWC Statement.pdf | 10/16/2024 |
| Notarized Affidavit | #20240454-ITE Contract Affidavit.pdf | 10/17/2024 |
| Proof of Millage | #20240454-ITE Proof of Millage Location Verification Form Signed.pdf | 10/17/2024 |

PAYMENTS

| Fee Type | Amount Paid | Date Received | Confirmation # | Transaction Type |
|-----------------|--------------------|----------------------|-----------------------|-------------------------|
| APPLICATION | \$15,000.00 | 10/17/2024 | O22RRS2L6C | ach |

PROJECT CONTACTS

| Contact First Name | Contact Last Name | Email Address | Company Name | Mailing Address | Phone Number | Contact Type |
|---------------------------|--------------------------|--------------------------------|-----------------------------|--|---------------------|---------------------|
| Paula | Lorio | plorio@cfindustries.com | CF Industries Nitrogen, LLC | PO Box 1552 , LaPlace, LA, 70069 | (225) 473-0324 | Business Signatory |
| Rhonda | Boatner | rboatner@didierconsultants.com | Didier Consultants, Inc. | 1575 Church Street Bldg #3, Zachary, LA, 70791 | (225) 658-6065 | Consultant |
| Diana | Day | dday@didierconsultants.com | Didier Consultants, Inc. | 1575 Church Street Bldg #3, Zachary, LA, 70791 | (225) 658-6065 | Consultant |
| Erin | Foster | efoster@didierconsultants.com | Didier Consultants, Inc. | 1575 Church Street Bldg #3, Zachary, LA, 70791 | (225) 658-6065 | Consultant |

CONTRACT SIGNATORY

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

Title: Senior Vice President, Manufacturing and Distribution

First Name: Ashraf

Last Name: Corte

Email Address: AMalik@cfindustries.com

Paula Lorio , approve the above information.

Paula Perino

Industrial Tax Exemption Program Application - (2024 Emergency Rules)

** Any changes made to the information provided after the initial submission of this Application, whether requested by the Company or by LED, may result in a delay in Application processing time and/or Board of Commerce & Industry consideration. **

Project ID: 20240171-ITE

Date Received: 9/20/2024

PROJECT INFORMATION

Company: CORTEC, LLC
Project Name: Port Allen- Bay 3 Equipment 2024 -2025 Expansion
Project Location: 2900 LA Hwy 1 North , Port Allen, LA, 70767
Parish: West Baton Rouge
City Limits?: --

COMPANY INFORMATION

Product Manufactured: CORTEC, LLC manufactures ball valves, check valves, and control panels made in accordance with ISO 9001 as well as API 6A, Q1, and 6D. These products are used in oil and gas production.

Manufacturing Process/Activities: CORTEC, LLC's manufacturing processes include, machining, grinding, HVOF spraying, coating, painting, assembly, and testing activities. Manufacturing supports activities include inventory, inspection, engineering, sales, project planning, and quality compliance.

GAMING

Has the applicant or any affiliates received, applied for, or considered applying for a license to conduct gaming activities? Yes No

If yes, please give a detailed explanation including the name of the entity receiving or applying for the license, the relationship to the business if an affiliate, the location and the type of gaming activities:

Please see attached letter. Some of CORTEC, LLC's members have gaming licenses, but it is in no way affiliated with CORTEC, LLC.

PROJECT DETAILS

NAICS: 332911
Project Type: Addition
Project Start Date (beginning of construction and/or installation): 4/17/2024
Project End Date (ending of construction and/or installation): 12/31/2025
Anticipated date for the commencement of operations of this project: 12/31/2025
Project Description:

CORTEC is undergoing an expansion of its Port Allen Facility. For this application, CORTEC is buying new equipment to enhance its manufacturing capabilities in the grinding and machining departments. New CNC grinder and lapping machine and electrical installation for the equipment will increase the volume of parts that can be manufactured and aid CORTEC in growing market share. This equipment will be installed in the additional manufacturing space being built under advance notification 20230414.

Will any portion of this project become operational/usable prior to the overall project's completion (i.e. application filled in phases)? Yes No

Calendar Years: 2025

ESTIMATED INVESTMENTS

| | |
|---|--------------|
| Building & Materials: | \$0.00 |
| Machinery & Equipment: | \$995,000.00 |
| Labor & Engineering: | \$0.00 |
| Estimated Total Investment Amount: | \$995,000.00 |
| Less: Restricted Amount: | \$0 |
| Total Estimated Investments: | \$995,000.00 |

PROPERTY TAX

Millage Rate for this property. Use the millage rate obtained from the parish assessor to calculate the fee. This is usually a whole number (i.e., 115.47 or 92.665. A millage rate is expressed in 1/1000ths of a dollar (known as one mill). Convert the whole number millage rate by dividing by 1000 to a decimal number (i.e., the whole numbers converted to 1/1000ths would be .1154 or .0927 when rounded to four digits.) 0.1038

Note: [Proof of Millage/Location form](#) must be completed by the parish assessor and uploaded to the attachments of this application.

Total Property Taxes paid (most recent year for this site): 88933.00

BUSINESS LEGAL STRUCTURE

Is this company an LLC?

Yes No

If an LLC members or pass through entity, list below the names and the LA Dept. of Revenue tax identification number or social security number for all.

LLC Members

Legal Name

Justin Corte

Bobby Corte Jr.

Stephen Corte

Lawrence Chauvin III

ESTIMATED BENEFIT

| | |
|---|--------------|
| Investment Amount: | \$995,000.00 |
| x Assessment Percentage: | 0.15 |
| x Millage Rate: | 0.1038 |
| =Annual Exemption | \$15,498.12 |
| Annual Exemption * 5 years at 80% | \$61,992.48 |
| + Annual Exemption * 5 years at 80% | \$61,992.48 |
| =Estimated Ten Year Property Tax Exemption | \$123,984.96 |

FEE CALCULATION

| | |
|---|--------------|
| Estimated Ten Year Property Tax Exemption : | \$123,984.96 |
| x Rate | 0.005 |
| = Assessed Fee (\$500.00 Minimum—\$15000.00 Maximum) | \$619.92 |
| Amount Paid: | \$619.92 |
| Amount Due: | \$0.00 |

ATTACHMENTS

| Document Type | Document Name | Date |
|------------------------|-------------------------------|-----------|
| Proof of Millage Rate | 20240171 PROOF OF MILLAGE.pdf | 9/19/2024 |
| Breakdown of Purchases | ITEBreakdownofPurchases.xlsx | 9/19/2024 |
| Other | no gaming activity letter.pdf | 9/19/2024 |
| Notarized Affidavit | NOTARIZED AFFIDAVIT.pdf | 9/20/2024 |

PAYMENTS

| Fee Type | Amount Paid | Date Received | Confirmation # | Transaction Type |
|-------------|-------------|---------------|----------------|------------------|
| APPLICATION | \$619.92 | 9/20/2024 | O2NLRRXK3S | visa_credit |

PROJECT CONTACTS

| Contact First Name | Contact Last Name | Email Address | Company Name | Mailing Address | Phone Number | Contact Type |
|--------------------|-------------------|---------------------|--------------|--|-----------------------|--------------------|
| Justin | Corte | jcorte@uscortec.com | CORTEC LLC | 208 Equity Blvd. , Houma, LA, 70360 | (985) 217- 3888 | Business Signatory |

jcorte@uscortec.com

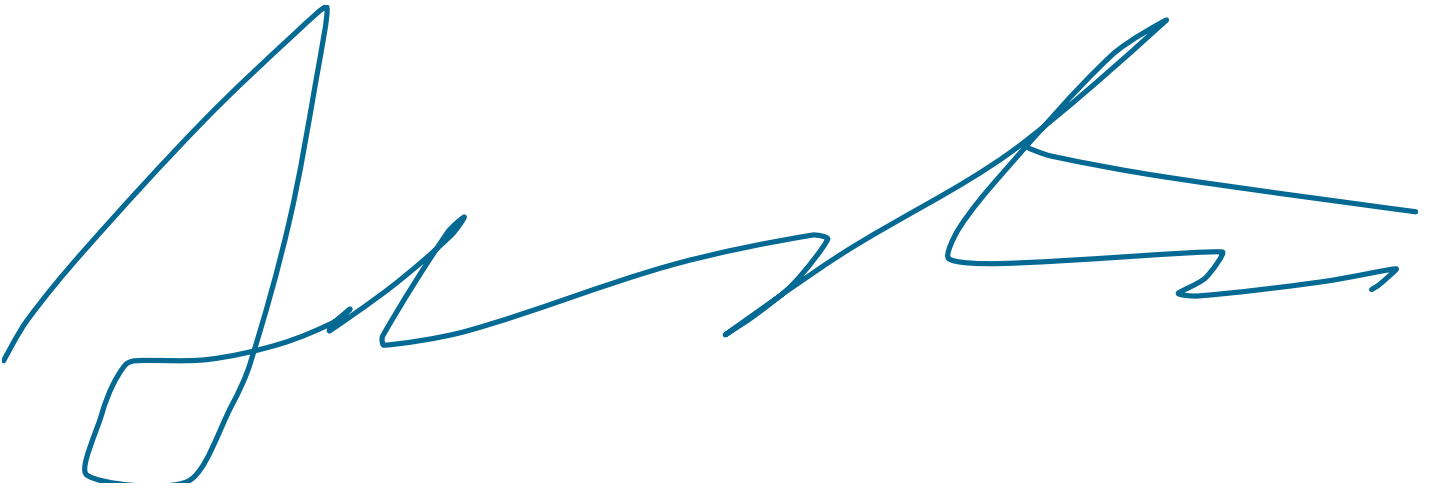
CERTIFICATION STATEMENT

I hereby certify that this project meets all Constitutional, statutory and regulatory provisions applicable to this program. I hereby certify that the information provided in this document and additional materials is true and correct and that I am aware that my submission of any false information or omission of any pertinent information resulting in the false representation of a material fact may subject me to civil and/or criminal penalties for filing false public records (R.S. 14:133) and/or forfeiture of any tax benefits approved under this program. I understand that the application and information submitted shall not be returnable to the applicant.

FORM SIGNATURE

I, **Justin Corte**

, **approve the above information.**

A handwritten signature in blue ink, appearing to read "Justin Corte". The signature is written in a cursive style with a large, sweeping initial "J" and a long, horizontal stroke extending across the middle of the name.

Industrial Tax Exemption Program Application - (2024 Emergency Rules)

** Any changes made to the information provided after the initial submission of this Application, whether requested by the Company or by LED, may result in a delay in Application processing time and/or Board of Commerce & Industry consideration. **

Project ID: 20240110-ITE

Date Received: 10/9/2024

PROJECT INFORMATION

Company: Kleinpeter Farms Dairy, L.L.C.
Project Name: Production Expansion
Project Location: 14444 Airline Highway , Baton Rouge , 70817
Parish: East Baton Rouge
City Limits?: --

COMPANY INFORMATION

Product Manufactured: Various dairy products including whole milk, cream, buttermilk, flavored milk, and orange juice packaged in various size plastic jugs.
Manufacturing Process/Activities: Kleinpeter Farms Dairy is a fluid milk dairy processing and packaging plant. We process approximately 8 million gallons of fluid milk annually. The raw milk is sourced from a number of local dairy farmers which is transported to the Kleinpeter facility via tanker truck. After processing and packaging the milk, the processed milk is then distributed using our fleet of refrigerated delivery trucks.

GAMING

Has the applicant or any affiliates received, applied for, or considered applying for a license to conduct gaming activities? Yes No

If yes, please give a detailed explanation including the name of the entity receiving or applying for the license, the relationship to the business if an affiliate, the location and the type of gaming activities:

PROJECT DETAILS

NAICS: 311511
Project Type: Addition
Project Start Date (beginning of construction and/or installation): 9/16/2024
Project End Date (ending of construction and/or installation): 3/31/2025
Anticipated date for the commencement of operations of this project: 3/31/2025
Project Description:

This expansion project will double Kleinpeter's maximum processing capacity to approximately 16 millions gallons of milk products annually. The project will reconfigure the existing facility to enable installation of new, higher capacity processing and packaging equipment. The key piece of equipment is a 30-valve bottle filler (the current filler is 15 valve), enabling simultaneous filling of 30 gallon bottles. Additionally, the project will enable purchase and installation of a complex system of conveyors, cleaning and automated control equipment to regulate the movement of milk, bottles, and crates through the plant, reducing the need for manually moving materials and products from place to place. The reconfigured space will also allow expansion of the plant's refrigerated storage capacity. The plans for this needed renovation and expansion have been developed over a period of several years and are ready for implementation.

Will any portion of this project become operational/usable prior to the overall project's completion (i.e. application filled in phases)? Yes No

Calendar Years: 2025

ESTIMATED INVESTMENTS

| | |
|---|----------------|
| Building & Materials: | \$616,500.00 |
| Machinery & Equipment: | \$3,521,770.00 |
| Labor & Engineering: | \$828,491.00 |
| Estimated Total Investment Amount: | \$4,966,761.00 |
| Less: Restricted Amount: | \$0 |
| Total Estimated Investments: | \$4,966,761.00 |

PROPERTY TAX

Millage Rate for this property. Use the millage rate obtained from the parish assessor to calculate the fee. This is usually a whole number (i.e., 115.47 or 92.665. A millage rate is expressed in 1/1000ths of a dollar (known as one mill). Convert the whole number millage rate by dividing by 1000 to a decimal number (i.e., the whole numbers converted to 1/1000ths would be .1154 or .0927 when rounded to four digits.) 0.1159

Note: [Proof of Millage/Location form](#) must be completed by the parish assessor and uploaded to the attachments of this application.

Total Property Taxes paid (most recent year for this site): 194354.00

BUSINESS LEGAL STRUCTURE

Is this company an LLC?

Yes No

If an LLC members or pass through entity, list below the names and the LA Dept. of Revenue tax identification number or social security number for all.

LLC Members

Legal Name

Kleinpeter Farms Dairy, L.L.C.

ESTIMATED BENEFIT

| | |
|---|----------------|
| Investment Amount: | \$4,966,761.00 |
| x Assessment Percentage: | 0.15 |
| x Millage Rate: | 0.1159 |
| =Annual Exemption | \$86,347.14 |
| Annual Exemption * 5 years at 80% | \$345,388.56 |
| + Annual Exemption * 5 years at 80% | \$345,388.56 |
| =Estimated Ten Year Property Tax Exemption | \$690,777.12 |

FEE CALCULATION

| | |
|---|--------------|
| Estimated Ten Year Property Tax Exemption : | \$690,777.12 |
| x Rate | 0.005 |
| = Assessed Fee (\$500.00 Minimum—\$15000.00 Maximum) | \$3,453.89 |
| Amount Paid: | \$3,568.21 |
| Amount Due: | \$0.00 |

ATTACHMENTS

| Document Type | Document Name | Date |
|------------------------|---|------------|
| Notarized Affidavit | Industrial Tax Exemption Program 20240110.pdf | 10/9/2024 |
| Other | ITEBreakdownofPurchases 102024.xlsx | 10/9/2024 |
| Proof of Millage | ProofofMillage 20241009_085130.pdf | 10/9/2024 |
| Breakdown of Purchases | ITEBreakdownofPurchases 102024a.xlsx | 10/18/2024 |

PAYMENTS

| Fee Type | Amount Paid | Date Received | Confirmation # | Transaction Type |
|-------------|-------------|---------------|----------------|------------------|
| APPLICATION | \$3,568.21 | 10/9/2024 | O22XRLYTNX | ach |

PROJECT CONTACTS

| Contact First Name | Contact Last Name | Email Address | Company Name | Mailing Address | Phone Number | Contact Type |
|--------------------|-------------------|----------------------------------|--------------------------------|--|----------------|--------------------|
| Sue | Cox | sueanne.cox@kleinpeterdairy.com | Kleinpeter Farms Dairy, L.L.C. | 14444 Airline Hwy , Baton Rouge, LA, 70817 | (225) 756-6435 | Business Signatory |
| Karen | Guerin | karen.guerin@kleinpeterdairy.com | Kleinpeter Farms Dairy, L.L.C. | 14444 Airline Highway , Baton Rouge, LA, 70817 | (225) 756-6406 | Business |

CONTRACT SIGNATORY

The contract signatory will be used when signing contracts. The contracts will be signed online and will take place after the board approves a form.

Title: President and CEO

First Name: Sue

Last Name: Cox

Email Address: sueanne.cox@kleinpeterdairy.com

CERTIFICATION STATEMENT

I hereby certify that this project meets all Constitutional, statutory and regulatory provisions applicable to this program. I hereby certify that the information provided in this document and additional materials is true and correct and that I am aware that my submission of any false information or omission of any pertinent information resulting in the false representation of a material fact may subject me to civil and/or criminal penalties for filing false public records (R.S. 14:133) and/or forfeiture of any tax benefits approved under this program. I understand that the application and information submitted shall not be returnable to the applicant.

FORM SIGNATURE

I, **Sue Anne Kleinpeter Cox**

, **approve the above information.**

A handwritten signature in blue ink that reads "Sue Anne Cox". The signature is written in a cursive, flowing style.