

Industrial Tax Exemption Program Application - (2018 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: 20230486-ITE

Date Received: 1/9/2025

PROJECT INFORMATION

Company: W.R. Grace & Co.
Project Name: Norco Expansion
Project Location: 16122 River Road , Norco, LA, 70057
Parish: St. Charles
City Limits?: --

COMPANY INFORMATION

Product Manufactured: This facility manufactures SHAC™ and CONSISTA™ polyolefin catalysts. These products are sold to customers who use it for a broad range of polypropylene products.

Manufacturing Process/Activities: The facility used various processes and chemical reactions to manufacture its product. The catalysts produces are sold to third party customers. The production of SHAC™ and CONSISTA™ polyolefin catalysts involves precise chemical synthesis, strict quality control, and advanced facilities. SHAC™ catalysts are single-site catalysts synthesized by reacting transition metal compounds with specialized ligands, then activated with aluminoxanes to enhance performance. CONSISTA™ catalysts are Ziegler-Natta systems, created by impregnating magnesium chloride supports with titanium tetrachloride and electron donors in a controlled environment. Both processes require meticulous control of particle morphology, drying, and stabilization under inert conditions to preserve activity. Quality control includes advanced characterization techniques for particle size, metal content, and polymerization performance. These catalysts are tailored for specific applications and packaged securely to maintain their stability during transport and storage.

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: 325998
Project Type: Addition
Project Start Date (beginning of construction and/or installation): 1/11/2024
Project End Date (ending of construction and/or installation): 12/31/2026
Anticipated date for the commencement of operations of this project: 12/31/2026
Project Description:

W.R. Grace is a manufacturer of Catalyst and Material Technologies for the world's leading energy, petrochemical, and industrial companies. The company is considering an expansion at their Norco facility. This expansion will include new instrumentation, new fireproof/blastproof walls, new windows and other construction services to improve and harden the existing control room (no additional sqft added). The company will also build a new permanent Admin Building (10,000 sqft) on site to house on-site operations personnel, and other personnel responsible for the sites manufacturing operations. The company will also construct a new CDB storage tank in order to expand OCT storage capacity, this includes new piping, pumps, mixers, seals, unloading system and water lines to integrate the new tank into the existing manufacturing process.

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: 2024,2025,2026

ESTIMATED INVESTMENTS

Building & Materials:	\$2,500,200.00
Machinery & Equipment:	\$2,842,400.00
Labor & Engineering:	\$9,847,400.00
Estimated Total Investment Amount:	\$15,190,000.00
Less: Restricted Amount:	\$0
Total Estimated Investments:	\$15,190,000.00

ESTIMATED JOBS

Existing Jobs at Project Site:	51	
Existing Jobs Statewide:	503	
Will this project create new jobs?		<input checked="" type="radio"/> Yes <input type="radio"/> No
New Direct Jobs:	1	
Contract Jobs:		
Will new jobs be created in phases?	1 New Job in 2025	
Explain:		
Construction Jobs:	96	
Total Estimated Jobs:	148	
New Jobs for this phase:	0	
If no new jobs are being created with this project, will existing jobs be retained?		<input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide a compelling reason(s) for retention:		

ESTIMATED PAYROLL

Existing Jobs Payroll:	\$6,752,518.00
Existing Jobs Statewide Payroll:	\$66,863,420.00
New Direcy Jobs Payroll:	\$70,000.00
Contract Jobs Payroll:	\$0.00
Construction Jobs Payroll:	\$2,878,560.00
Total Estimated Payroll:	\$9,701,078.00
New payroll for current phase:	\$0.00

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.)

0.1024

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): 863438.00

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

ESTIMATED BENEFIT

Investment Amount:	\$15,190,000.00
x Assessment Percentage:	0.15
x Millage Rate:	0.1024
=Annual Exemption	\$233,318.40
Annual Exemption * 5 years at 80%	\$933,273.60
+ Annual Exemption * 5 years at 80%	\$933,273.60
=Estimated Ten Year Property Tax Exemption	\$1,866,547.20

FEE CALCULATION

Estimated Ten Year Property Tax Exemption :	\$1,866,547.20
x Rate	0.005
= Assessed Fee (\$500.00 Minimum—\$15000.00 Maximum)	\$9,332.74
Amount Paid:	\$9,332.74
Amount Due:	\$0.00

ATTACHMENTS

Document Type	Document Name	Date
Proof of Millage	Executed ProofOfMillage-Project20230486.pdf	11/21/2024
Signed Disclosure Authorization	Executed ITE Disclosure Authorization - 20230486.pdf	11/25/2024
ES4	WR Grace 2023 LA Q3 SOD Summary.pdf	12/3/2024
ES4	WR Grace 2023 LA Q4 SOD Summary.pdf	12/3/2024
Breakdown of Purchases	ITEBreakdownofPurchases (AFC) - 20230486.xlsx	12/3/2024
Notarized Affidavit	Notarized Affidavit Signed.pdf	1/9/2025
Baseline Calculation Worksheet	Baseline Calculation Signed.pdf	1/9/2025

PAYMENTS

Fee Type	Amount Paid	Date Received	Confirmation #	Transaction Type
APPLICATION	\$9,332.74	1/9/2025	O152YDMS8K	visa_credit

PROJECT CONTACTS

Contact First Name	Contact Last Name	Email Address	Company Name	Mailing Address	Phone Number	Contact Type
Tracie	Wilfer	tracie.g.wilfer@grace.com	WR Grace	16122 River Road , Norco, LA, 70079	(337) 583- 3574	Business
Jennifer	Couste	jennifer.d.couste@grace.com	W.R. Grace & Co.	16122 River Road , Norco, LA, 70079	(337) 583- 3573	Business Signatory
Jake	Nickens	jnickens@sumitcredits.com	SumIt Credits	330 Veterans Blvd , Denham Springs, LA, 70726	(225) 664- 2160	Consultant
Jesse	Broderick	jbroderick@sumitcredits.com	SumIt Credits	330 Veterans Blvd , Denham Springs, LA, 70726	(225) 664- 2160	Consultant
Robert	Wege	rwege@sumitcredits.com	SumIt Credits	330 Veterans Blvd , Denham Springs, LA, 70726	(225) 664- 2160	Consultant
Hunter	Bigler	hbigler@sumitcredits.com	SumIt Credits	330 Veterans Blvd , Denham Springs, LA, 70726	(225) 664- 2160	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 and CFO

First Name: Michael

Last Name: Brown

Email Address: michael.j.brown@grace.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, **Jennifer Couste**

, approve the above information.

