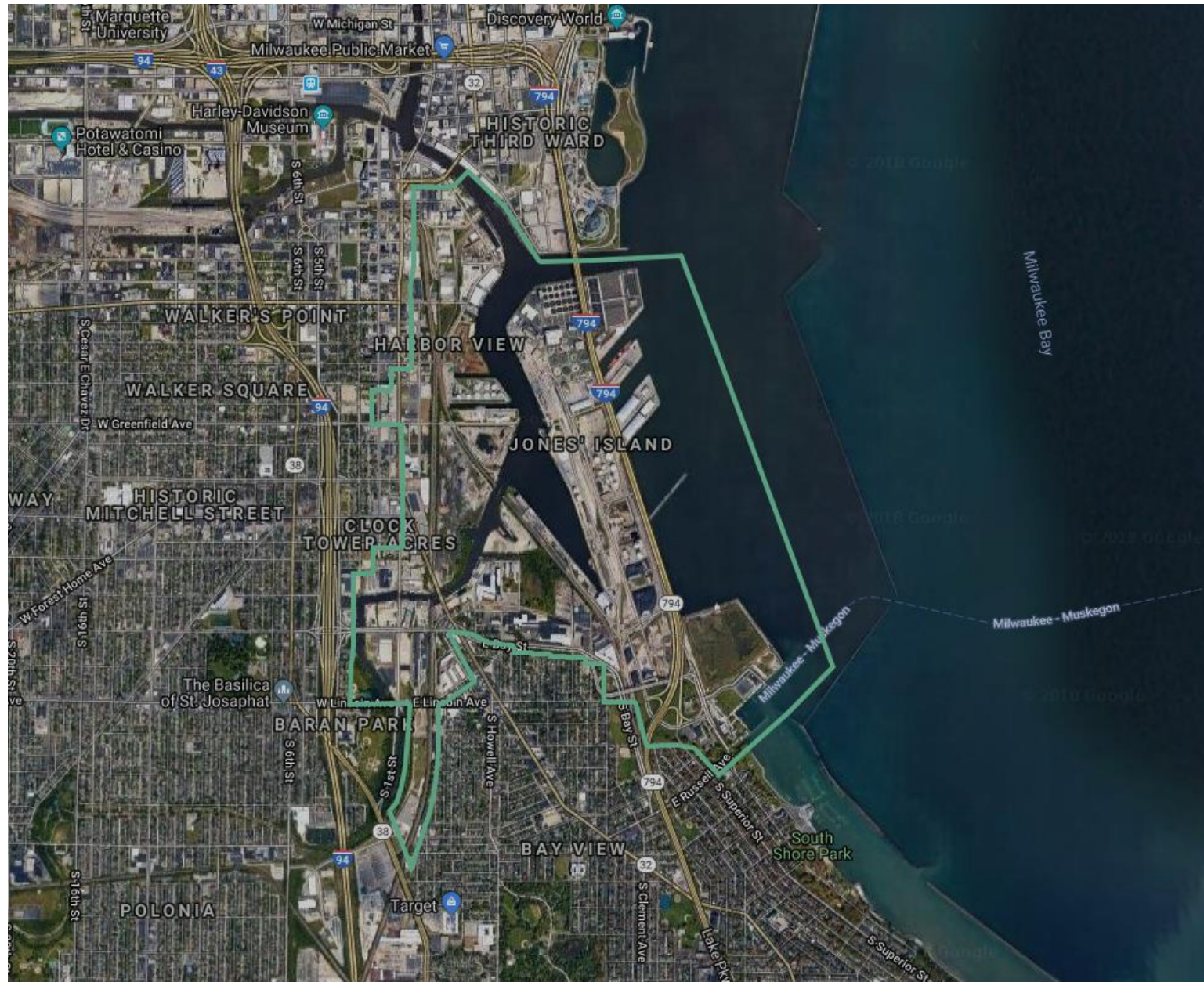


TID 96: Komatsu Mining Corp.

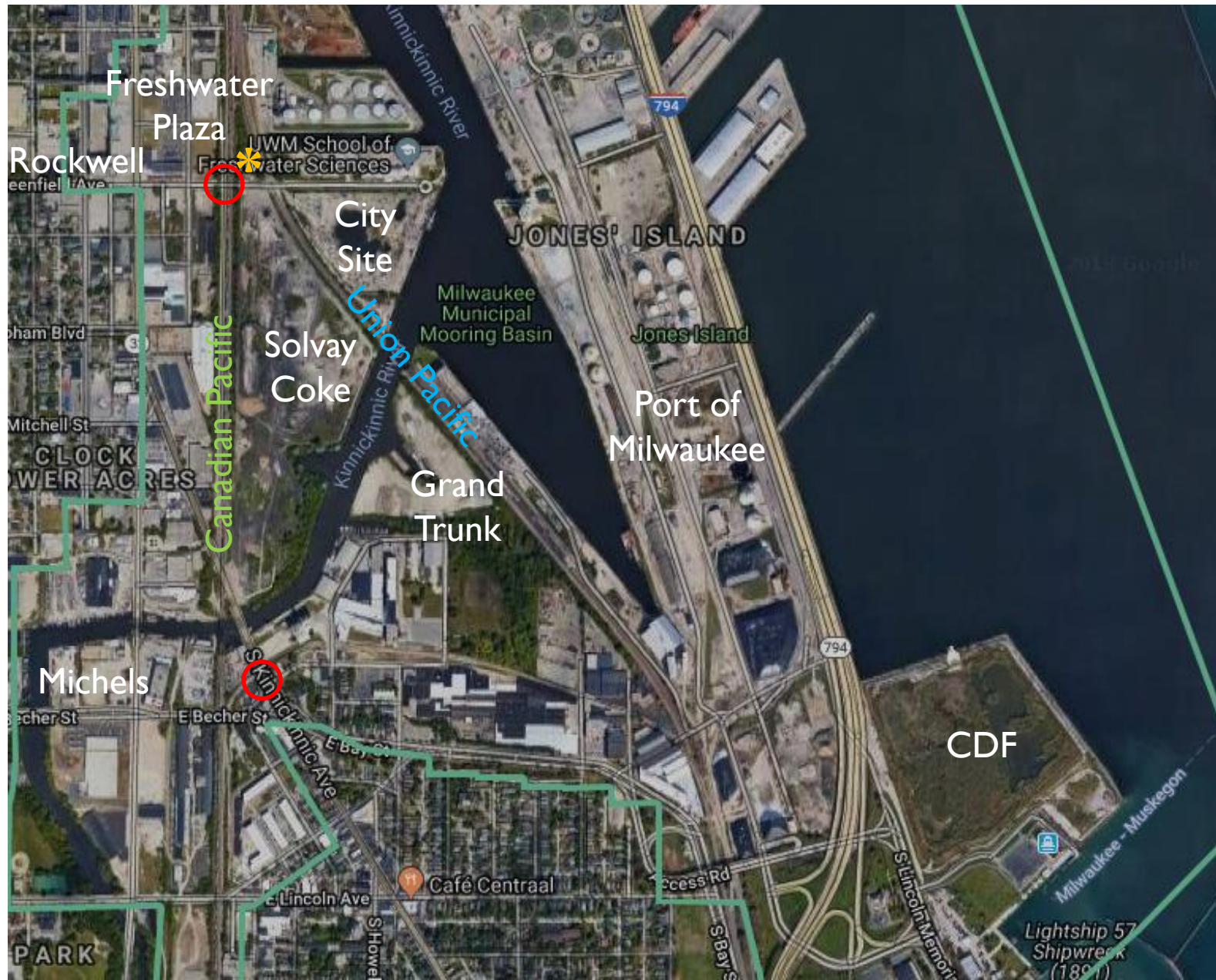
KOMATSU



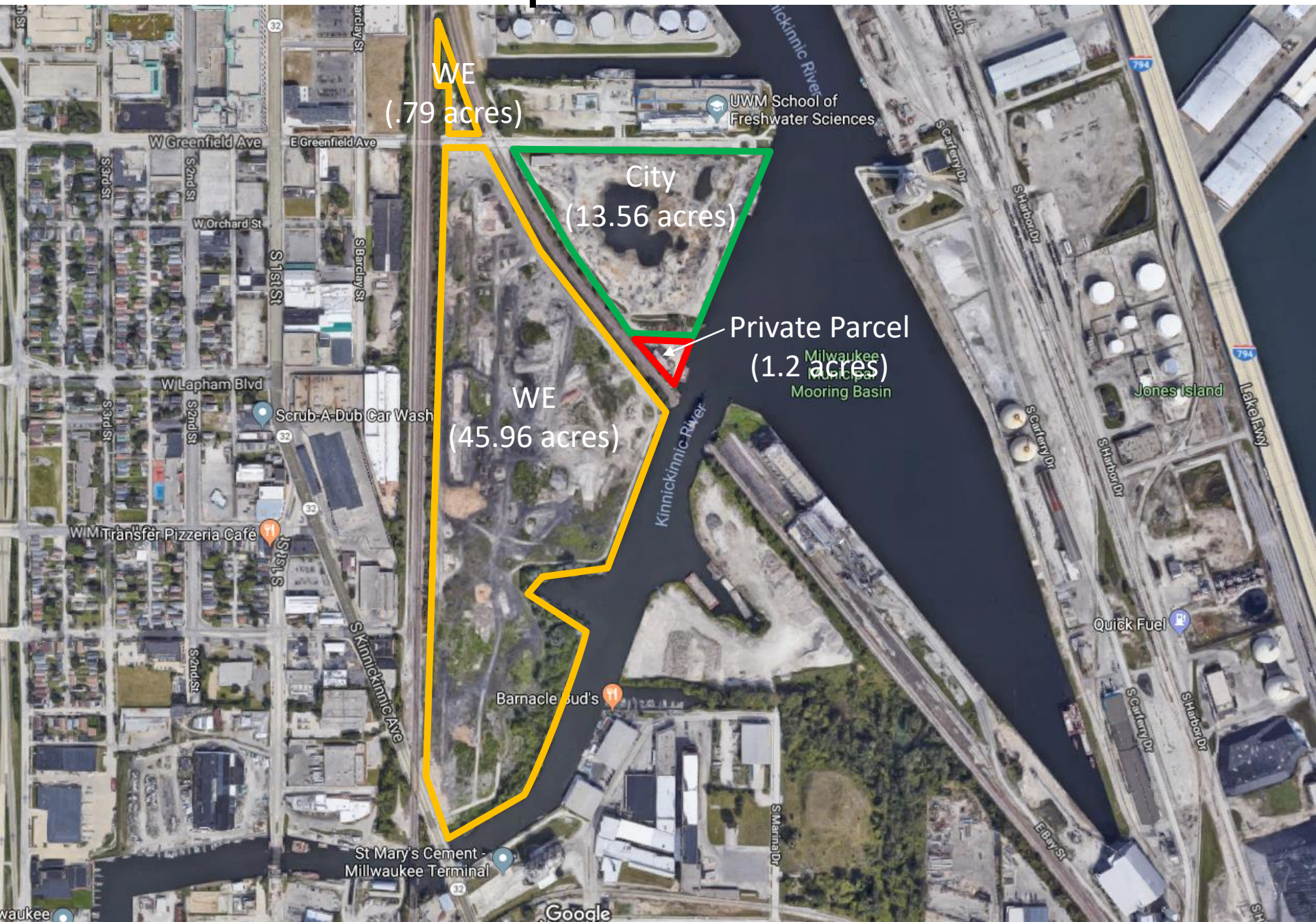
Property



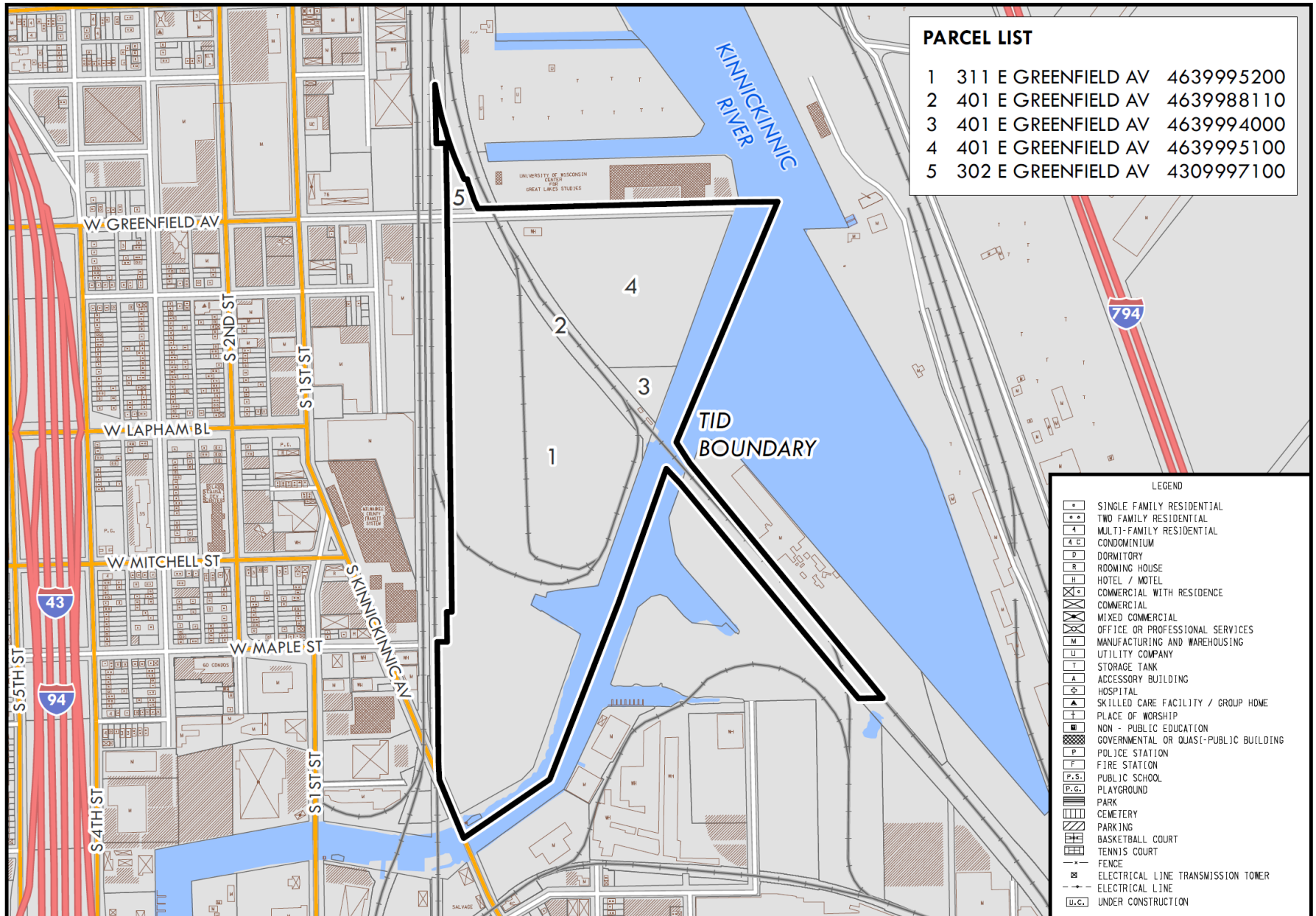
Property



Current Ownership



TID 96 Boundary

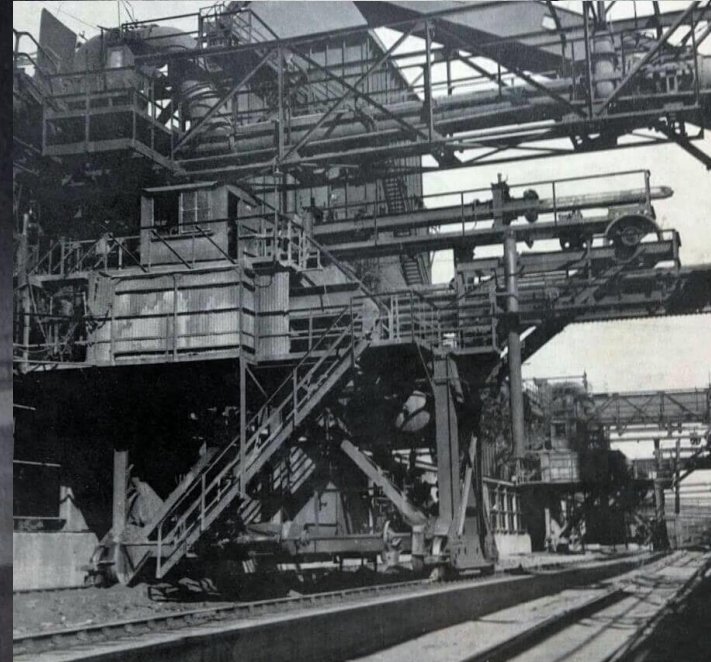


Property History



1937

Property History



Property History



When
It's "June in Your Home
All Winter"

If Milwaukee Solvay Coke Supplies the Heat

This modern fuel consists of 90% carbon (heat element) and only a slight amount of ashes (waste). Milwaukee Solvay Coke is the most economical investment for your fuel dollar and it is Clean Fuel. Order a supply at once.

*To Maintain Steady, Even
Heat Day or Night Install
Our New*

**MILWAUKEE SOLVAY
AUTOMATIC
HEAT REGULATOR**

*Saves fuel, saves running up
and down stairs to regulate
fire.*

Only **\$19.70**
Installed in Your Home

Phone MA. 5200

MILWAUKEE SOLVAY COKE CO.

740 North Milwaukee St.

Property History



1951

Property History



1976

Property History



2000

Property History



2005

Property History



2015

Property History



2018

Property History



2009

Property History



2015

Property History



2017

Property History



2009

Property History



2015

Southeast Side Area Plan (2008)



- Identify development opportunities for environmentally-sensitive, job-creating land use
- Encourage employment opportunities, as they are essential to the health of the neighborhood
- Encourage water-related industries and market-rate industrial development

Port Redevelopment Plan (2010)



- Promote the attractive, productive and efficient use or reuse of land and/or buildings in a manner that provides high-quality sites for commercial/industrial development while benefitting the surrounding community
- Balance the need to create family-supporting jobs while remediating brownfields and restoring the natural environment
- The Kinnickinnic River...was named one of the top 10 endangered rivers in the country by American Rivers in 2007...the privately-owned Solvay Coke site and city-owned Grand Trunk site are large brownfield sites that present significant economic development opportunities with the potential to increase public access to the Kinnickinnic River
- Wherever feasible, when a property along the water is redeveloped, public access to the water should be provided in the form of a path of Riverwalk segment
- Mitigate environmental contamination in the soils and buildings that interfere with investment in and the use/reuses of land and buildings
- Eliminate blighting influences and environmental deficiencies which detract from the general appearance of the area, downgrade existing development, and discourage new development or rehabilitation

ReFresh Milwaukee (2013)

ReFresh Milwaukee

- The redevelopment of the Inner Harbor is listed as a Catalytic Project
- Goal of 100 acres of brownfields remediated in the area by 2023
- Goal of 22 jobs per acre for redeveloped land in the study area created by 2023

FRESH COAST. FRESH IDEAS.

A Vision for Community Sustainability

City of Milwaukee Sustainability Plan 2013-2023



Growing Prosperity (2014)



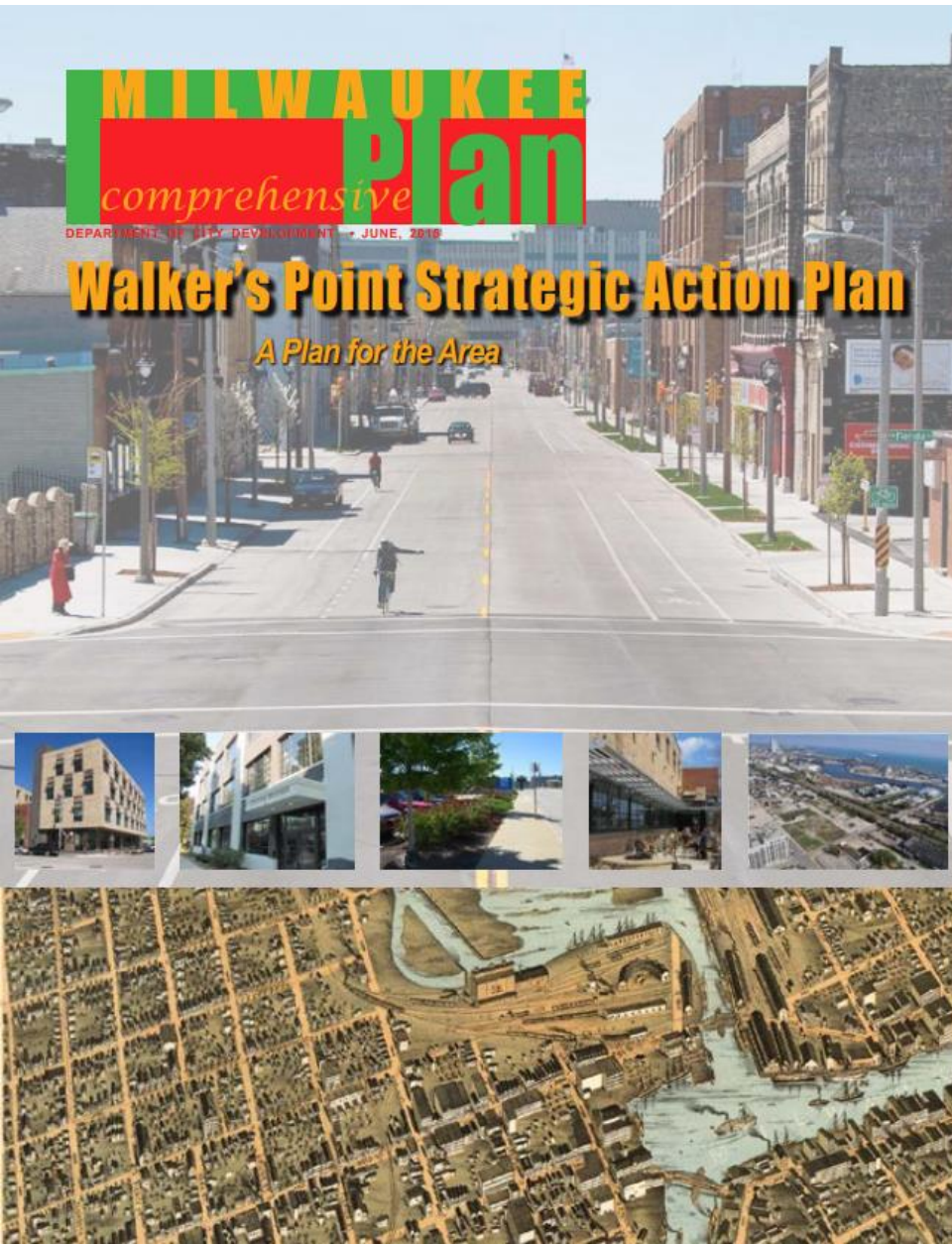
- Solvay Coke listed as a primary development site
- Goal of returning 500 acres of brownfield land to active, industrial use in 10 years
- Manufacturing is vitally important to Milwaukee because manufacturing jobs have high employment multipliers: that is, each manufacturing job helps to support two to three additional jobs in the economy

GROWING PROSPERITY

An Action Agenda for Economic
Development in the City of Milwaukee



Walker's Point Strategic Action Plan (2015)



- Provide waterfront access where opportunities permit
- Continue the Riverwalk south along the Milwaukee River to the Kinnickinnic River
- Use Riverwalk stub ends and unnamed city rights-of-way as public access points

Harbor District Water and Land Use (2018)



- Accommodate a mix of land uses, while prioritizing those that create family supporting jobs
- Remove or resolve legacy contamination of land and waterways in the District
- Increase the amount of dedicated public spaces and public water access
- In recruiting new users, priority should be given to businesses that provide living-wage jobs accessible to those with a variety of educational attainment levels
- Sixty contiguous acres of vacant or underutilized land could attract a single very large user, or become a new work-play neighborhood comprised of many users
- Locate office, research and development, service, or retail uses along the primary corridors of the sub-district, including East Greenfield Avenue, the Waterfront, and potential East Mitchell Street extension
- Concentrate light industrial uses in the interior of large sites
- To reconnect the city to the waterways of the Harbor District, a new Riverwalk system should be created that extends along the entire western shore of the Harbor District from the Broadway Bridge on the Milwaukee River on the north to the Chase Avenue Bridge on the Kinnickinnic River on the south
- Much as the waterfront should demonstrate the successful coexistence of multiple uses, the built environment should offer a vision for how modern manufacturing can be incorporated into a green, walkable, urban environment

Komatsu Mining Corp. South Harbor Campus



Komatsu Mining Corp. overview



KOMATSU



Headquarters:
Milwaukee, WI USA

135 locations

20 countries

10,000 employees

Mining focus

Direct service provider

www.mining.komatsu



Komatsu Mining business

Our vision:
To
revolutionize
mining for a
sustainable
future
together



Our history in Milwaukee

1884 - Alonzo Pawling and Henry Harnischfeger found Pawling & Harnischfeger Machine and Pattern Shop off South First Street in Walker's Point.

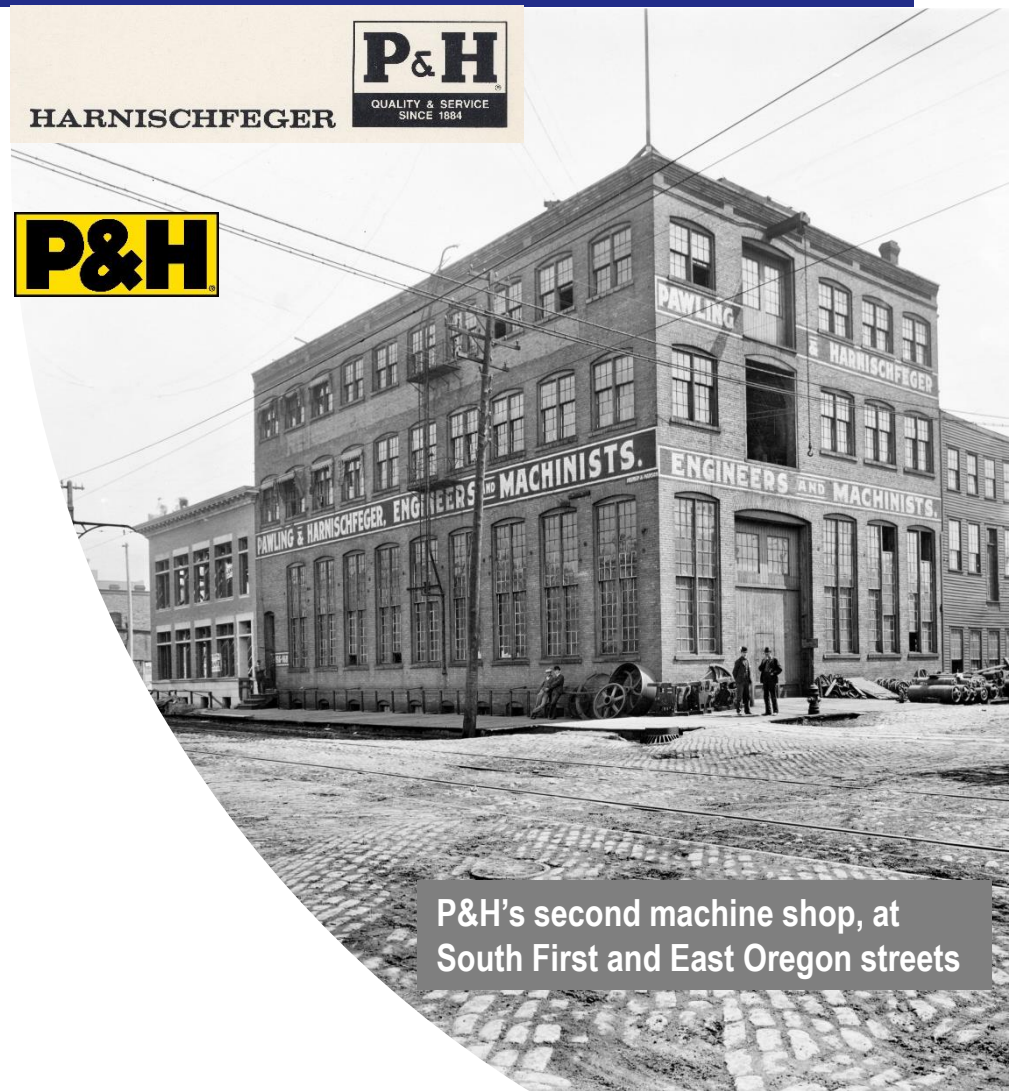
1914 – The company becomes Harnischfeger Corporation and starts to build a legacy in surface mining equipment

1994 – Harnischfeger Corp. purchases PA-based Joy Mining, the leader in underground mining equipment

2012 – P&H and Joy officially rebrand as Joy Global, based in Milwaukee

2017 – Komatsu acquires Joy Global and renames it Komatsu Mining Corp.

2018 – Komatsu announces plans to invest in new Milwaukee headquarters



Our future: South Harbor Campus

A new, state-of-the-art **headquarters and manufacturing campus** in the Milwaukee Harbor District

Purpose-built and designed to maximize **safety**, **sustainability** and **efficiency**

- Komatsu Mining Corp. global headquarters
- Approx \$285M investment
- 170,000 SF office
- 410,000 SF manufacturing
- 20,000 SF public museum/training facility
- City of Milwaukee public riverwalk (adjacent to campus)



Our goal: create new family-sustaining jobs so that our total employment in the area reaches approximately 1,000

Workforce Development

Local engagement with education partners to introduce, encourage, and train the workforce of tomorrow.

STEM Focused

Supporting students in the design, build, programming and deployment of technology-based projects by enhancing their STEM skills.



University Support

Engaging with local universities to support student led projects and programs.



Training Programs

Partnering with local technical colleges to train our skilled workforce



Education Partners

Accelerating student preparation in technical careers and developing our future workforce.



Workforce Development Initiatives

Partnering with key organizations in their focus on developing the Greater Milwaukee Regional workforce.



Local 1114

Focused on sustainability

Environmental sustainability is a top priority of Komatsu worldwide and **this new campus will be built with a goal of near zero emissions facilities**, incorporating several sustainable technologies.

We will aim to incorporate:

- solar panels
- wind spires
- a closed-loop heat treat system
- green spaces
- LED lighting
- other sustainable solutions

KOMATSU

We are committed to working together to create sustainable solutions that preserve our natural resources while providing the minerals essential to power modern life.



Our goal: Reduce energy consumption by 75% and water consumption by 80%

(compared to current operations)

South Harbor Campus – aerial view



Connection to the Community

Rooted in Our Past

Greater Milwaukee Foundation

In 1934 Harnischfeger Fund was established as part of the Greater Milwaukee Foundation to benefit United Way of Greater Milwaukee of which Harnischfeger was one of the first directors.

BloodCenter of Wisconsin

Elizabeth Harnischfeger Ogden as a member of the Milwaukee Junior League helped found the BloodCenter of Wisconsin in 1947.

Harnischfeger Industries Foundation

Established in 1989 with \$2M grant from Harnischfeger Industries Inc. Later renamed as the current Joy Global Foundation.

Guiding Today & Tomorrow

Joy Global Foundation and annual corporate investment in 20+ non-profits serving Milwaukee, including projects like the From the Ground Up which developed Three Bridges Park.

Our focus is on initiatives supporting:

- **Education & Workforce Development**
- **Community Development & Sustainability**
- **Human Services**

Consistently recognized as a community leader, most recently as *2018 Milwaukee Biz Times Corporate Citizen of the Year Finalist*



Employees in Action

- ▶ 40% of our workforce volunteers in 30+ company-led community serving activities a year
- ▶ 100+ employees, family & friends volunteer multiple times/year



Introduce a Girl to Engineering Day



Junior Achievement at Morgandale



Habitat for Humanity
21 homes, \$1.7 million
investment and over 8500
volunteer hours since 2011.

The Gathering

Over 75 volunteer experiences serving
Milwaukee's hungry since the 1980's



South Harbor Campus - view from river



Concept renderings only – final design may differ

Sale of 401 East Greenfield Avenue

Owned by City of Milwaukee

Property is 13.56 acres

City to sell to Komatsu

Less apr. 1.6 acres retained for Riverwalk

Less apr. 0.35 acres retained for Greenfield Avenue right-of-way

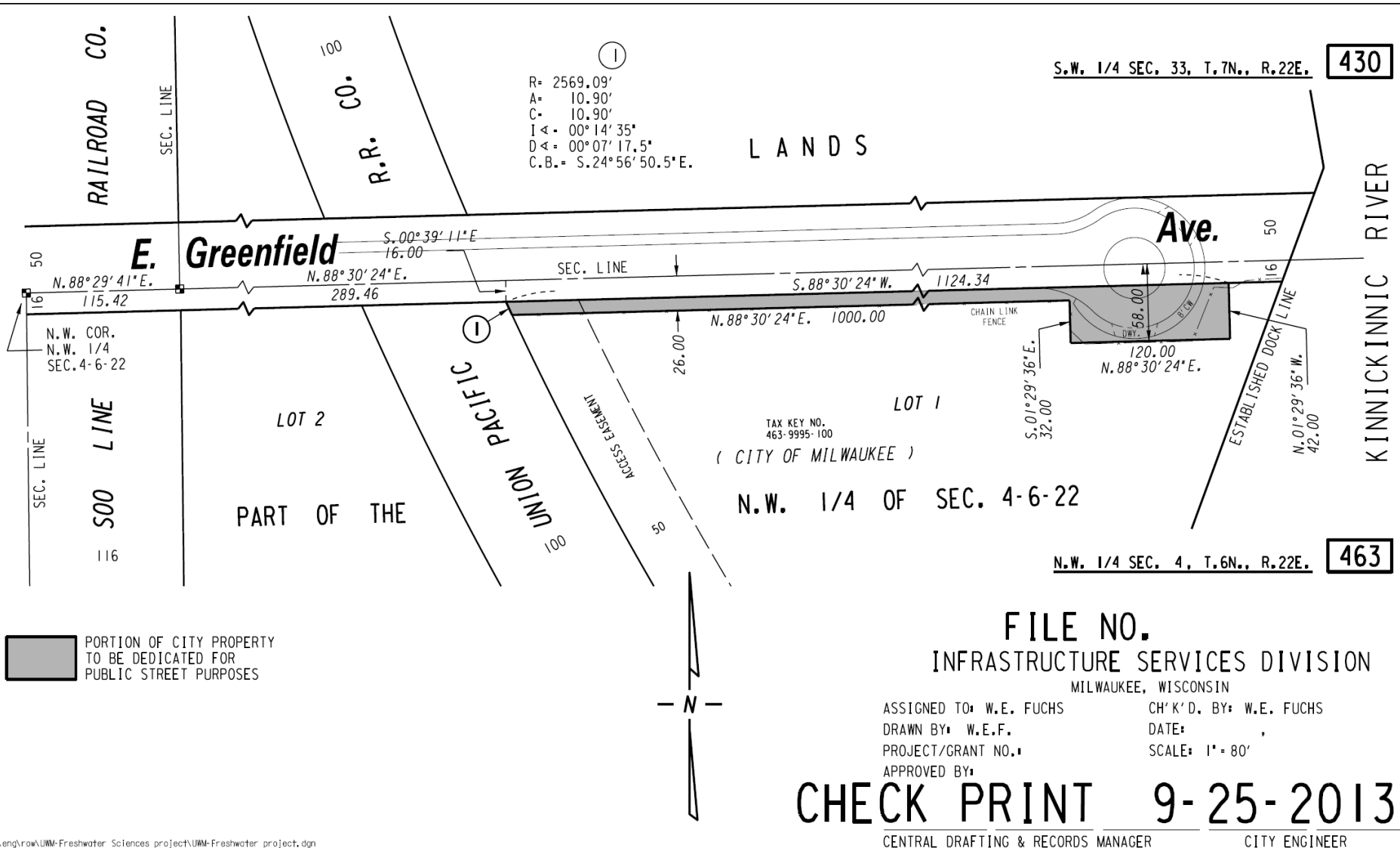
Sales Price to Company: apr. \$1,768,272 (apr. 11.61 acres at \$152,306/acre)

Less Remediation Cost of apr. \$500,000

Net Sales Proceeds: apr. \$1,268,272



Public Right-of-Way Dedication



Riverwalk

City Site: City will own apr. 45' strip (plus larger areas) for Riverwalk, will keep riparian rights

Solvay Site: WE will own apr. 30' strip for Riverwalk (plus larger areas), with permanent public access easement to the City

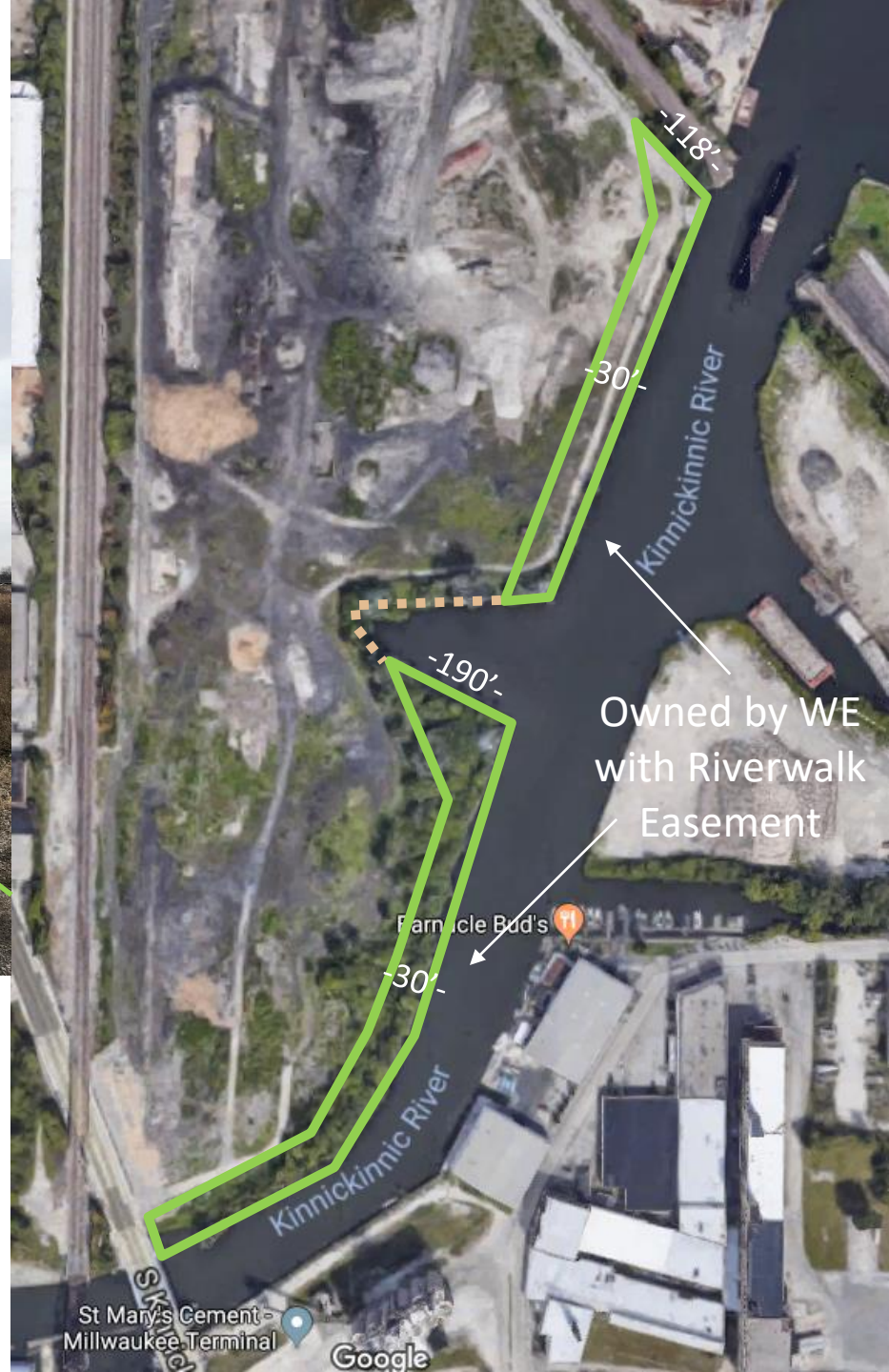
City pays for 100% of Riverwalk costs on both sites

City pays 0% of dockwall costs on Solvay Site

Komatsu will be able to transload over Riverwalk



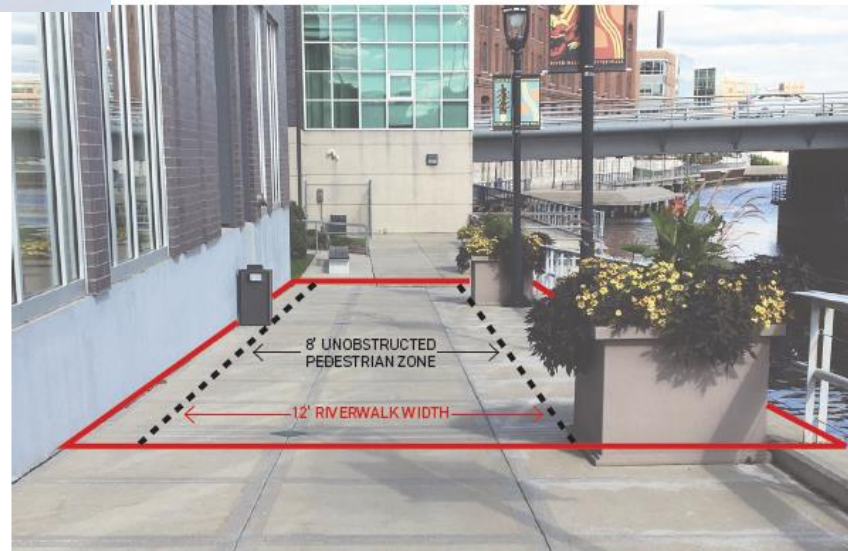
Riverwalk



Riverwalk

HARBOR DISTRICT RIVERWALK

SITE PLAN REVIEW OVERLAY ZONE
DESIGN STANDARDS



9

RIVERWALK WIDTHS

In order to provide space for amenities such as benches, planters, light poles, trash containers, trees, and railings, Riverwalks should typically be at least 12 feet wide and have no more than a 0 to 5 percent slope in order to be accessible to most people, including those in wheelchairs. If there are objects, e.g. tables and chairs, placed on the Riverwalk, there should be a minimum 8 foot wide unobstructed corridor.

Riverwalk

Multi-use waterfront trail in Frankfurt, Germany.



Example from East Greenfield Avenue section of Harbor District Water and Land Use Plan

Riverwalk



Riverwalk and Public Infrastructure Costs

Riverwalk Construction	\$7,250,000
Landscaping, Lighting, Bike/Pedestrian Amenities	\$1,500,000
Pedestrian Bridge	\$2,500,000
Rail Crossing	\$250,000
Riverwalk Design and Administration	\$1,500,000
Harbor View Plaza (HDI)	\$300,000
Public Art	\$200,000
Contingency	\$1,500,000
TOTAL	\$15,000,000

Harbor View Plaza



Harbor View Plaza



WaterMarks



Option on 302 East Greenfield Avenue

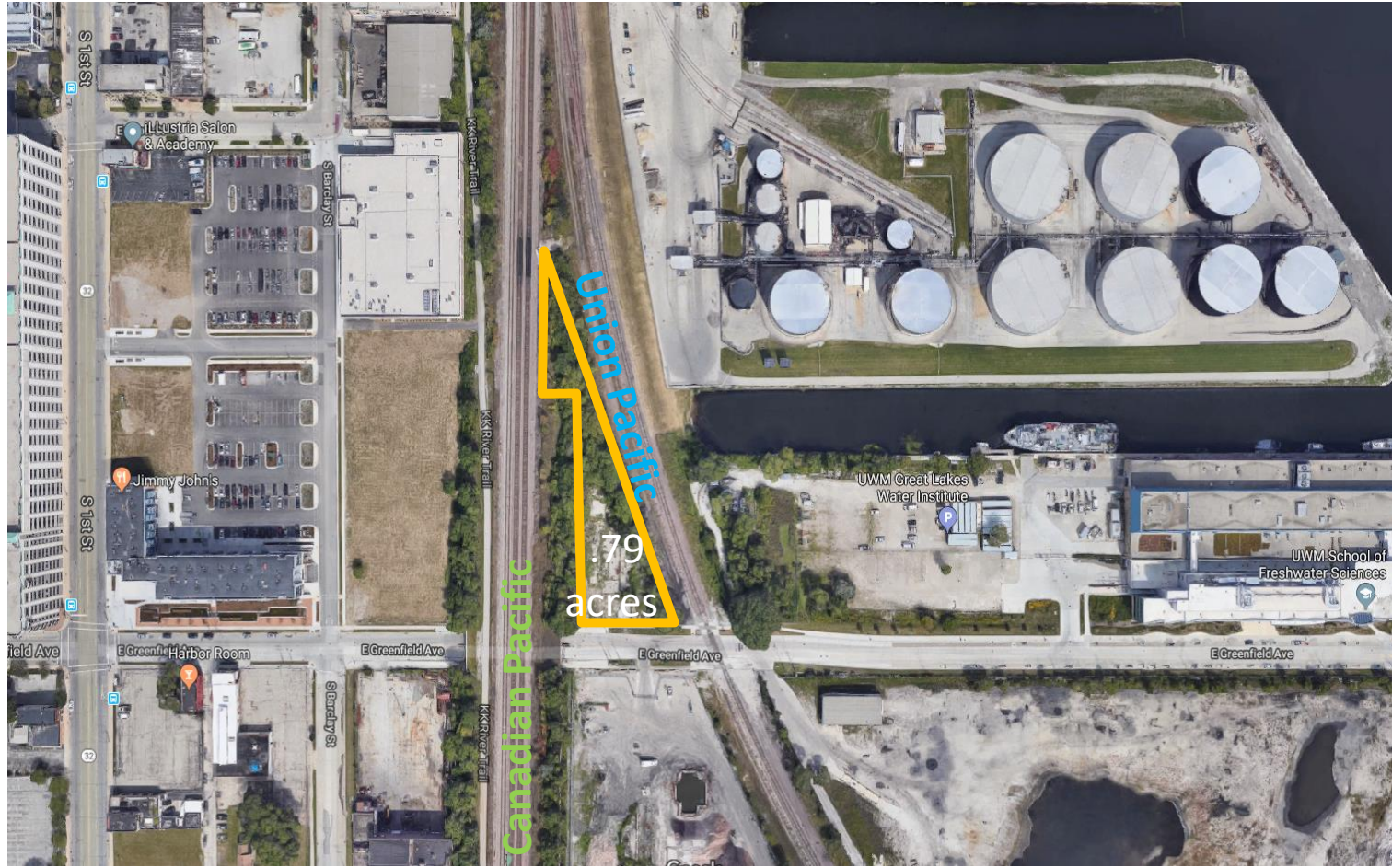
Owned by
Wisconsin Gas,
LLC

Property is apr.
0.79 acres

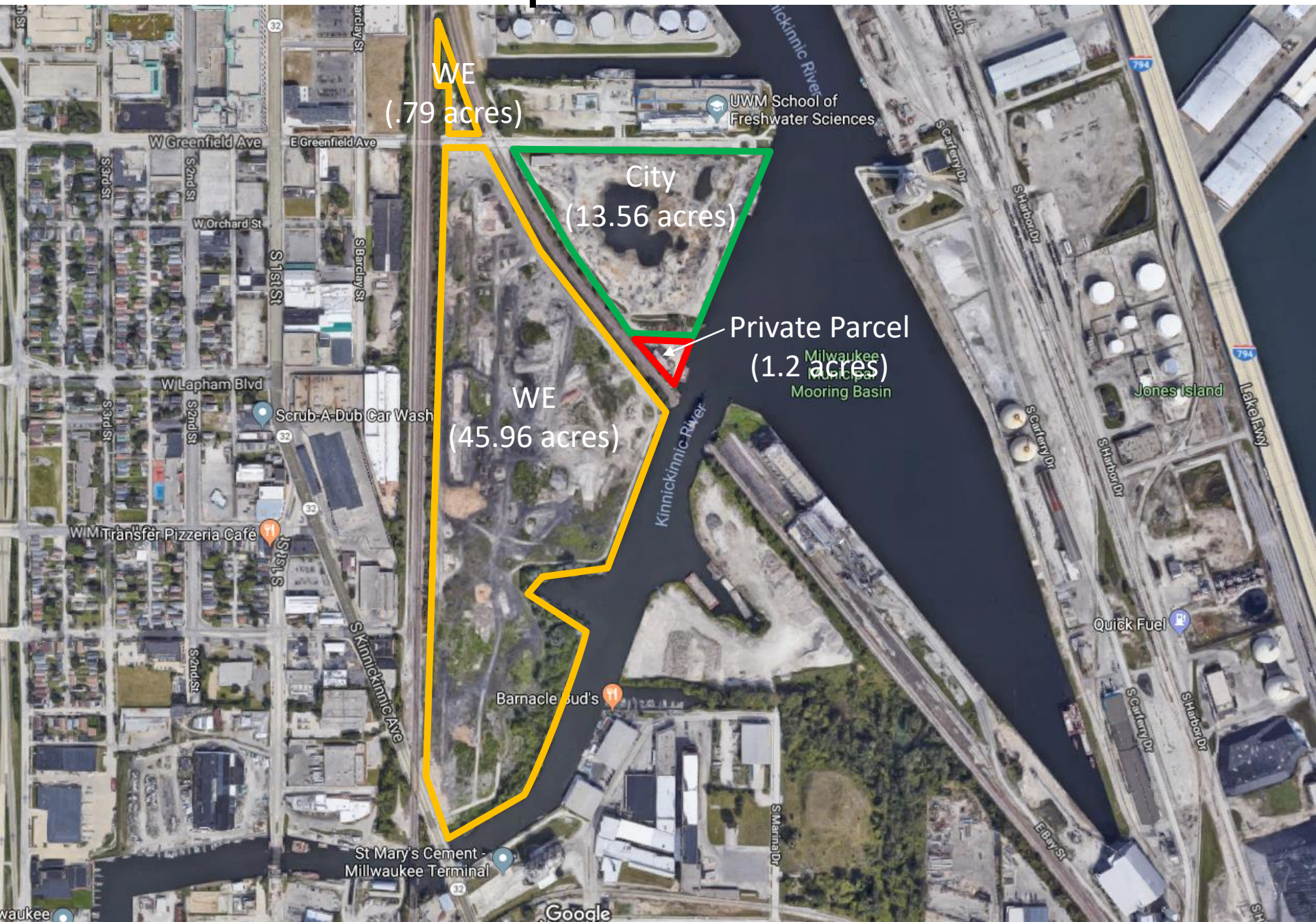
City has option
to purchase until
December 31,
2023

Purchase Price:
apr. \$120,321
(\$152,306/acre)

Option Fee of
\$1,000



Current Ownership



City Option

Harbor View Plaza (HDI)

UWM School of Freshwater Sciences

Owned by City for Riverwalk

Private Parcel

Milwaukee Municipal Mooring Basin

Owned by WE with Riverwalk Easement

Komatsu

Komatsu

Barnes & Noble

St Mary's Cement - Milwaukee Terminal

Google

Confined Disposal Facility

Owned by City of Milwaukee (Port)

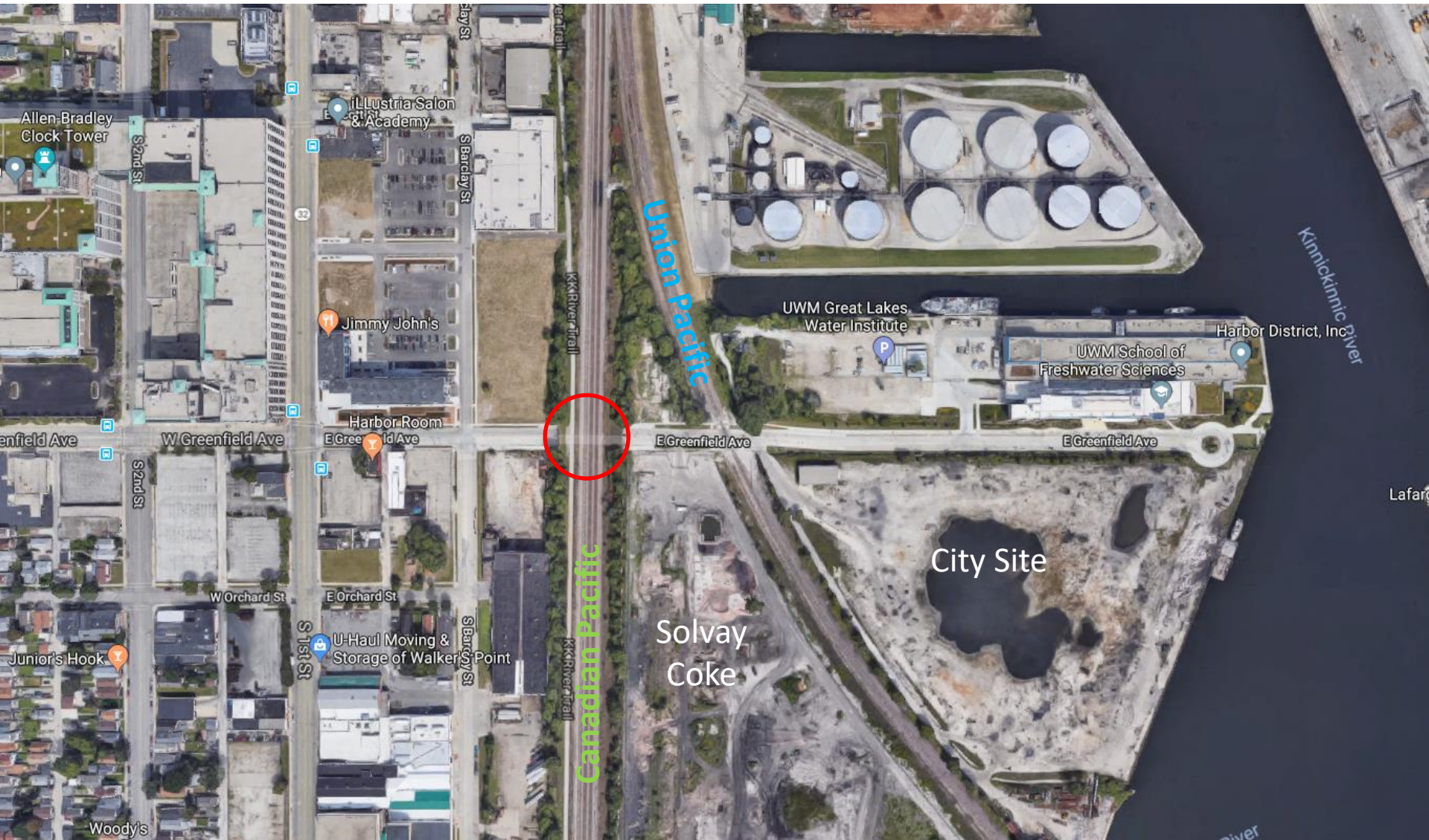
Operated by U.S. Army Corps of Engineers

WE to pay local share of design costs to expand the CDF

WE and City to work towards an agreement on construction and use of a CDF expansion



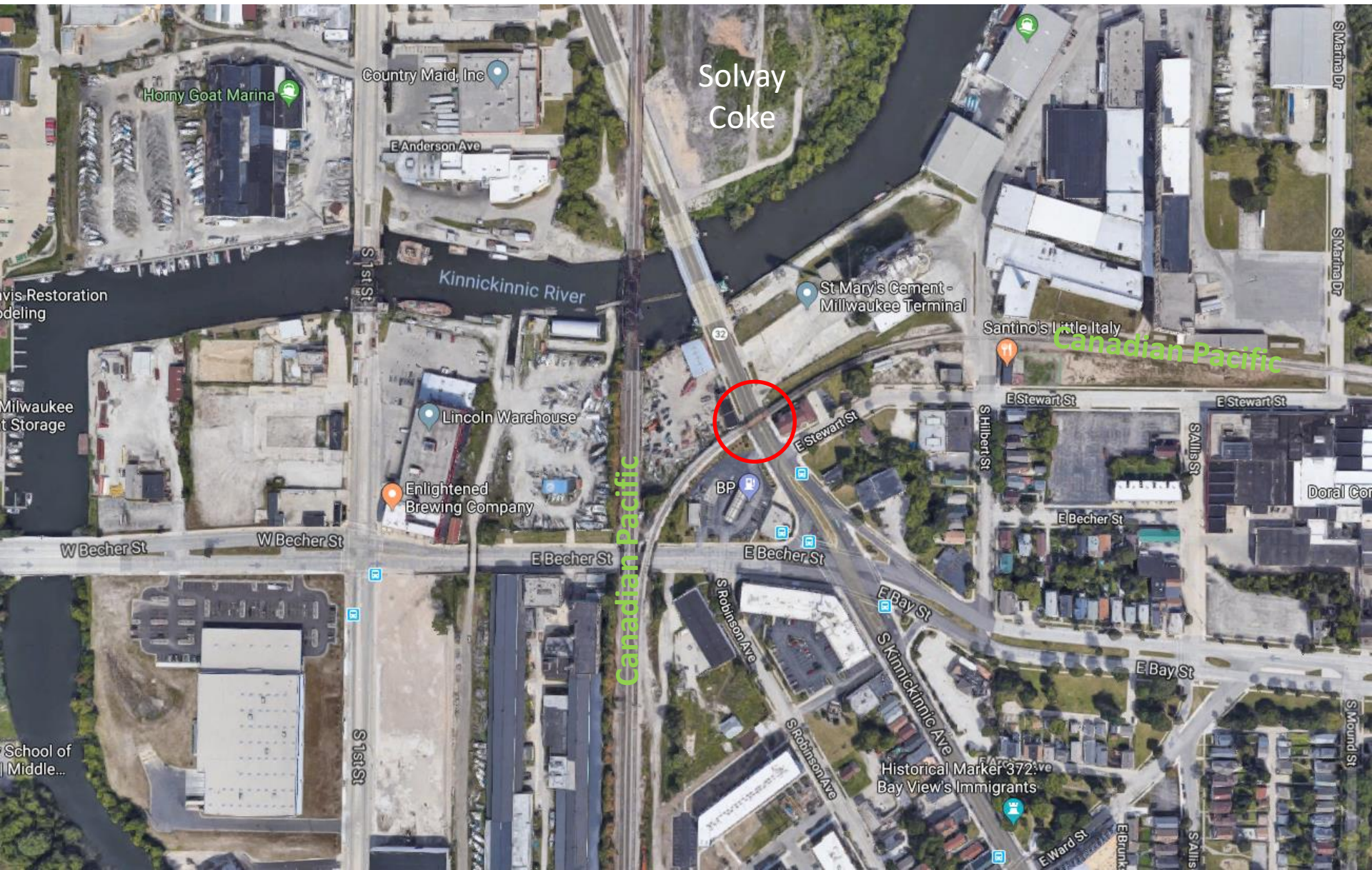
Greenfield Rail Overpass



Greenfield Rail Overpass



Kinnickinnic Rail Overpass



Kinnickinnic Rail Overpass



Komatsu Project Terms

- Up to a \$25,000,000 grant (the “Monetary Obligation”) if employment projections are met:
 - \$18,192,308 at 946 jobs by year 12
 - \$25,000,000 at 1,300 jobs
- Developer-Financed, 4.5% interest over 25 years
- Human Resources Agreement: 25% SBE and 40% RPP
- Payment in Lieu of Taxes (PILOT) Agreement
- Incremental Revenue split 50/50 between City and Komatsu:
 - City % split can be adjusted up to ensure City costs are repaid by Year 25 of the TID
 - City % split can be adjusted down only if City costs are projected to be repaid by Year 25 of the TID

TID 96 Budget and Feasibility

Monetary Obligation to Company	\$25,000,000
Riverwalk and Public Infrastructure Improvements	\$15,000,000
Property Acquisition	\$1,000
Administration	\$187,500
TOTAL	\$40,188,500

City Project Costs estimated to be paid back by 2043 (Year 25)

No capacity for paving projects

Solar Assessment = 1.8M kWh/year