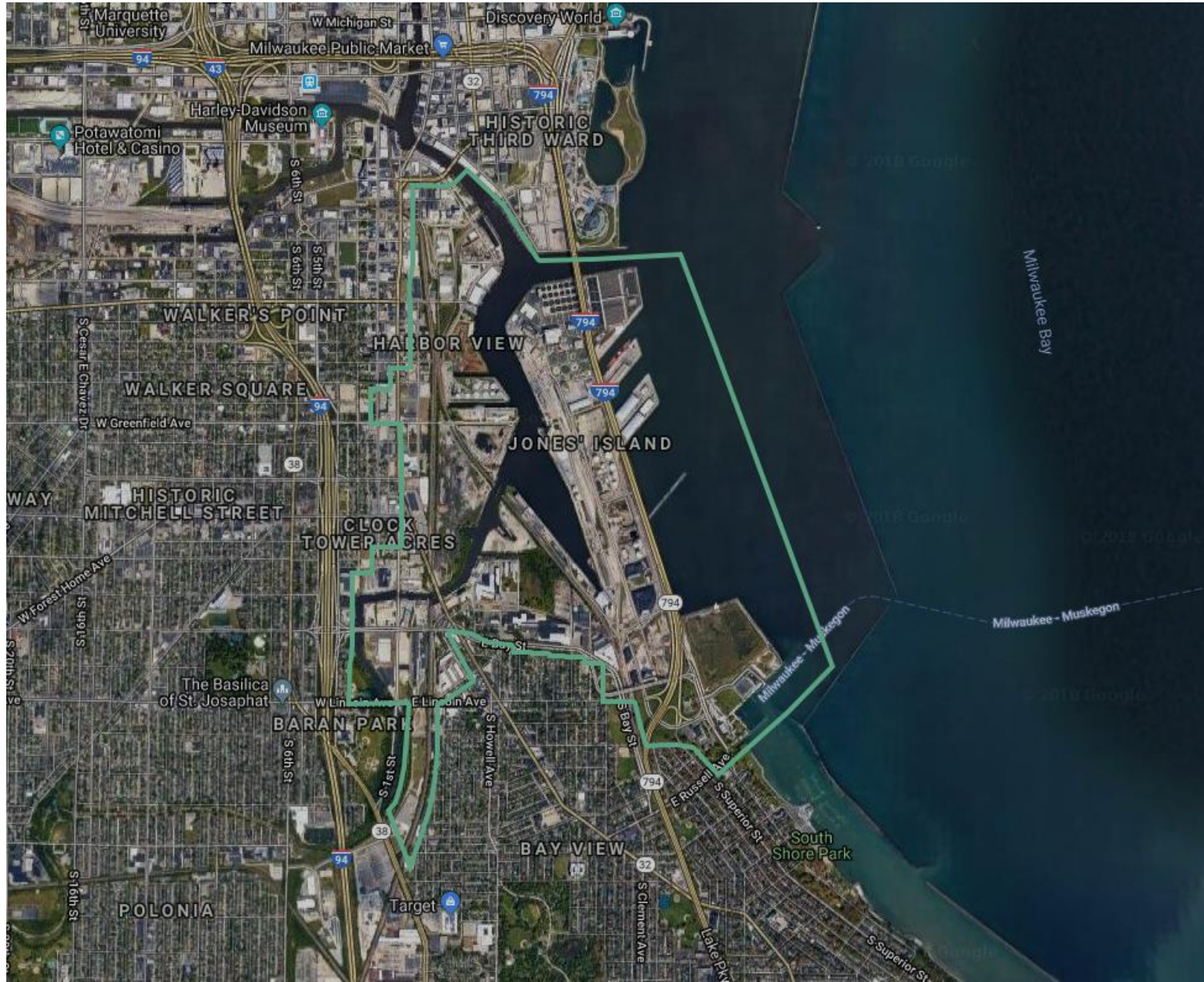


TID 96: Komatsu Mining Corp.

**KOMATSU**

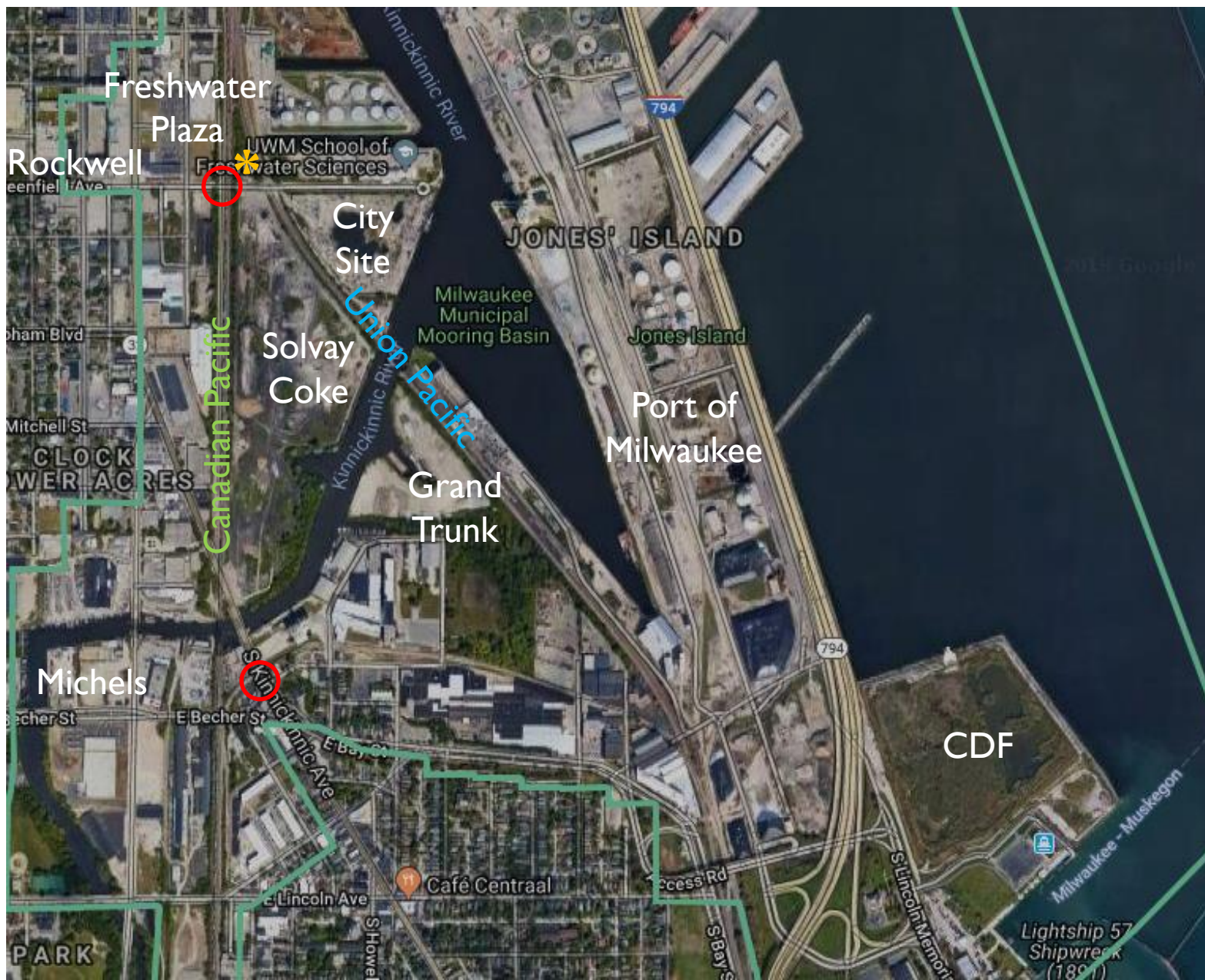


# Property



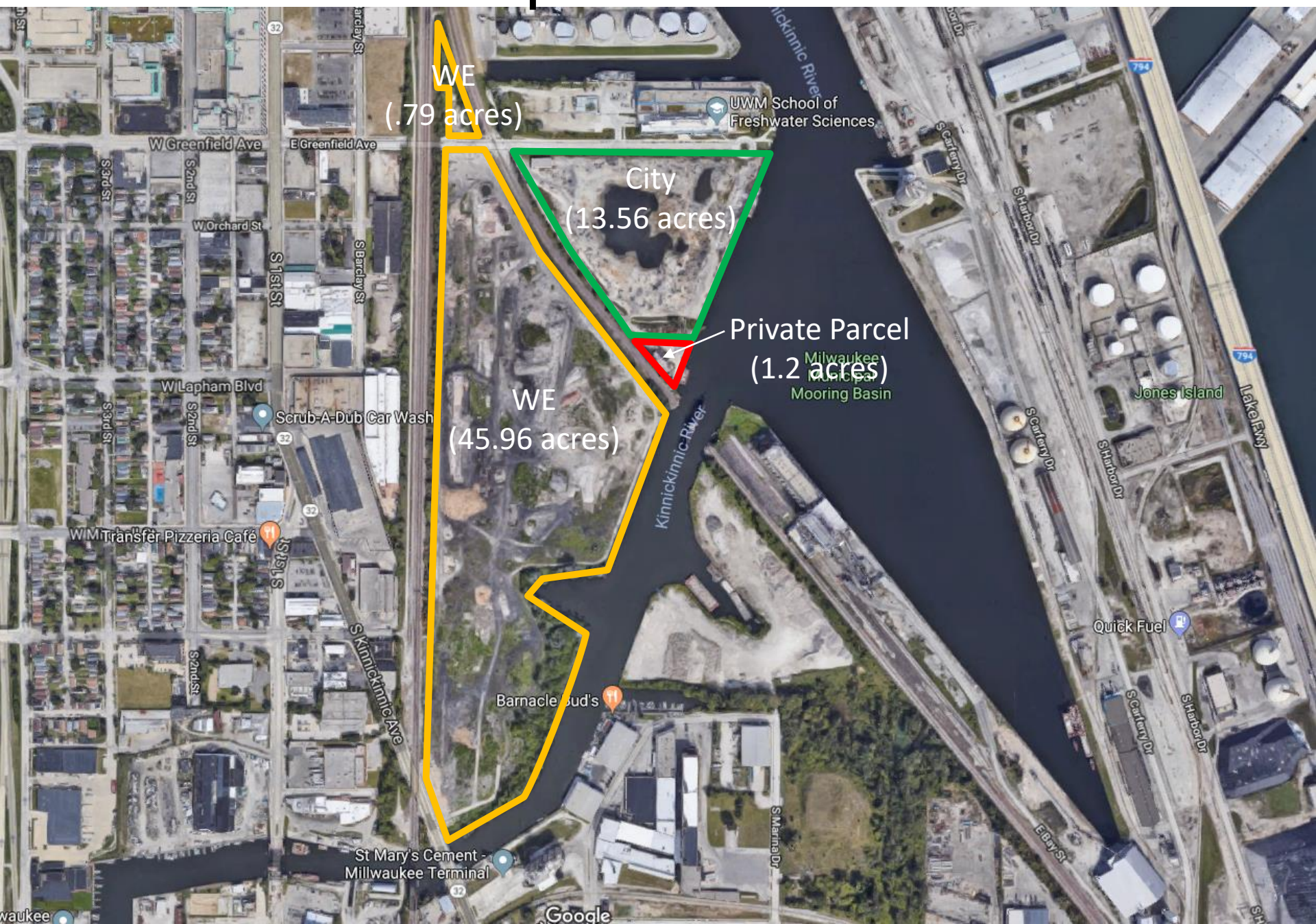


# Property



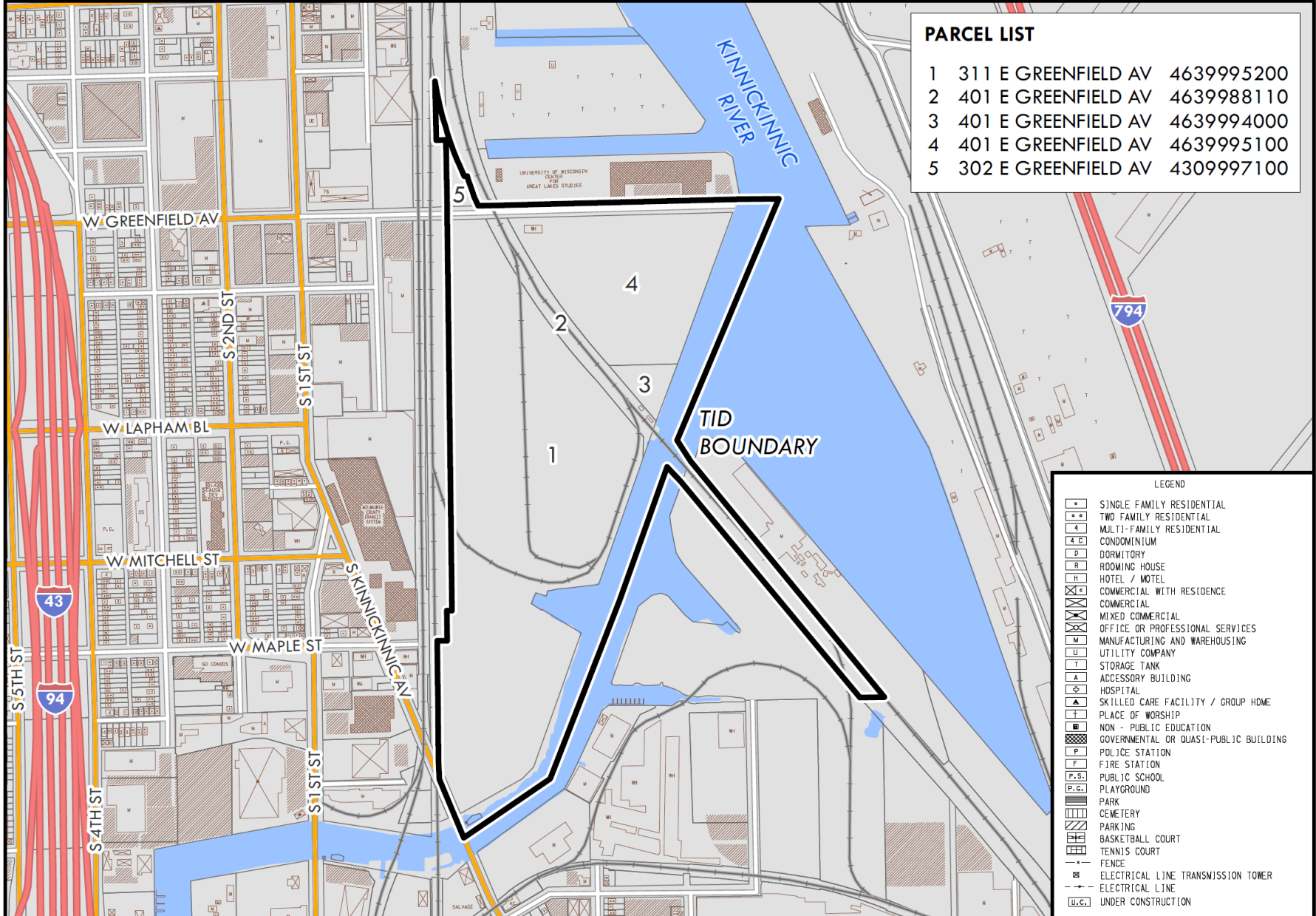


# Current Ownership





# TID 96 Boundary



**PARCEL LIST**

1	311 E GREENFIELD AV	4639995200
2	401 E GREENFIELD AV	4639988110
3	401 E GREENFIELD AV	4639994000
4	401 E GREENFIELD AV	4639995100
5	302 E GREENFIELD AV	4309997100

**LEGEND**

[Symbol]	SINGLE FAMILY RESIDENTIAL
[Symbol]	TWO FAMILY RESIDENTIAL
[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	CONDOMINIUM
[Symbol]	DORMITORY
[Symbol]	ROOMING HOUSE
[Symbol]	HOTEL / MOTEL
[Symbol]	COMMERCIAL WITH RESIDENCE
[Symbol]	COMMERCIAL
[Symbol]	MIXED COMMERCIAL
[Symbol]	OFFICE OR PROFESSIONAL SERVICES
[Symbol]	MANUFACTURING AND WAREHOUSING
[Symbol]	UTILITY COMPANY
[Symbol]	STORAGE TANK
[Symbol]	ACCESSORY BUILDING
[Symbol]	HOSPITAL
[Symbol]	SKILLED CARE FACILITY / GROUP HOME
[Symbol]	PLACE OF WORSHIP
[Symbol]	NON - PUBLIC EDUCATION
[Symbol]	GOVERNMENTAL OR QUASI-PUBLIC BUILDING
[Symbol]	POLICE STATION
[Symbol]	FIRE STATION
[Symbol]	PUBLIC SCHOOL
[Symbol]	PLAYGROUND
[Symbol]	PARK
[Symbol]	CEMETERY
[Symbol]	PARKING
[Symbol]	BASKETBALL COURT
[Symbol]	TENNIS COURT
[Symbol]	FENCE
[Symbol]	ELECTRICAL LINE TRANSMISSION TOWER
[Symbol]	ELECTRICAL LINE
[Symbol]	UNDER CONSTRUCTION



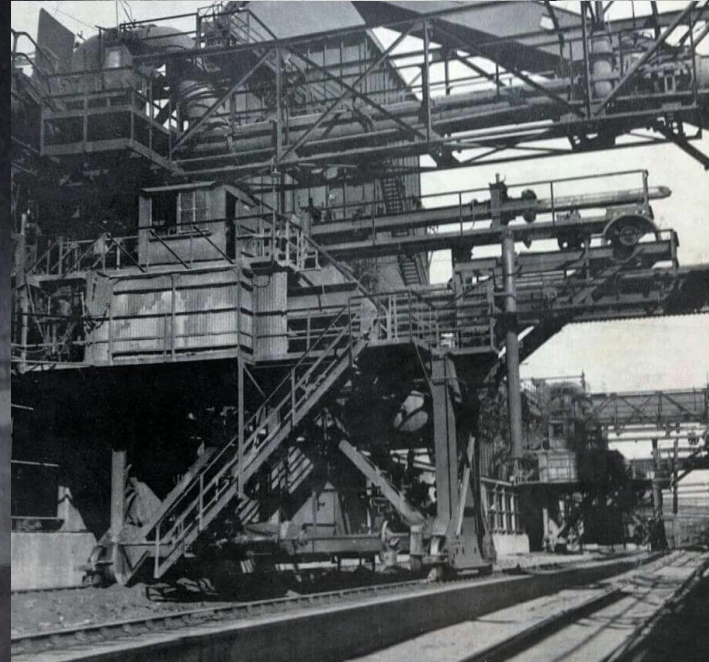
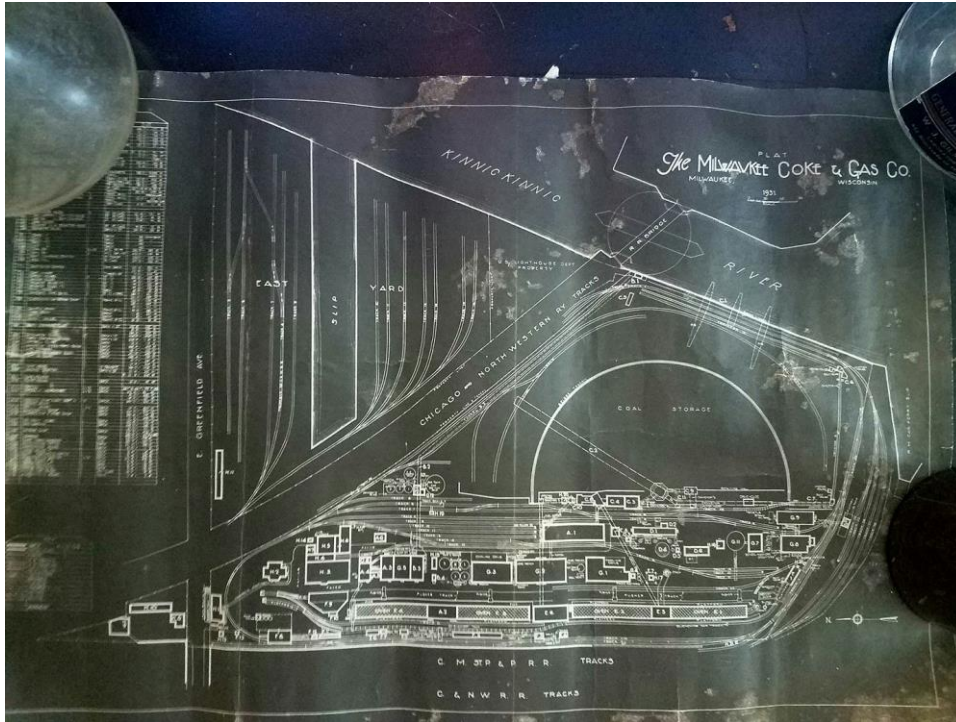
# Property History



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

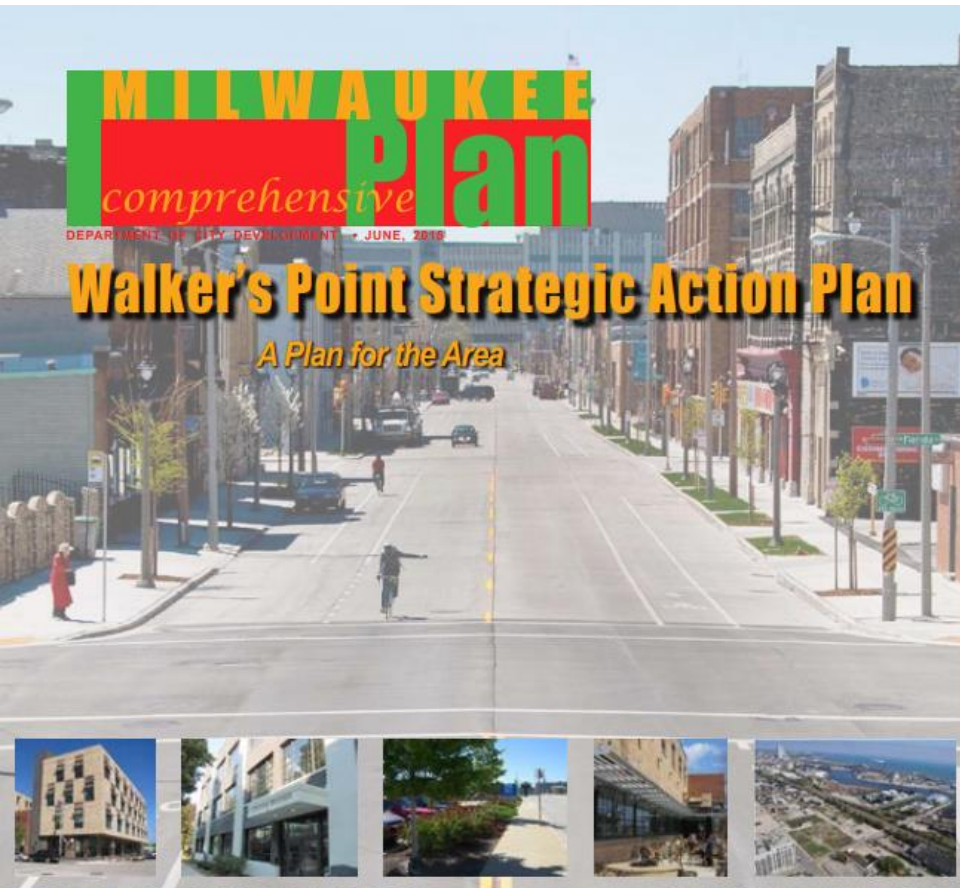
## GROWING PROSPERITY

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](http://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.



## 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



**zimmerman**  
ARCHITECTURAL STUDIOS, INC.

*Concept renderings only – final design may differ*

# 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

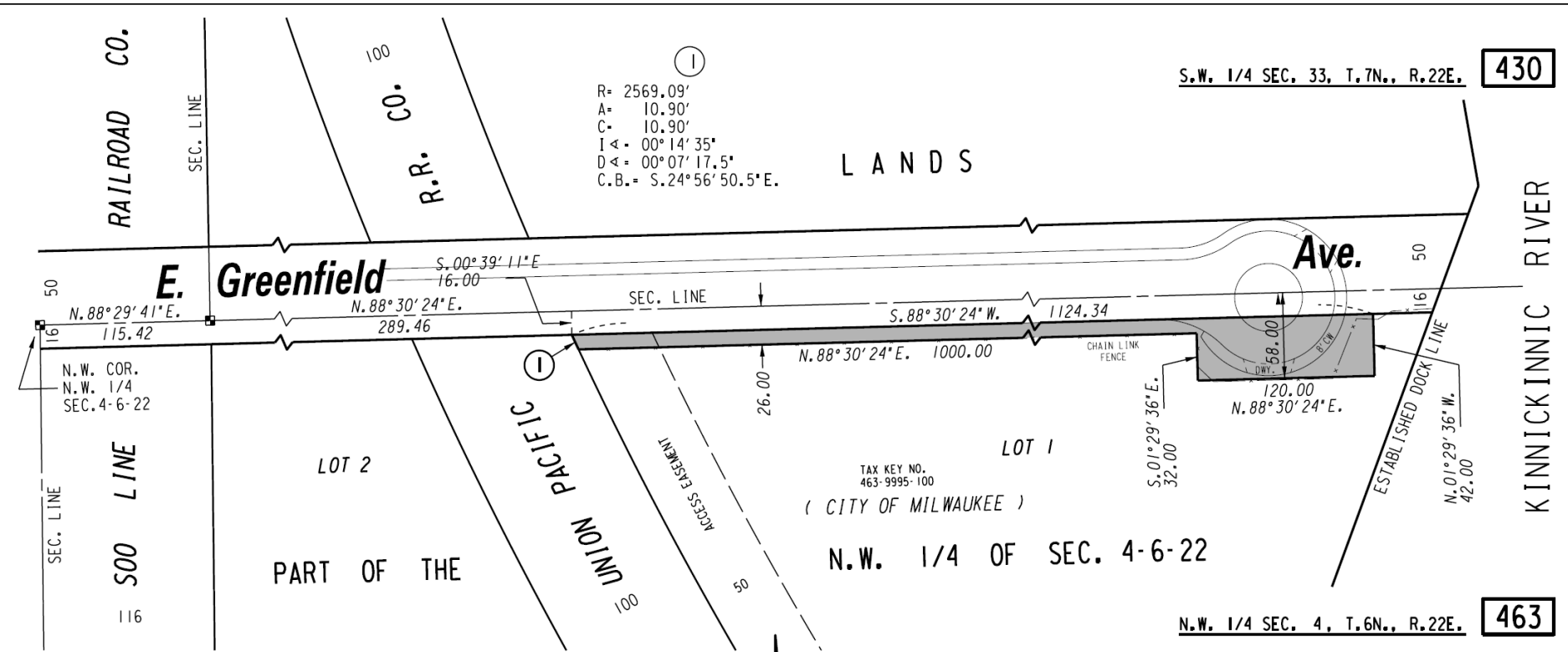
Sales Price to Company: apr. \$1,768,272 (apr. 11.61 acres at \$152,306/acre)

Less Remediation Cost of apr. \$500,000

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



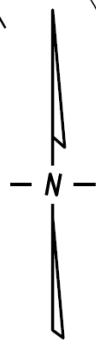
# Public Right-of-Way Dedication



S.W. 1/4 SEC. 33, T.7N., R.22E. **430**

N.W. 1/4 SEC. 4, T.6N., R.22E. **463**

 PORTION OF CITY PROPERTY TO BE DEDICATED FOR PUBLIC STREET PURPOSES



**FILE NO.**  
**INFRASTRUCTURE SERVICES DIVISION**  
 MILWAUKEE, WISCONSIN

ASSIGNED TO: W.E. FUCHS  
 DRAWN BY: W.E.F.  
 PROJECT/GRANT NO.:  
 APPROVED BY:  
 CH'K'D. BY: W.E. FUCHS  
 DATE:  
 SCALE: 1" = 80'

**CHECK PRINT 9-25-2013**

CENTRAL DRAFTING & RECORDS MANAGER CITY ENGINEER



# 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

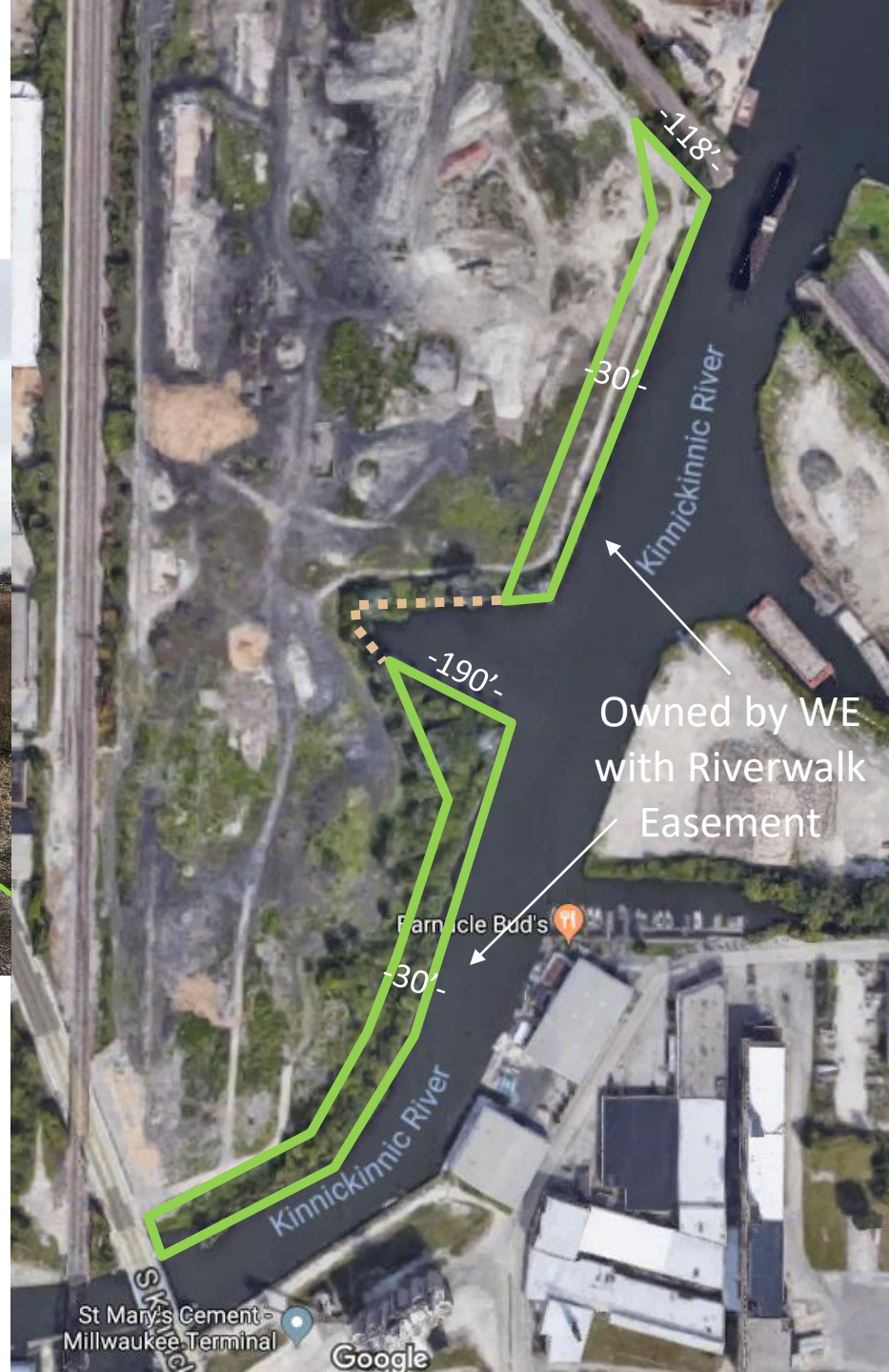
City pays for 100% of Riverwalk costs on both sites

City pays 0% of dockwall costs on Solvay Site

Komatsu will be able to transload over Riverwalk



# Riverwalk

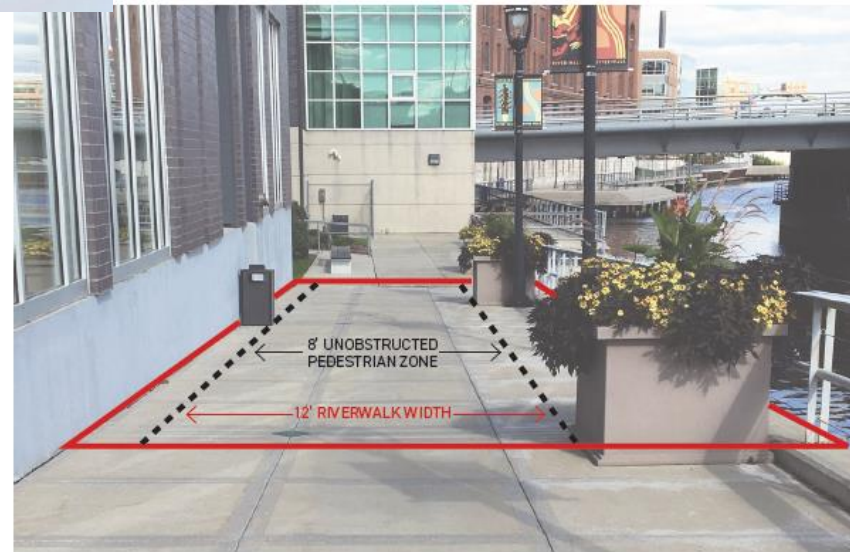




# Riverwalk

## HARBOR DISTRICT RIVERWALK

SITE PLAN REVIEW OVERLAY ZONE  
DESIGN STANDARDS

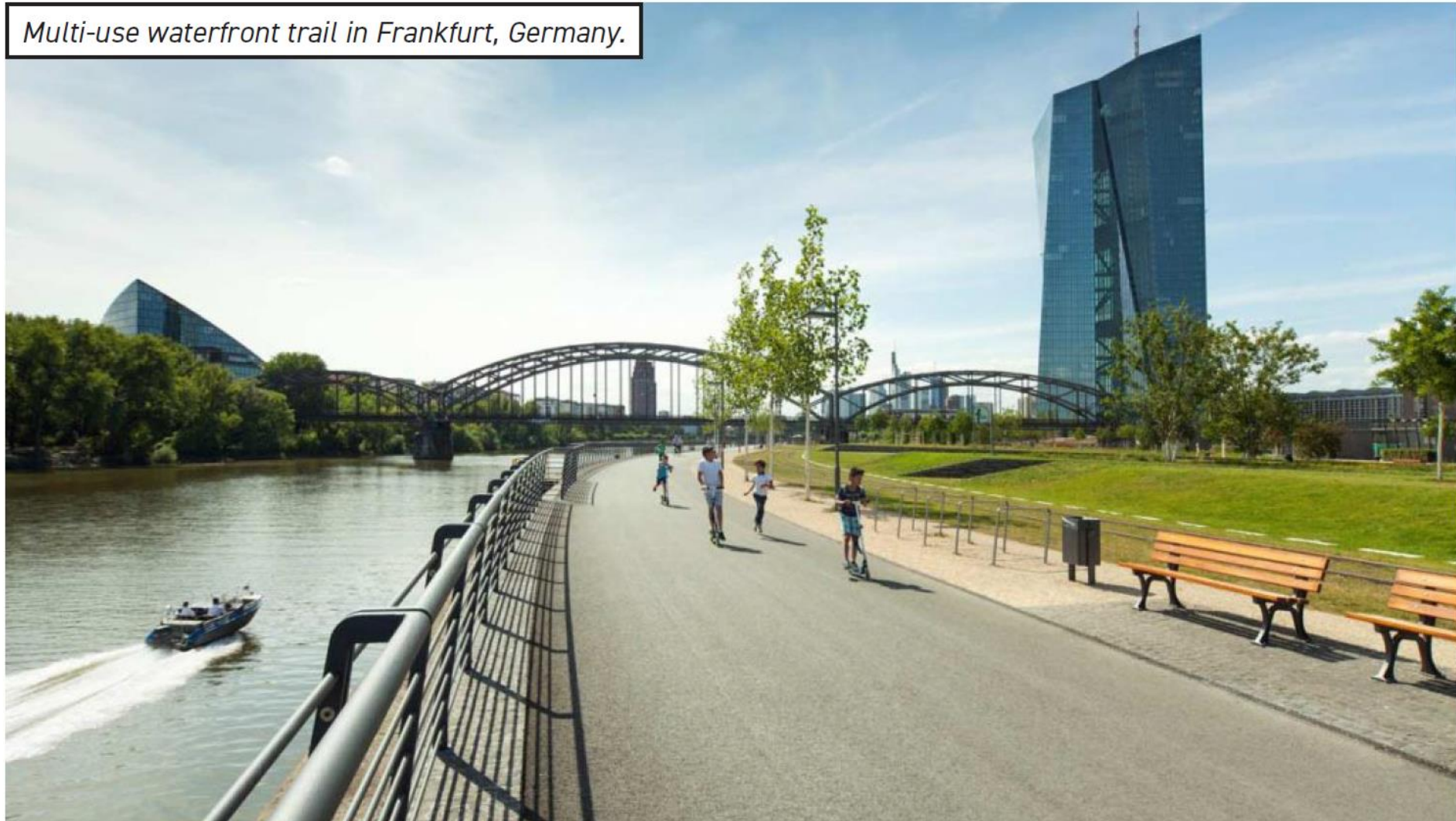


### 9 RIVERWALK WIDTHS

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
<b>TOTAL</b>	<b>\$15,000,000</b>



# Harbor View Plaza

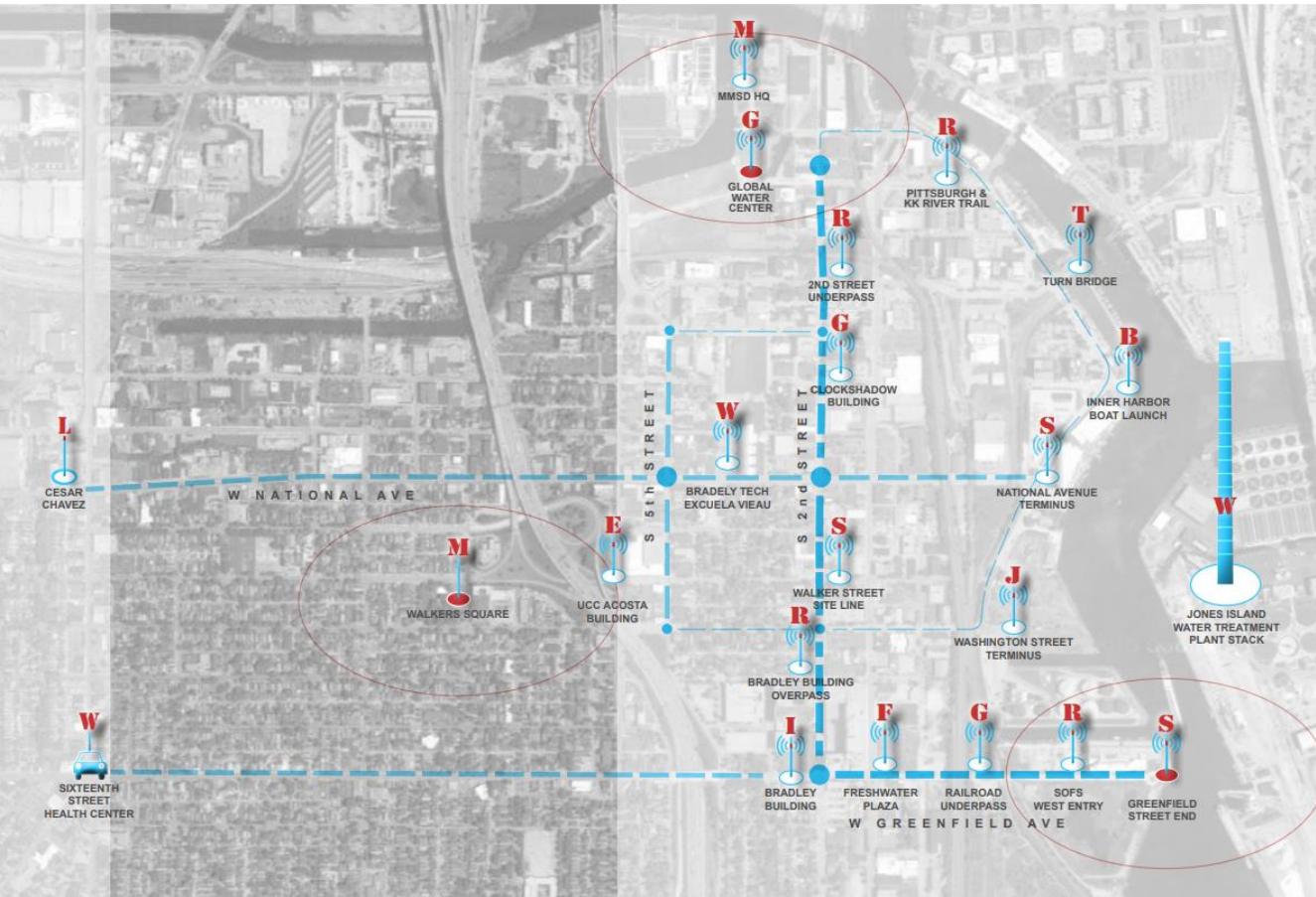


# Harbor View Plaza





# WaterMarks





# Option on 302 East Greenfield Avenue

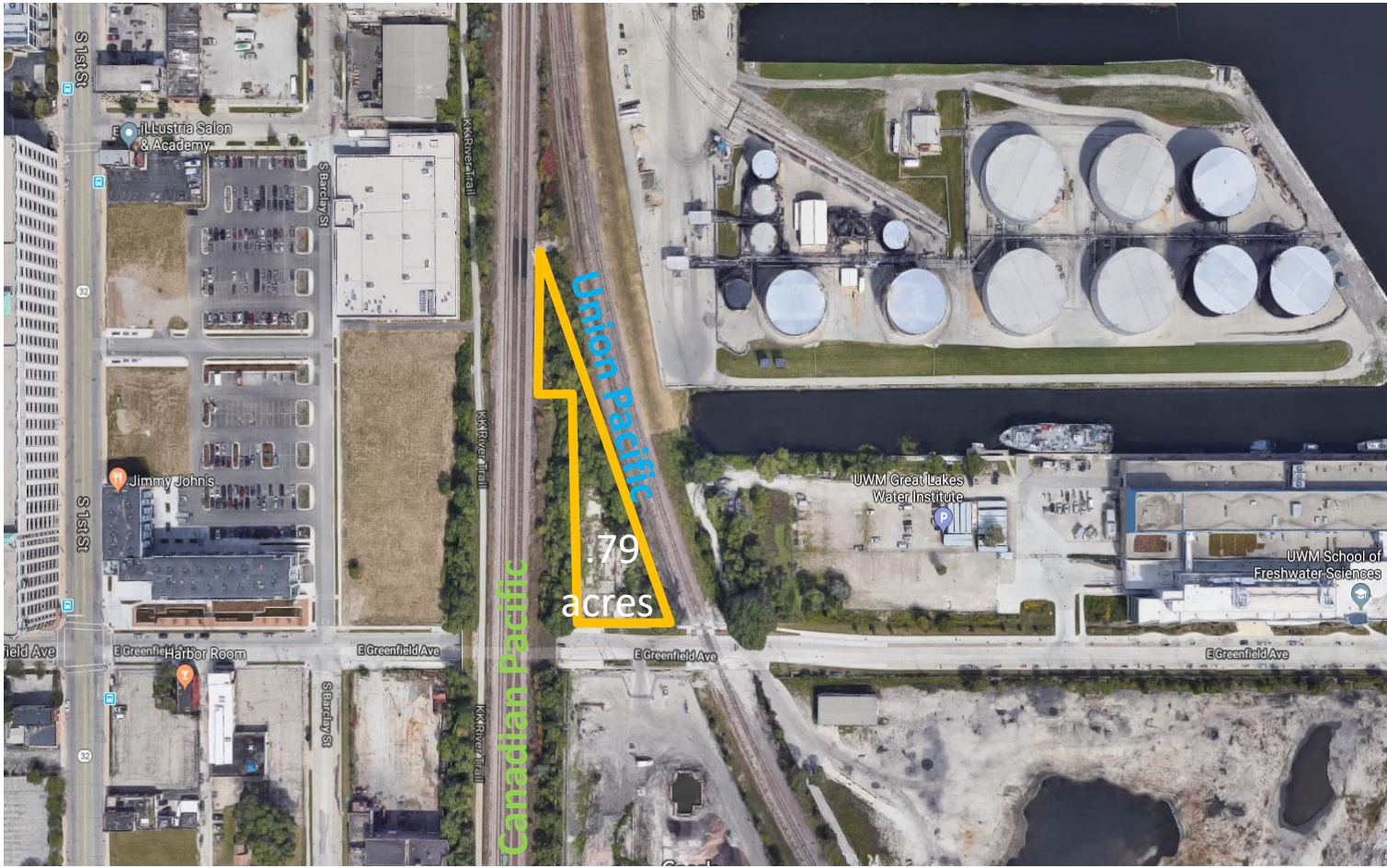
Owned by  
Wisconsin Gas,  
LLC

Property is apr.  
0.79 acres

City has option  
to purchase until  
December 31,  
2023

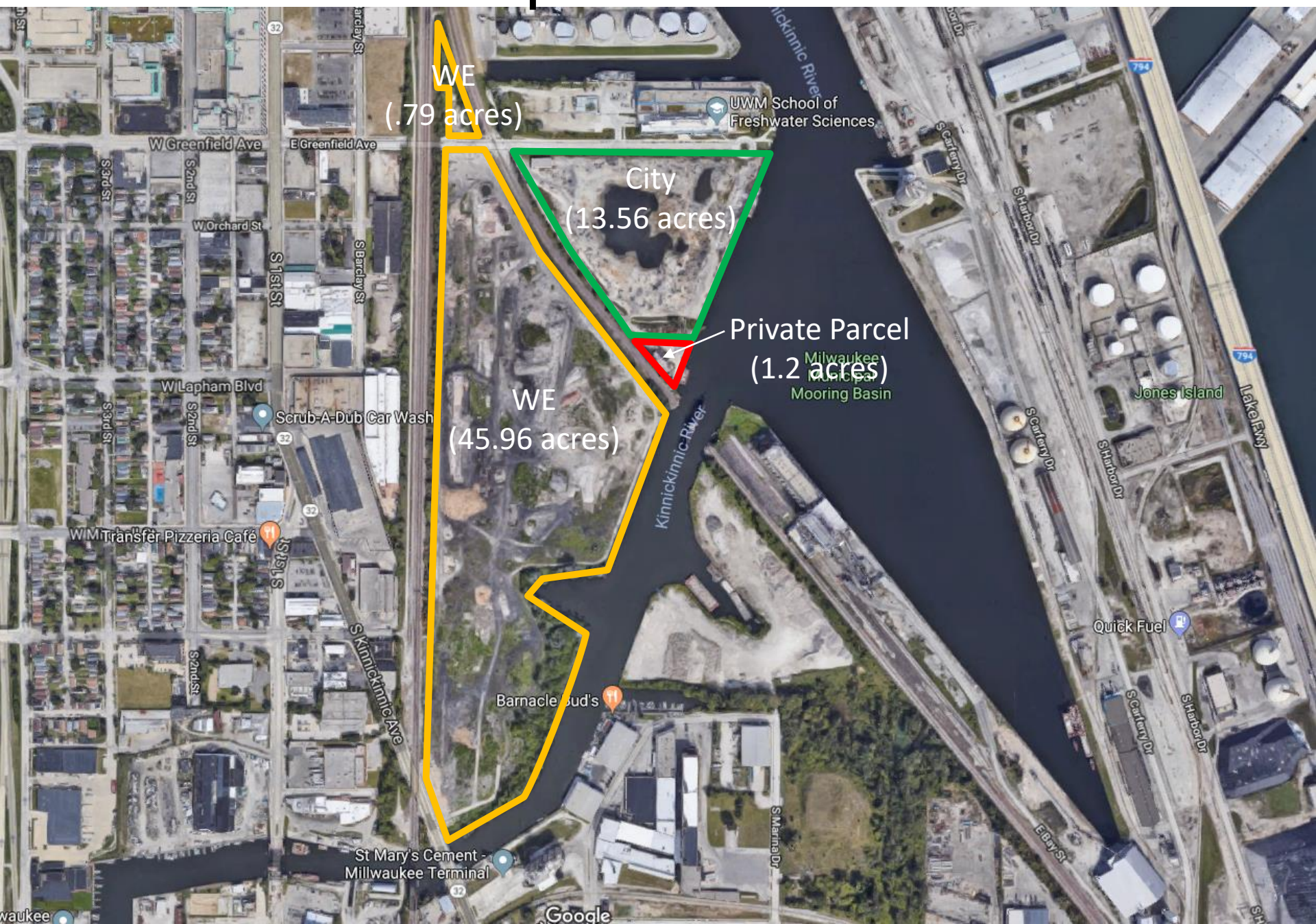
Purchase Price:  
apr. \$120,321  
(\$152,306/acre)

Option Fee of  
\$1,000



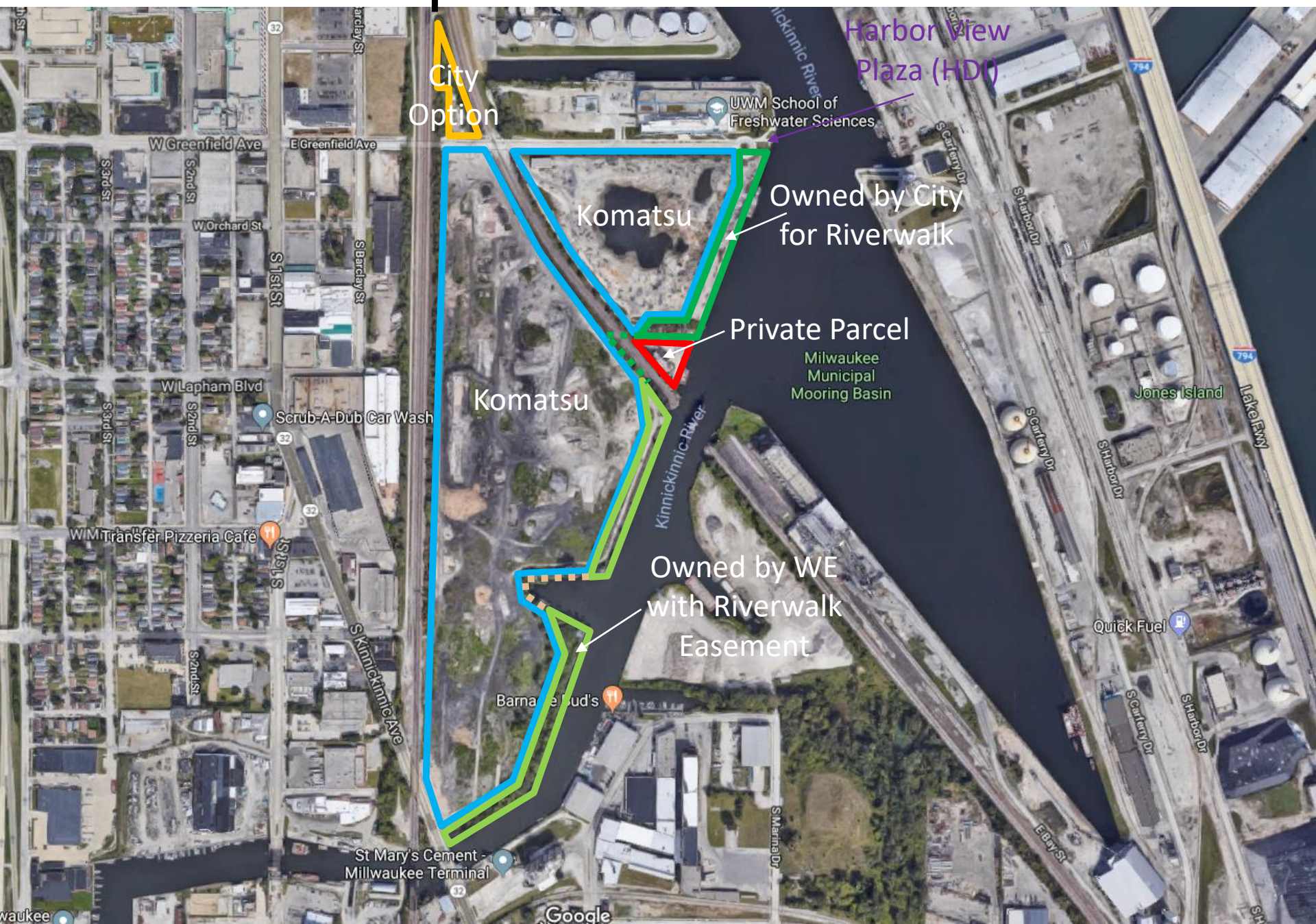


# Current Ownership





# Final Ownership



City  
Option

Harbor View  
Plaza (HDI)

UWM School of  
Freshwater Sciences

Komatsu

Owned by City  
for Riverwalk

Private Parcel

Milwaukee  
Municipal  
Mooring Basin

Komatsu

Owned by WE  
with Riverwalk  
Easement

Barnes & Noble's

St Mary's Cement -  
Milwaukee Terminal

Google



# Confined Disposal Facility

Owned by City of Milwaukee (Port)

Operated by U.S. Army Corps of Engineers

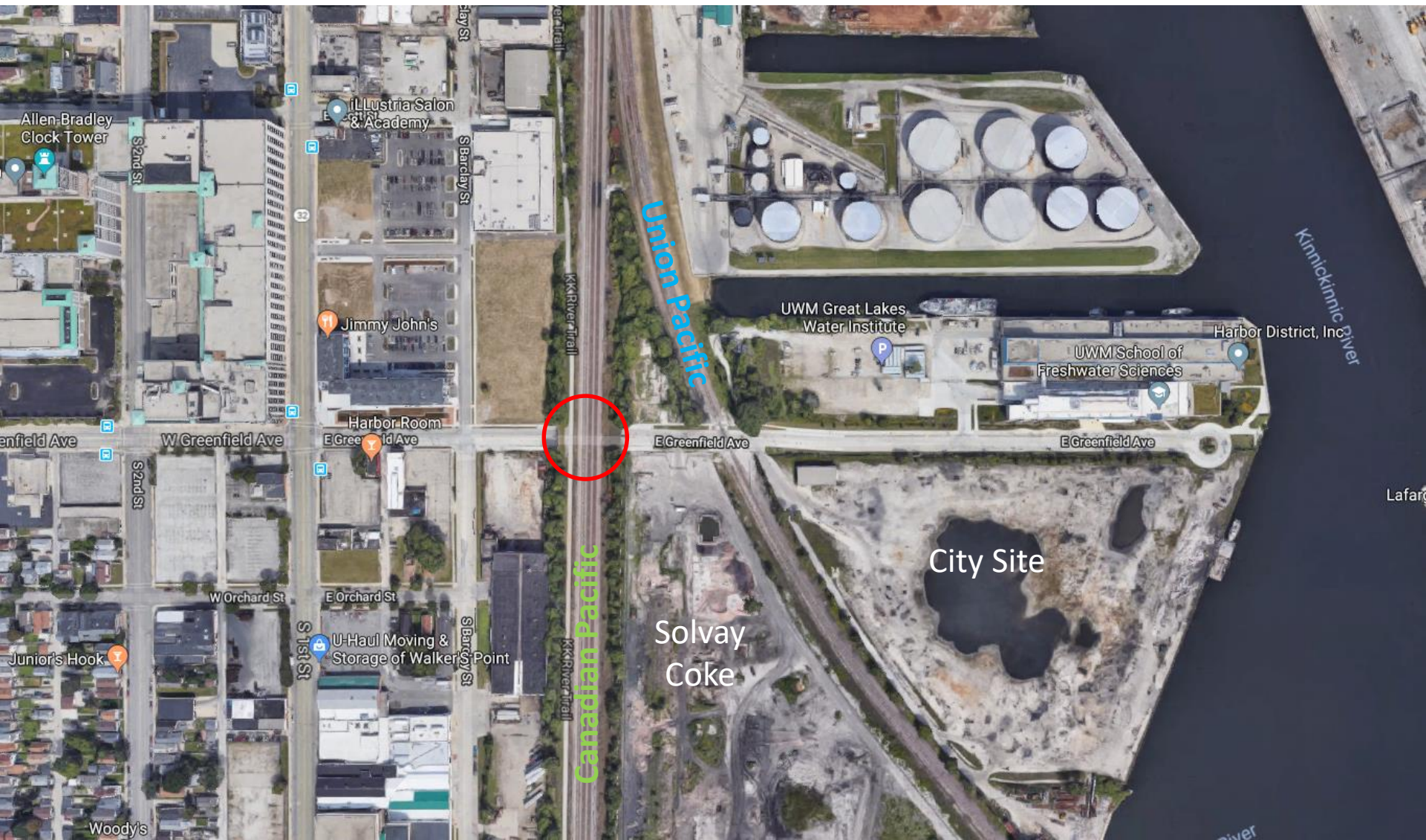
WE to pay local share of design costs to expand the CDF

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





# Greenfield Rail Overpass



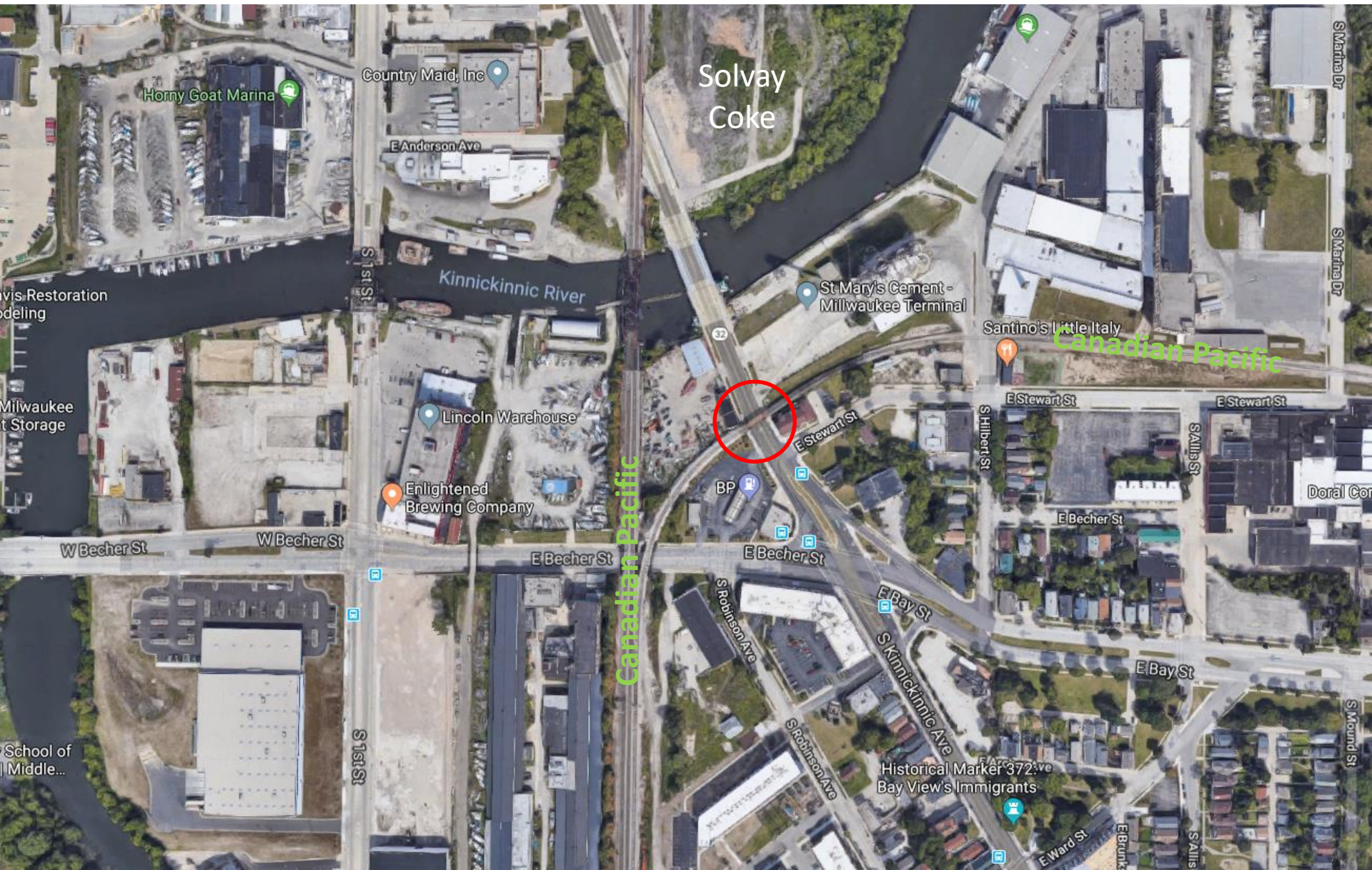


# Greenfield Rail Overpass





# 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
<b>TOTAL</b>	<b>\$40,188,500</b>

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

No capacity for paving projects

Solar Assessment = 1.8M kWh/year