

**TID 96 – Komatsu Mining Corp**  
**Periodic Report**  
**12/31/18**

**District Created: 2018**  
**Authorized expenditure (excluding interest): \$40,188,500**  
**Authorizing resolution(s): #181254**  
**Projected TID cost recovery: 2043 (levy year)**  
**Maximum legal life: 2046**  
**Base property value:**  
**Completion Status: Ongoing**

**Project description:**

Komatsu Mining Corp. is proposing to build their Global Mining headquarters and a large industrial facility in the Harbor District. The estimated \$250-300M project will include 170,000 SF of office space, 410,000 SF of manufacturing space, 20,000 SF for a museum and training facility and associated structured and surface parking. The office and museum/training facility will be constructed on 401 East Greenfield Avenue, which is currently owned by the City and is apr. 13.5 acres. The industrial facility would be constructed on 311 East Greenfield (commonly referred to as Solvay Coke), which is currently owned by Wisconsin Gas, LLC, a subsidiary of WE Energies, and is apr. 45.9 acres. Construction is expected to begin in late 2019.

Komatsu is committing to employ 946 people at the project site by the twelfth year of operations. With the potential for future office or manufacturing expansions, that number could grow to 1,300 employees. The TID provided up to a \$25,000,000 developed-financed grant to the Komatsu if meet agreed upon employment projections.

Adjacent to the property, the City will be designing and constructing a publicly-accessible riverwalk. At its northern point, the Riverwalk would begin at the proposed Harbor View plaza at the eastern terminus of East Greenfield Avenue and continue south to South Kinnickinnic Avenue, apr. 4,300 linear feet. The TID provided up to \$15,000,000 to fund the Riverwalk segment and other public infrastructure improvements. In addition, the TID funded a \$1,000 option fee to purchase 302 East Greenfield Avenue from Wisconsin Gas, LLC for a future transit hub or other purposes.

**Incremental Value:**

<b>Year</b>	<b>Incremental Value</b>
2018	\$ -

2019 will be the base year for this district as per State Statute the municipal resolution was adopted after September 30, 2018. Consequently there is no incremental value.

**Expenditures - Life to Date (as of 12/31/18)**

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	<b>Project Plan Budget</b>	<b>Appropriations</b>	<b>Encumbrances</b>	<b>Expenditures</b>	<b>Remaining</b>
Administration	\$ 187,500	\$ 187,500	\$ -	\$ -	\$ 187,500
Land Acquisition	\$ 1,000	\$ 1,000	\$ -		\$ 1,000
Riverwalk & Public Infra Improvs	\$ 15,000,000	\$ 1,812,500	\$ -		\$ 1,812,500
Developer Finances Loan	25,000,000	-	-	-	-
Total	\$ 40,188,500	\$ 2,001,000	\$ -	\$ -	\$ 2,001,000

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**Revenue/Value Performance (as of 12/31/2018)**

	<b>Projected</b>	<b>Actual</b>
Property value	\$ -	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -
State aid	*	\$ -

\* Not projected.

Is the project within budget?  Yes  No If no, explain:

Is the project on schedule?  Yes  No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.