

TID 96 – Komatsu Mining Corp
Periodic Report
12/31/25

District Created: 2018

Authorized expenditure (excluding interest): \$40,188,500

Authorizing resolution(s): #181254, #181752

Projected TID cost recovery: 2043 (levy year)

Maximum legal life: 2046

Base property value: \$3,810,100; District base value redetermined in 2024

Completion Status: Ongoing

Project description:

Komatsu Mining Corp. proposed to build their Global Mining headquarters and a large industrial facility in the Harbor District. The estimated \$250-300M project included 170,000 SF of office space, 410,000 SF of manufacturing space, 20,000 SF for a museum and training facility along with structured and surface parking. The office and museum/training facility is under construction on 401 East Greenfield Avenue, which was owned by the City and is approximately 13.5 acres. The industrial facility under construction on 311 East Greenfield (commonly referred to as Solvay Coke), was owned by Wisconsin Gas, LLC, a subsidiary of WE Energies, and is approximately 45.9 acres. Construction began in 2020, with the office portion opening in 2021 and the industrial portion opening in 2022.

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 developer-financed grant to Komatsu if they meet the agreed upon employment projections.

Adjacent to the property, the City will design and construct 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, approximately 4,300 linear feet. The TID provided up to \$15,000,000 to fund the Riverwalk segment and other public infrastructure improvements. In 2021, the City hired Smith Group to carry out the design of the Riverwalk, with construction to be completed in 2026.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ 167,114,400	-2%
2024	\$ 170,985,000	-14%
2023	\$ 199,087,500	3%
2022	\$ 193,516,500	1060%
2021	\$ 16,680,200	62573%
2020	\$ (26,700)	
2019	\$ -	
2018	\$ -	

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Expenditures - Life to Date (as of 12/31/2025)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 187,500	\$ 219,799	\$ -	\$ 186,469	\$ 33,330
Land Acquisition	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
Riverwalk & Public Infra Improvs	\$ 15,000,000	\$ 15,000,000	\$ 1,828,344	\$ 2,604,809	\$ 10,566,847
Developer Financed Loan	\$ 25,000,000	\$ 8,439,558	\$ -	\$ 8,439,558	\$ -
Total	\$ 40,188,500	\$ 23,660,357	\$ 1,828,344	\$ 11,230,836	\$ 10,601,177

Financing Costs – Interest Paid through 12/31/2025: \$627,208

Revenue/Value Performance (as of 12/31/2025)

	Projected	Actual
Property value	\$ 69,572,146	\$ 170,924,500
Incremental value	\$ 65,795,846	\$ 167,114,400
Incremental taxes	\$ 6,928,861	\$ 16,673,806
State aid	*	\$ 139,454

* Not projected.

Miscellaneous revenues through 12/31/2025: \$139,454

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.