

From: ["Mike Busick" <BusickM@StLouisCountyMN.gov>](mailto:BusickM@StLouisCountyMN.gov)

To: ["Cory Leinwander" <LeinwanderC1@StLouisCountyMN.gov>](mailto:LeinwanderC1@StLouisCountyMN.gov)

["Dave Sipila" <sipilad@StLouisCountyMN.gov>](mailto:sipilad@StLouisCountyMN.gov)

["Ben Thomas" <thomasb1@StLouisCountyMN.gov>](mailto:thomasb1@StLouisCountyMN.gov)

Date: 6/12/2025 7:18:55 PM

Subject: Big Hermantown Project

Attachments: [PDR_766-0700-00120_250612_135923.PDF](#)

I just clarified with the city of Hermantown (Chad Ronchetti), that there is an additional 40,000 sq ft of one-story office space with 36 ft sidewalls.

This increases the EMV to nearly \$133 million with 1.0 improvement factors.

I'm going to send him this "very rough" estimate by the end of the day if no one is opposed.

