

Understanding you have a lot going on in your life, do you think it achievable to set that review meeting for September 27th? We could review the status of the water modeling with them as well?

Appreciate your help,

- Chad

•
Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: PW-Paul Senst
To: [Chad Ronchetti](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Monday, September 16, 2024 9:32:28 AM

Its all in the CIP plan that Kevin and Dan put together.

Paul Senst
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 13, 2024 4:01 PM
To: PW-Paul Senst <pseNST@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Do you have the CIP for sanitary sewer you could provide me?

-Chad



From: PW-Paul Senst <pseNST@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:34 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Our vulnerability is that we buy from them.
At this time we have 1 connection to them. If that fails or they shut us off from more than 24 hours
we are screwed.....

We are working on a 2nd connection to their system. Should be online in 2025....

Don't know what iv. Is.....

Paul Senst

Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, September 12, 2024 1:29 PM

To: PW-Paul Senst <psenst@hermantownmn.com>

Subject: RE: Project Loon Water/Waste Water RFIs

Got it. Thanks. I get that we buy our water, and as we go deeper into this deal, we'll need to work directly with WLSSD. Would you be able to answer the following questions for me? Maybe by early next week, if possible?

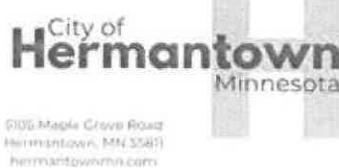
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Answers might be really simple because of our relationship with the water provider, but I'll take what you've got.

Appreciate your help!

-Chad

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Economic Development Director
cronchetti@hermantownmn.com
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We did do that, yes. IT was very generic in nature since we BUY our water from Duluth...

Paul Senst
Public Works Director
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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, September 12, 2024 11:57 AM
To: PW-Paul Senst <pseNST@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Paul,

We are responding to a water RFI for a potential project, and one of the questions is as follows:

Has the utility completed a Risk and Resilience Assessment (RRA), and subsequent Emergency Response Plan (ERP) as per American Water Infrastructure Act (2018)?

David Bolf responded with "Public Works can comment on this".

If the answer is yes, I have some follow up questions.

Appreciate your help,

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Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, September 12, 2024 10:01 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Chad I answered these questions as best I could at this point . I turned on the red tracking of changes, edit as you see fit. The preliminary engineering report and water modeling will help answer the remaining questions.

David Bolf, P.E.
Hermantown City Engineer
Principal Partner - Civil Department Manager
102 South 21st Avenue West, Suite 1
Duluth, MN 55806
david@nce-duluth.com
218.727.5995 (office)
218.349.7485 (cell)
218.727.7779 (fax)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, September 9, 2024 8:24 AM
To: David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-John Mulder <jmulder@hermantownmn.com>
Subject: Project Loon Water/Waste Water RFIs

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David,

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Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
To: PW-Paul Senst
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Friday, September 13, 2024 4:18:00 PM

Sorry for the multiple emails, Paul. Saw this one too:

Does the Utility have any specific water meter requirements?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



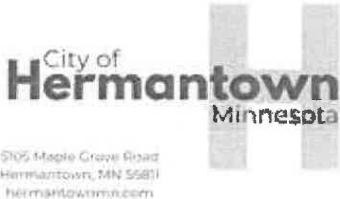
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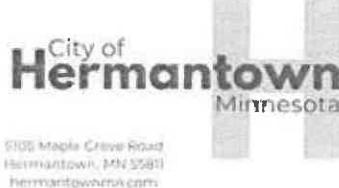
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From: PW-Paul Senst
To: Chad Ronchetti
Subject: RE: Project Team Access and Hydrant Flow Testing
Date: Friday, September 6, 2024 3:13:16 PM

Fire Hall Access is I'd say contact Zac. Hydrant flow testing contact me and I'll get it set up.

Paul Senst
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 6, 2024 3:03 PM
To: PW-Paul Senst <psenst@hermantownmn.com>
Subject: Project Team Access and Hydrant Flow Testing

Hi Paul,

We need to provide the Project Loon team (Kimley-Horn and Mortenson) with access to Fire Hall #2 so they can perform some water sampling. They also need to perform some flow testing at one of the hydrant locations.

How would you like me to proceed? Connect them directly with you or send them to Zach and/or Greg?

Thanks, man!

- Chad

•

Chad Ronchetti
Economic Development Director

City of Hermantown

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From: [David Bolf](#)
To: [Chad Ronchetti](#)
Cc: [CH-Joe Wicklund](#)
Subject: RE: PWEAA Question
Date: Thursday, December 19, 2024 2:32:56 PM

\$15M for 3 miles of sanitary sewer, forcemain and lift stations.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 19, 2024 1:54 PM
To: David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Subject: FW: PWEAA Question

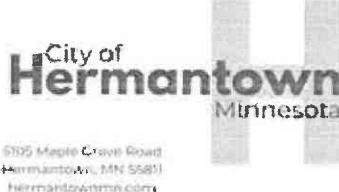
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David,

Do you have a sense for how much just the sanitary portion of the Loon project is?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Josh Bergstad <JBergstad@ardc.org>
Sent: Thursday, December 19, 2024 12:52 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: PWEAA Question

That sounds like quite an ambitious project!

Construction jobs are not considered for EDA purposes. The job creation metrics EDA evaluates are direct and indirect permanent full-time equivalent (FTE) jobs generated by the project's beneficiaries (e.g., employers).

The angle of population loss is interesting. While it may not be sufficient as a standalone criterion, I generally recommend incorporating as many plausible distress

factors as possible into an application to strengthen its overall appeal.

One potential concern is the project's scale. EDA grants typically do not exceed \$5 million, with an average award of around \$1.5 million. These grants generally cover 50% to 80% of project costs. While there's no official rule against it, EDA tends to prefer not being a minority funding partner.

It might be worth considering how to break the project into components that align with EDA's investment parameters. For example, focusing on the sanitary sewer might position the application more effectively.

On another note, I just received confirmation that EDA was reauthorized by both houses of Congress, and the bill is now headed to the president's desk. I haven't had a chance to review the reauthorization in detail yet, but initial reports suggest it could bring positive changes and potentially streamline processes.

Let's stay in touch as you move forward. Thanks!

Josh Bergstad | ARDC Planning | 218.529.7516 | jbergstad@ardc.org

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, December 19, 2024 12:03 PM

To: Josh Bergstad <JBergstad@ardc.org>

Subject: RE: PWEAA Question

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Thank you, Josh. Extremely helpful.

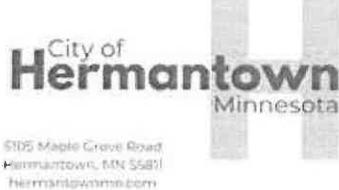
For the substantial direct benefit, I assume under the definition of "provides significant employment opportunities for unemployed, underemployed or low-income residents of the geographic area within the District", these 'significant employment opportunities' are for FTE job created, correct? Construction jobs do not count or are weighted less?

As for the eligibility under significant job loss, yes. Please let me know. The public announcement of an impending closure within 4 years would indeed be above the 1% threshold for Hermantown. I'm I could also argue that the loss of 718 people from our population qualifies as a "substantial population loss" given that it constitutes 7% of our population and would drop us below the 10,000 person mark. Being below 10,000 people moves us from a city of the third class in MN Statute to a city of the 4th class.

We do not have much public information on the water project yet, but for the sake of argument, let's say its about a \$70M project.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Josh Bergstad <JBergstad@ardc.org>
Sent: Thursday, December 19, 2024 10:32 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: PWEAA Question

Hi Chad,

I wanted to share some insights about potential funding opportunities for Hermantown through the Economic Development Administration (EDA).

EDA allows funding for projects outside distressed areas if they provide a **Substantial Direct Benefit** to residents of distressed areas. For example, many Census Tracts in Duluth qualify under per capita income and high poverty status. If Hermantown can demonstrate that its project benefits these residents, it could be eligible for funding.

To start, I recommend reviewing labor market profiles via [OnTheMap](#). While I haven't worked on a project using the direct benefit criteria, I expect it would require detailed economic and demographic analysis, as well as workforce planning. Given the scope of the project you mentioned, I believe EDA would take a serious look.

I read about the potential closure of the federal prison in Hermantown. This could trigger distress eligibility under the significant job loss criterion for communities under 100,000 in population. For Hermantown, with a civilian labor force of 5,109, the loss of just 89 employees (1.74%) would meet the threshold.

I've already inquired with our Economic Development Representative if closures affecting federal employees qualify and I'll reach out once I receive confirmation. You should look at bottom of page 15 of the NOFO to see the exact wording for this criteria.

EDA is likely to receive supplemental disaster response funding soon. Hermantown qualifies, as St. Louis County was included in this summer's disaster declarations. Projects have to show a nexus to recovery or future economic resilience. Once a new disaster NOFO is released, I'll organize a meeting with EDA and regional communities, and I'll ensure Hermantown is included.

You may have seen EDA's recent \$3.3 million grant to Rice Lake for water and sewer extensions supporting a Minnesota Power facility. That project leveraged last year's disaster funding, tying storm impacts on the power grid to economic resilience. While significant for our region, this project's investment and job impact were smaller than what you're proposing for Hermantown.

Could you share more details about Hermantown's water and sewer investment needs? Once you're ready, I'd be happy to arrange a call with Darrin Fleener, our EDA representative, to explore these opportunities further.

Thanks!

Josh Bergstad | ARDC Planning | 218.529.7516 | jbergstad@ardc.org

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, December 18, 2024 4:42 PM

To: Josh Bergstad <jBergstad@ardc.org>

Subject: PWEAA Question

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Josh,

Question regarding the PWEAA NOFO: <https://grants.gov/search-results-detail/346815>

As a part of our comprehensive plan update, we are looking at the potential of extending our Urban Service Boundary to the southwest corner of town. This area is well positioned for manufacturing, logistics, and commercial development for a number of reasons. The major limiting factor is that it lacks water & sewer. See attached.

After reading the PWEAA NOFO, I don't think we would qualify for the Public Works grant given that the census tract is not distressed, though I would welcome your input if you think I could be wrong.

My other thought was an argument under EAA. Let's just say for arguments sake that the City of Hermantown had a private partner in a technology sector willing to invest upwards of \$1B in private investment and create several hundred jobs (\$100+K), could an argument be made that the regional economic advantage of attracting investment, creating jobs, and fostering economic resiliency and prosperity help us with economic diversity? There are many items in

the CEDS SWOT analysis (decline in regions historic industries, gap in the technology sector, etc) that would be addressed through an effort like that.

Happy to hop on a call and chat if you'd like!!

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-5600



5105 Maple Grove Road
Hermantown, MN 55841
hermantownmn.com

From: [Chad Ronchetti](#)
To: [brian.wurdeman](#)
Cc: [CH-Joe Wicklund](#); [brent.nasset](#); [Sieh, Trisha](#); [Chris Bates](#); Jared.Jones@kimley-horn.com
Subject: RE: Sewer & Water Availability in Hermantown
Date: Tuesday, September 17, 2024 2:39:00 PM
Attachments: [Load and Flow Report 2024.pdf](#)
[RFI Water Hermantown 2024-09-13.docx](#)
[Load and Flow Report 2023.pdf](#)
[RFI - Waste Water Hermantown 2024-09-13.docx](#)

Team,

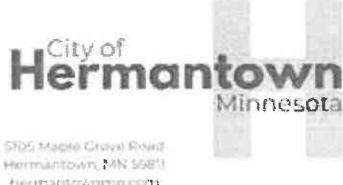
Attached are the RFI responses. There are several questions denoted in the documents where we are waiting for responses from the City of Duluth. As discussed, our water is provided by COD and wastewater is managed by WLSSD.

I will get you the answers to the denoted questions as soon as I have them. If you need any clarity or more detail, I'd be happy to schedule a call with our City Engineer.

Best,

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
Office: 218-729-3600



From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:28 PM
To: Jared.Jones@kimley-horn.com
Cc: CH-Trish Crego <tcrego@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Jared,

Thanks for reaching out! I was forwarded your note to Trish below. I'm happy to work as the POC for the City of Hermantown. We try to make it easy!

I am working to complete the full water and wastewater RFIs and provide them to the project team.

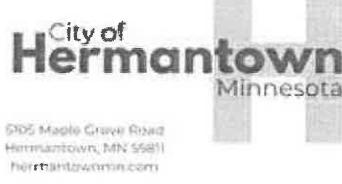
I will get those over to the group as soon as possible. I've copied a few other folks from the KH team so we are all on the same page.

Some of the information requested in the RFIs can only be answered robustly by the Western Lake Superior Sanitary District (water/wastewater plant), but per Chris Bates' instruction, I am waiting on the expected demands from a second phase prior to contacting WLSSD. Please advise if you would like me to do that sooner.

As it relates to water testing, I have now connected the KH team with the appropriate parties to conduct both flow and sampling. Please let me know if/when you move forward with that and keep me in the loop.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Jones, Jared <jared.jones@kimley-horn.com>
Sent: Friday, September 13, 2024 11:28 AM
To: CH-Trish Crego <tcrego@hermantownmn.com>
Subject: Sewer & Water Availability in Hermantown

Good morning Trish,

I am doing some due diligence for a potential future large land development project in Hermantown, and am trying to assess the general capacities within the local water and wastewater treatment system. The project area is near US Highway 2 & Midway road, so I'd also like to confirm whether or not this part of the city is currently served by municipal sewer and water. If you're able to assist with any of the below information, I would greatly appreciate it.

Water System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):

Sanitary Sewer System:

- Average Demand (MGD):
- Max Demand (MGD):

- Max Capacity of System (MGD):
- Is there a planned expansion to the existing treatment plant?

Thanks in advance for your assistance!

Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

Direct: 612 389 1819 | Mobile: 612 581 8917

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

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From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: RE: Sewer & Water Availability in Hermantown
Date: Wednesday, October 2, 2024 10:18:00 AM

Yes what day and time are you thinking?

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 2, 2024 9:40 AM
To: David Bolf <david@nce-duluth.com>
Subject: FW: Sewer & Water Availability in Hermantown

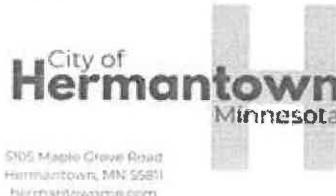
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David,

You have any time this week to meet with the Project Loon team?

-Chad

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Economic Development Director
cronchetti@hermantownmn.com
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From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Tuesday, October 1, 2024 10:43 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Chad,

We would be interested in scheduling a meeting with the City Engineer to review and clarify a couple of the responses. Could you please let us know what availability you have the remainder of this week and early next?

Thank you!

Brian M. Wurdeman, P.E.
Kimley-Horn | 11995 Singletree Lane, Suite 225, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 20, 2024 11:44 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

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All,

I just wanted to be sure you received the RFIs and see if you had any questions. I do not believe you are waiting on anything else from us other than what we will get from the City of Duluth. To my knowledge, we are waiting on the following items:

1. Coordinated water testing (Mort/KH action item)
 - a. Flow testing
 - b. Water testing
2. Updated Phase II demand (Mort action item)
 - a. Once received, COH will coordinate a meeting with WLSSD.

Am I missing anything?

Happy Friday,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Tuesday, September 17, 2024 2:40 PM
To: brian.wurdeman <brian.wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; brent.nasset <brent.nasset@kimley-horn.com>

horn.com; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jared.Jones@kimley-horn.com

Subject: RE: Sewer & Water Availability in Hermantown

Team,

Attached are the RFI responses. There are several questions denoted in the documents where we are waiting for responses from the City of Duluth. As discussed, our water is provided by COD and wastewater is managed by WLSSD.

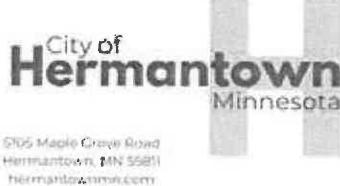
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Best,

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



9105 Maple Creek Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:28 PM
To: Jared.Jones@kimley-horn.com
Cc: CH-Trish Crego <tcrego@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>
Subject: RE: Sewer & Water Availability in Hermantown

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I am working to complete the full water and wastewater RFIs and provide them to the project team. I will get those over to the group as soon as possible. I've copied a few other folks from the KH team so we are all on the same page.

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As it relates to water testing, I have now connected the KH team with the appropriate parties to conduct both flow and sampling. Please let me know if/when you move forward with that and keep me in the loop.

-Chad

Chad Ronchetti

Economic Development Director

ronchetti@hermantownmn.com

office: 218-729-3600



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Jones, Jared <Jared.Jones@kimley-horn.com>
Sent: Friday, September 13, 2024 11:28 AM
To: CH-Trish Crego <tcrego@hermantownmn.com>
Subject: Sewer & Water Availability in Hermantown

Good morning Trish,

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Sanitary Sewer System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):
- Is there a planned expansion to the existing treatment plant?

Thanks in advance for your assistance!

Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

Direct: 612 389 1819 | Mobile: 612 581 8917

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 17 years as one of *Fortune's* 100 Best Companies to Work For

From: [Chad Ronchetti](#)
To: [Wurdeman, Brian](#); [David Bolf](#)
Cc: [CH-Joe Wicklund](#); [Nasset, Brent](#); [Sieh, Trisha](#); [Chris Bates](#); [Jones, Jared](#); [Brandt, Mike](#); [Schumann, Kate](#)
Subject: RE: Sewer & Water Availability in Hermantown
Date: Wednesday, October 2, 2024 2:37:00 PM
Attachments: [RFI - Waste Water Hermantown 2024-09-13.docx](#)
[RFI Water Hermantown 2024-09-13.docx](#)

Also, I poked at the City of Duluth today to get their responses to some of RFI questions. Those have been added to the attached documents in **BLUE**.

Some of the questions could not be answered by the COD and would need to be obtained from the WWTP WLSSD directly. My understanding is the Project Loon Team is not ready to engage them. When you are, I am happy to set a meeting and discuss the data gaps in the attached.

Thanks,

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Wednesday, October 2, 2024 11:07 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Brian,

I've copied in David Bolf, who is our City Engineer under contract. He said he has some ability to meet this week. Can you work with him to find a time that works for you all?

I don't know that I need to be a part of the conversation, but will if the times line up with my availability.

-Chad



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, November 20, 2024 3:07 PM

To: Chris Bates <Chris.Bates@mortenson.com>

Subject: RE: TIF Sample Timeline

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Chris,

When you say internal modeling, you are talking about financial modeling? Such as how much increment you think could be generated? Would that be used internally to decide if that is the route you'd like to pursue?

Yes that's correct – financial modeling to determine a range of estimated increment. I don't think we are quite ready to engage Ehlers, so taking this on as a next step.

I am working on that escrow agreement. The agreement would cover more than just design. It would cover our costs associated with outside consultant work such as engineering, legal, financial (Ehlers), etc. I did not anticipate that we would reach any level of significant design in terms of water/wastewater, but instead would cover planning and feasibility studies.

Again, we would not charge for the City's administration costs (staff time, etc.), but as we are starting to incur somewhat significant costs (such as with water modeling).

The draft agreement I send over will have a breakdown of expenses anticipated for individual areas. That is what I'm working on now. We want to make sure our escrow estimate is right the first time. Understood and agreed on what will be included in the escrow agreement.

-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-3600

City of
Hermantown
Minnesota

505 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>

Sent: Wednesday, November 20, 2024 2:55 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: RE: TIF Sample Timeline
Date: Monday, November 25, 2024 3:02:00 PM
Attachments: [2024-11-25_Inducement Agreement Project_Loon.docx](#)
[image011.png](#)

Chris,

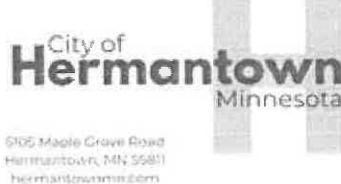
Happy Thanksgiving week. Sorry for the delay, but see the attached Inducement Agreement for the escrow.

The amounts and areas identified are what we feel might be needed for continued study of water system upgrades as well as the potential for the AUAR. Just to be explicit, this does not include administrative costs, such as my time or anyone else's.

Thanks for reviewing,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



6105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, November 20, 2024 4:02 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: TIF Sample Timeline

Hi Chad – see below in red responses to your questions/comments.

Chris Bates, Development Manager
Mortenson Development, Inc.
700 Meadow Lane North
Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®
Mobile: 612.232.6386
chris.bates@mortenson.com
www.mortenson.com/Development

Chad Ronchetti

Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-5600



9105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Jones, Jared <Jared.Jones@kimley-horn.com>
Sent: Friday, September 13, 2024 11:28 AM
To: CH-Trish Crego <tcrego@hermantownmn.com>
Subject: Sewer & Water Availability in Hermantown

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Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

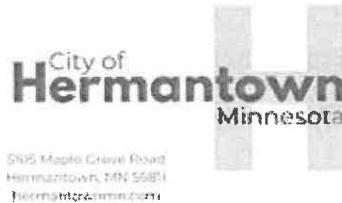
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Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



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Sent: Tuesday, September 17, 2024 2:40 PM

To: brian.wurdeman@kimley-horn.com

Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jared.Jones@kimley-horn.com

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All,

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Subject: RE: TIF Sample Timeline

Thanks Chad. We are going to work on some modeling internally as it relates to the tax increment analysis.

Can you please send over the infrastructure design escrow agreement that we discussed last week? Can you please include the following information in the agreement:

- Clarify/define what the scope of work is for the funds
 - What exactly will the \$\$\$ be used for
 - Modeling
 - Consultant fees
 - Etc.

Separately, can you help detail approx. what % of the total design costs this gets us too? Trying to understand what the total anticipated design costs are if you have an idea at this stage.

Thanks,
Chris

Chris Bates, Development Manager

Mortenson Development, Inc.

700 Meadow Lane North

Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Friday, November 15, 2024 4:01 PM

To: Chris Bates <Chris.Bates@mortenson.com>

Subject: FW: TIF Sample Timeline

CAUTION: External Sender. Use caution when clicking on links or attachments.

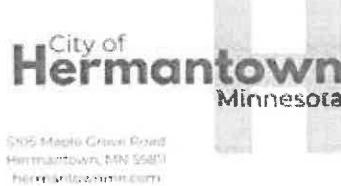
Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached. That first item on the schedule is when it becomes public.

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Todd Hagen <thagen@ehlers-inc.com>
Sent: Friday, November 15, 2024 3:58 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: TIF Sample Timeline

Sure here you go. Todd.

Todd Hagen
Senior Municipal Advisor
O: (651) 697-8508 | ehlers-inc.com



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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, November 15, 2024 3:47 PM
To: Todd Hagen <thagen@ehlers-inc.com>
Subject: TIF Sample Timeline

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Todd,

As you and I chatted about before, we are working on a potential project that is very large in size that would, in my estimation, qualify for an Economic Development TIF District. We are currently under NDA, so I am unable to give much for details, but I was hoping you could share with me a sample timeline.

On previous districts I've done, Ehler's has put together a timeline that includes when a TIF plan is due, dates for NOPH, notification to the county, city council approvals, etc. Do you have a sample schedule for a project you could send my way for conversation purposes?

Appreciate your help,

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3600



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From: [Brzezinski, Bradley \(DEED\)](#)
To: [Chad Ronchetti](#)
Subject: RE: Update(s)
Date: Wednesday, January 15, 2025 10:02:44 AM
Attachments: [image002.png](#)

Sounds good, ill get something out to him at the end of this week as well. Any word on Loon?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
Web | Twitter | Facebook



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:01 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

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Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Brad,

He's still working the deal. Not sure why he's not responding to you. Next time I talk to him, I'll encourage him to connect with you again.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>

Sent: Monday, January 13, 2025 3:33 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Update(s)

Any word from Mark Wilson as of late regarding the Scannell Projects? My outreach has not produced any follow up and was hoping to hear what is new on those fronts.

Thanks!

Brad

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)



From: [Chad Ronchetti](#)
To: [Brzezinski, Bradley \(DEED\)](#)
Subject: RE: Update(s)
Date: Wednesday, January 15, 2025 10:04:00 AM
Attachments: [image002.png](#)

Still plugging forward. AUAR public comment period expected in march.

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Wednesday, January 15, 2025 10:03 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Update(s)

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Brad Brzezinski | Northeast Business Development Representative
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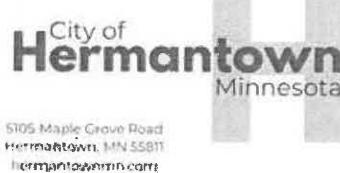
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From: [Brzezinski, Bradley \(DEED\)](#)
To: [Chad Ronchetti](#)
Subject: RE: Update(s)
Date: Thursday, January 16, 2025 8:31:10 AM
Attachments: [image001.png](#)

What were/is the peak load requirement for the project?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)



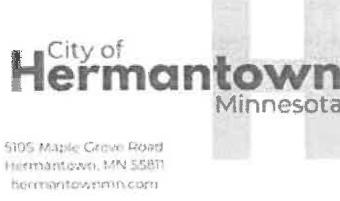
From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:05 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Still plugging forward. AUAR public comment period expected in march.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Wednesday, January 15, 2025 10:03 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Update(s)

Sounds good, ill get something out to him at the end of this week as well. Any word on Loon?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:01 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

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Hey Brad,

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Economic Development Director
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From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Monday, January 13, 2025 3:33 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Update(s)

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Brad

Brad Brzezinski | Northeast Business Development Representative
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[Web](#) | [Twitter](#) | [Facebook](#)



From: [Chad Ronchetti](#)
To: [Bradley Brzezinski](#)
Subject: Re: Update(s)
Date: Thursday, January 16, 2025 8:34:02 AM
Attachments: [image001.png](#)

I don't know that. That's a Minnesota Power question.

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Jan 16, 2025, at 08:31, Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us> wrote:

What were/is the peak load requirement for the project?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)
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<image001.png>

From: [Chad Ronchetti](#)
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: RE: Water Capacity Questions
Date: Tuesday, September 17, 2024 2:17:00 PM

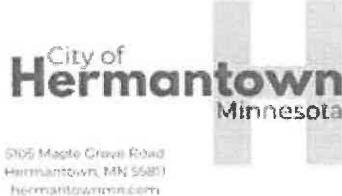
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Q4, v - How many customer communities does the Utility serve?

Appreciate your help!

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:19 PM
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: Water Capacity Questions

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I need to add our population to yours

All answers for Qs 3-6

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- a. What WWTPs would service the site? Where are they located in relation to the site? If more than one, which would be the primary discharge plant?
 - i. ~~What are the minimum, average, and peak inflows to the WWTP(s)?~~
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- b. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)?
 - i. What type of disinfection is utilized and is it required year round?
- c. Are there any recent facilities condition assessment reports available?
- a. What is the rough percentage split for the influent flow between domestic and industrial flow?

4. Pretreatment Discharge Standards

- a. Are there any discharge restrictions for wastewater, including sewer quality limitations? What is the permitting process?
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5. WWTP Water Quality and Discharge

- a. What is the water body each WWTP discharges to? – St. Louis River
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- c. Please provide the NPDES permit.

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 - i. Has the Utility looked into water reuse. Please provide documentation on this, if applicable.

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Q 3, b-f & h

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- h. Are there any recent facilities condition assessment reports available?

That should be it. Sorry to bug you with this! At some point, given that Loon is looking at sites in both Hermantown and Duluth, it might be beneficial if we meet with WLSSD together?

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3600



5105 Maple Grove Road
Hermantown, MN 55801
hermantownmn.com

From: [Chad Ronchetti](#)
To: [Howard Smith](#)
Cc: [Tricia Hobbs](#)
Subject: RE: Water Capacity Questions
Date: Wednesday, October 2, 2024 1:13:00 PM

No worries at all, Howie. Thanks. Appreciate the responses you did give.

At some point, Hermantown will likely need to schedule a meeting with WLSSD to discuss this. Would you like to be included in that when we do?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



9105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Howard Smith <hsmith@DuluthMN.gov>
Sent: Wednesday, October 2, 2024 10:55 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Tricia Hobbs <thobbs@DuluthMN.gov>
Subject: RE: Water Capacity Questions

Chad,
Sorry about that non-responsiveness. I saw your email, of course didn't know all the answers right away, so didn't reply initially and forgot. I still don't know all the answers so I'll do my best in blue below:

Howard Smith, P.E. | Chief Utility Engineer| MN licensed PE | City of Duluth | 411 West 1st Street, Duluth, MN 55802 | 218-730-5092 | hsmith@duluthmn.gov

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 2, 2024 8:11 AM
To: Howard Smith <hsmith@DuluthMN.gov>
Cc: Tricia Hobbs <thobbs@DuluthMN.gov>
Subject: Re: Water Capacity Questions

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Hi Howie,

I hope you had some nice time off.

Are you able to share answers to the below questions? I have a meeting with the Project Loon team later this week to discuss the RFI responses.

Thanks!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Sep 17, 2024, at 14:17, Chad Ronchetti <cronchetti@hermantownmn.com> wrote:

Sorry, you two. One additional question I missed from the water RFI:

Q4, v - How many customer communities does the Utility serve? That would be four, Duluth of course, Proctor, Hermantown, and Rice Lake.

Appreciate your help!

-Chad

<image003.jpg>

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I need to add our population to yours

All answers for Qs 3-6

1. Wastewater Treatment Plant –

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2. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s).
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2. Pretreatment Discharge Standards

1. Are there any discharge restrictions for wastewater, including sewer quality limitations? What is the permitting process?
 1. Does the Utility operate an approved pretreatment program? no
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1. What is the water body each WWTP discharges to? – St. Louis River
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No

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-Chad

<image002.jpg>

From: [Chad Ronchetti](#)
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: Re: Water Capacity Questions
Date: Wednesday, October 2, 2024 8:10:59 AM

Hi Howie,

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Thanks!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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Cc: thobbs@duluthmn.gov
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<image002.jpg>

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-Chad

<image002.jpg>

From: Chad Ronchetti
To: Chad Katzenberger
Subject: PE: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 9:28:00 AM
Attachments:

Perfect, thanks Chad.

-Chad

Chad Ronchetti

• **Eric Kotterman**
Executive Development Director
The Kotterman Group



From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Monday, November 4, 2024 9:21 AM
To: Chad Ronchetti <cronchetti@hermantownmr.com>
CC: Matt Boll <mboll@sehinc.com>, David Boll <david@nci-duluth.com>, Heather Schumacher <hschumacher@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Hi Chad, yes

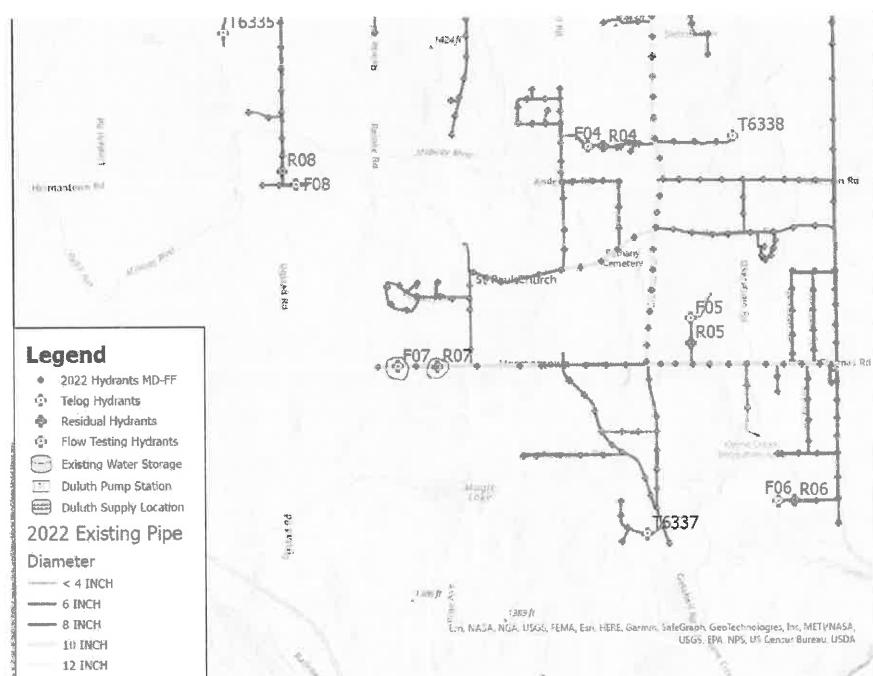
For the model construction/calibration field testing, we were very close to that one (on hydrant to the east) labeled F07.

Here is what we had for data:

Flow = 1,234 gpm

Pressure
Static = 84 psi

Mean thin layer



FIELD FLOW TESTING RESULTS

Flow Test Name	First Residual Hydrant	Date	Time	FLOWING DATA			RESIDUAL GAUGE RESULTS				MODEL RESULTS			CALIBRATION	
				Blow	Flow Pressure (psi)	Location	Flow (gpm)	Static (psi)	Residual (psi)	Location	Comments	Static (psi)	Residual (psi)	Diff (psi)	
F01	801	10/5/2023	10:40 AM	2.5	50	Across from Coors	1000	71	64	Pump Station		71	67	4	-5
F01.2	801.2	10/5/2023	10:40 AM	2.6	50	Across from Coors	1000	71	67	Pump Station	Decrease in 8' and increased to 5' > 10% diff	71	67	0	0
F02	802	10/5/2023	10:54 AM	2.5	45	Across from WFC	1000	74	57	Pump Station	Decrease in 8' and increased to 5' > 10% diff	74	58	10	13
F03	803	10/5/2023	11:13 AM	2.5	35	West of Lightning Drive	1000	71	45	Public Works Building	WFC=53.57' & WFC=55' (measured) > 10% diff	74	35	39	-10
F04	804	10/5/2023	11:42 AM	2.6	45	4002 Daybreak Rd	1000	74	41	West of Daybreak Rd	Decrease in 8' and increased to 5' > 10% diff	61	41	20	-10
F05	805	10/5/2023	12:29 PM	2.7	25	2049 Linn Rd	1000	102	34	North of Linn Rd	Residual dropped to 54 before piping back to 53 psi	102	53	49	-1
F06	806	10/5/2023	12:30 PM	2.5	19	4764 Mary Lane Dr	1000	85	29	West of Mary Lane Dr	Residual was 54.5 before dropping back to 53 psi	85	29	56	0
F07	807	10/5/2023	1:46 PM	2.8	80	5179 Morel Rd	1000	54	52	Moorl Tonka Rd at Moreltonka Dr & Linn Rd		64	57	3	-1
F08	808	10/5/2023	1:52 PM	2.6	30	East of Upstate Rd Shattered Glass Rd	1000	45	52	3017 Upstate Rd	Find a use of 52' instead of 50' (Measuring straight in Ditch & ditch is 50')	85	52	33	0
F09	809	10/5/2023	1:51 PM	2.0	55	South Jumper Dr	774	67	58	525 Main St Dr		67	58	1	0
F10	810	10/5/2023	2:00 PM	2.0	35	South end of Weyerhaeuser Rd	1000	82	44	4219 Weyerhaeuser Rd		60	44	16	0
F11	811	10/5/2023	2:05 PM	2.0	22	End of Falcon Drive	811	43	31	Falcon Drive		43	31	12	0
F12	812	10/5/2023	2:25 PM	2.5	7'	North of Linn Rd & Highway 100	1000	45	31	Chez Linn		45	31	14	1

* Flow Test was not included in calibration, thought to be a flawed test as results would be impossible to achieve in the model

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
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218.855.1720 direct
218.820.6169 mobile

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, November 4, 2024 9:11 AM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: Matt Bolf <mbolf@sehinc.com>; David Bolf <dbolf@necduluth.com>
Subject: Re: Water Modeling Contract Proposal

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Will do, Chad. Thanks.

Also, did you all flow test the existing hydrant closest to the project site? I believe it's this one:



The Loon team needs the following info:

- Static Pressure
- Residual Pressure and Flow
- Location/Elevation of Hydrant
-

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Nov 4, 2024, at 09:07, Chad Katzenberger <ckatzenberger@sehinc.com> wrote:

Chad, attached is the revised PSA and scope exhibit.

If you could please provide signatures and return, we can get this project active.

Thanks!

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Subject: RE: Water Modeling Contract Proposal

Thanks for your help Chad! We'll get this to you ASAP Monday morning.

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
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If we can get this back before Monday 12:noon, we can get it executed by the Mayor on Monday.

Thanks,

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Cc: David Bolf <dbolf@ce-duluth.com>; Chad Katzenberger <cckatzenberger@sehinc.com>

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I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for

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<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>
<2024.11.04 Consultant - Agreement for Professional Services SEH Hydraulic On Call.pdf>

From: [Chad Ronchetti](#)
To: [Matt Bolf](#)
Cc: [David Bolf](#); [Chad Katzenberger](#)
Subject: Re: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 3:02:37 PM

Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contact under the modifications? If so, can you provide it? It will be easier to make arguments if so.

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Chad Ronchetti, Economic Development Director

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Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

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<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: [Chad Katzenberger](#)
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Cc: [David Bolf](#)
Subject: RE: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 9:07:37 AM
Attachments: [2024.11.04 Consultant - Agreement for Professional Services SEH Hydraulic On Call.pdf](#)

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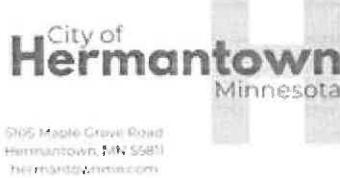
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Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti

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Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

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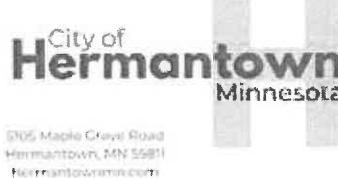
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To: ["Matt Bolf"](#)
Cc: ["David Bolf"](#); ["Chad Katzenberger"](#)
Subject: RE: Water Modeling Contract Proposal
Date: Friday, November 1, 2024 3:40:00 PM
Attachments: [Consultant - Agreement for Professional Services SEH Hydraulic On Call 11-1-2024.docx](#)

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Hermantown, MN 55811
hermantownmn.com

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Sent: Friday, November 1, 2024 3:33 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Matt,

Attached is a markup accommodating the changes we are willing to make. I've tracked those changes for your convenience. Please accept the changes, sign and return.

If we can get this back before Monday 12-noon, we can get it executed by the Mayor on Monday.

Thanks,

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Matt Bolf <mbolf@sehinc.com>

Sent: Monday, October 28, 2024 4:02 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: RE: Water Modeling Contract Proposal

Chad,

We have not negotiated this change in the past with a signed agreement. That being said, if I look back several years our Hermantown contracts had 2 statements in this section that have been removed. They included:

- *The City shall have the sole and exclusive right, title and interest, including all rights to ownership of all Project Materials upon completion of the work and payment in full all monies due to the Engineer.*
- *Engineer shall have no liability related to the use by City of any Project Materials by City that are not in connection with the performance of services by Engineer.*

I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, October 28, 2024 3:03 PM

To: Matt Bolf <mbolf@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: Re: Water Modeling Contract Proposal

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Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contact under the modifications? If so, can you provide it? It will be easier to make arguments if so.

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 28, 2024, at 14:15, Matt Bolf <mbolf@sehinc.com> wrote:

Hi Chad R,

Congrats on your new position in Hermantown. Thanks for sending this draft PSA over. We will certainly reformat our proposal to better fit as an attachment.

It's been a few years since I reviewed the standard PSA language. In looking at this today, I would like to request a few modifications to **Paragraph 12 Intellectual Property Rights** which are shown in red below. Would you be able to review this with John and Steve O and let me know if this would be acceptable or if they want to discuss?

12. **Intellectual Property Rights.** For the purposes of this Agreement, Project Materials means copyrights and all works developed and expressly stated to be delivered by Consultant in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any software or data.

Project Materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement.

All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. ~~In addition,~~ Upon payment in full, Consultant hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to the City no matter what their status might be under federal law.

Upon payment in full, Consultant shall provide City with copies of all Project Materials

Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project

Materials are owned by City.

Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use in connection with the Project are and shall remain the sole and exclusive property of City.

Project Materials prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other Project. Any reuse of the Project Materials without written consent or adaptation by Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Consultant; and the City shall release Consultant from all claims arising from such use.

Also – please note that Section 8 Compensation will need to be updated to \$25,000 to match our proposal. This work will be billed hourly as requested by the City.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 23, 2024 4:15 PM

To: Chad Katzenberger <ckatzenberger@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>

Subject: RE: Water Modeling Contract Proposal

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Chad K:

Sorry about the delay in getting this back to you. I've spoken with John Mulder now, and he would like to utilize our standard PSA. See attached word version for your review.

If you could please reformat your proposal to be appropriate for an attachment to our standard PSA, that would be fantastic.

Again, sorry for the delay.

-Chad

<image002.jpg>

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, October 17, 2024 11:39 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Wednesday, October 16, 2024 9:24 PM
To: David Bolf <david@nce-duluth.com>
Subject: Water Modeling Contract Proposal

Hello David, attached is the proposal/contract for the on call system modeling and planning work related to project Loon.

Please review and let me know if you have any questions, or if you would like to see any changes.

Thanks,

Chad T. Katzenberger, PE (MN, CO, SD, WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown
Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: Matt Bolf
To: Chad Ronchetti
Cc: David Bolf; Chad Katzenberger
Subject: RE: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 4:01:43 PM

Chad,

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