

From: [Chris Bates](#)
To: [Bodin, Chet \(DEED\)](#); [Chad Ronchetti](#)
Cc: [Valencia, Catalina \(DEED\)](#); [Dan Lessor](#)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Monday, September 23, 2024 4:26:33 PM
Attachments: [image006.png](#)
[image007.png](#)

Thanks Chet & Valencia – great to connect. We will review this with our client and legal team and get back to you.

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: Bodin, Chet (DEED) <chet.bodin@state.mn.us>
Sent: Monday, September 23, 2024 2:00 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

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Chad and Chris,

Good chatting today. Please pass this on to the client for their review. If they have no changes they can sign and send back. If there are redlines, we will pass on to legal to consider.

Thanks for connecting with us on the project – I hope we can help move it forward.

Best,
Chet

Chet Bodin
Business & Community Development Manager | Northwest MN
Executive Director | Minnesota Business First Stop
Minnesota Department of Employment and Economic Development
Mobile: 218-232-0022

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Tuesday, September 10, 2024 1:40 PM

To: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>; Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>

Subject: RE: Project Loon & Introductions w/ DEED

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Thank you, Sophie!

The below times in RED work for the Mortenson and Hermantown teams.

- Friday, September 20th, from 9:30AM-12:30PM and 3:00-4:30PM
 - 10:30-12:30
- Monday, September 23rd, from 11:00AM-4:30PM
 - 1:00-2:00
- Tuesday, September 24th, from 11:00AM-1:00PM
- Friday, September 27th, from 9:30AM-4:30PM
 - 10:30-12:30

-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: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>

Sent: Monday, September 9, 2024 3:24 PM

To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>

Subject: RE: Project Loon & Introductions w/ DEED

Hi Chad,

Here is Catalina and Chet's availability over the next few weeks:

Let me know what aligns with your schedule and I'll send a meeting invite. Please let me know if additional availability is needed. I'm happy to provide more options.

Thank you,

Sophie Rios | Senior Administrative Specialist, Business Development
Department of Employment and Economic Development
State of Minnesota
Great Northern Building 180 East Fifth Street, 12th Floor, St. Paul MN 55101
Direct: +1 (612) 214-8238



From: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>
Sent: Monday, September 9, 2024 2:58 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

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Thank you,

Catalina Valencia | Executive Director, Business Development
Minnesota Department of Employment and Economic Development
180 E 5th Street, Suite 1200, St. Paul, MN 55101
Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670

[Web](#) | [Twitter](#) | [Facebook](#)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, September 9, 2024 8:32 AM
To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chris Bates

<Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED)

<bradley.brzezinski@state.mn.us>

Subject: Re: Project Loon & Introductions w/ DEED

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Hi Catalina,

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Would it be possible to get on a Teams call, brief DEED on the project, and chat about your programs? I've given them a high level on what I think might be applicable, but it would be good for them to meet you and DEED directly.

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Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: Chad Ronchetti

Sent: Monday, September 9, 2024 8:29 AM

To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; Chris Bates

<Chris.Bates@mortenson.com>

Cc: aforsman@mnpower.com <aforsman@mnpower.com>

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Chad Ronchetti

Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Bodin, Chet \(DEED\)](#)
To: [Chad Ronchetti](#); Chris.Bates@mortenson.com
Cc: [Valencia, Catalina \(DEED\)](#)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Monday, September 23, 2024 2:00:10 PM
Attachments: [image002.png](#)
[image003.png](#)
[NDA template FINAL 5.2.2023.docx](#)

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Executive Director | Minnesota Business First Stop
Minnesota Department of Employment and Economic Development
Mobile: 218-232-0022

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Tuesday, September 10, 2024 1:40 PM
To: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>; Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

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-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3500



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Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>
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State of Minnesota
Great Northern Building 180 East Fifth Street, 12th Floor, St. Paul MN 55101
Direct: +1 (612) 214-8238



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To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED)

<bradley.brzezinski@state.mn.us>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>

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Minnesota Department of Employment and Economic Development

180 E 5th Street, Suite 1200, St. Paul, MN 55101

Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670

[Web](#) | [Twitter](#) | [Facebook](#)



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Sent: Monday, September 9, 2024 8:32 AM

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Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>

Subject: Re: Project Loon & Introductions w/ DEED

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Chad Ronchetti

Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: Chad Ronchetti

Sent: Monday, September 9, 2024 8:29 AM

To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: aforsman@mnpower.com <aforsman@mnpower.com>

Subject: Project Loon & Introductions w/ DEED

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Chad Ronchetti

Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Chris Bates](#)
To: [Chad Ronchetti](#)
Cc: [Arik Forsman \(MP\)](#); [Dan Lessor](#)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Tuesday, September 10, 2024 11:13:21 AM
Attachments: [image005.png](#)
[image006.png](#)

Chad,

Just circled up with Dan and any of the below times in red work for us so feel free to schedule what also works for you:

- Friday, September 20th, from 9:30AM-12:30PM and 3:00-4:30PM

10:30-12:30

- Monday, September 23rd, from 11:00AM-4:30PM

1:00-2:00

- Tuesday, September 24th, from 11:00AM-1:00PM

No times work

- Friday, September 27th, from 9:30AM-4:30PM

10:30-12:30

Thanks!

Chris Bates, Senior Development Analyst
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: Tuesday, September 10, 2024 9:27 AM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>
Subject: RE: Project Loon & Introductions w/ DEED

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Chris,

Let us know what works for you, and I'll make it work.

-Chad

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



From: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>
Sent: Monday, September 9, 2024 3:24 PM
To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

Hi Chad,

Here is Catalina and Chet's availability over the next few weeks:

- Friday, September 20th, from 9:30AM-12:30PM and 3:00-4:30PM

Yes

- Monday, September 23rd, from 11:00AM-4:30PM

1-3

- Tuesday, September 24th, from 11:00AM-1:00PM

No

- Friday, September 27th, from 9:30AM-4:30PM

NOT 8-9 or 1-2

Let me know what aligns with your schedule and I'll send a meeting invite. Please let me know if additional availability is needed. I'm happy to provide more options.

Thank you,

Sophie Rios | Senior Administrative Specialist, Business Development
Department of Employment and Economic Development
State of Minnesota
Great Northern Building 180 East Fifth Street, 12th Floor, St. Paul MN 55101
Direct: +1 (612) 214-8238

From: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>
Sent: Monday, September 9, 2024 2:58 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

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Minnesota Department of Employment and Economic Development
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Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670

[Web](#) | [Twitter](#) | [Facebook](#)

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Sent: Monday, September 9, 2024 8:32 AM
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Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: Re: Project Loon & Introductions w/ DEED

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Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

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To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: aforsman@mnpower.com <aforsman@mnpower.com>

Subject: Project Loon & Introductions w/ DEED

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Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Rios, Sophie \(She/Her/Hers\) \(DEED\)](#)
To: [Valencia, Catalina \(DEED\)](#); [Chad Ronchetti](#); [Chris Bates](#)
Cc: [Arik Forsman \(MP\)](#); [Bodin, Chet \(DEED\)](#)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Monday, September 9, 2024 3:24:31 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Chad,

Here is Catalina and Chet's availability over the next few weeks:

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Department of Employment and Economic Development

State of Minnesota

Great Northern Building 180 East Fifth Street, 12th Floor, St. Paul MN 55101

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From: Valencia, Catalina (DEED)
To: Chad Ronchetti; Chris Bates
Cc: Arik Forsman (MP); Brzezinski, Bradley (DEED); Bodin, Chet (DEED); Rios, Sophie (She/Her/Hers) (DEED)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Monday, September 9, 2024 2:58:00 PM
Attachments: image001.png

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Catalina Valencia | Executive Director, Business Development
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City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: Chad Ronchetti

Sent: Monday, September 9, 2024 8:29 AM

To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: aforsman@mnpower.com <aforsman@mnpower.com>

Subject: Project Loon & Introductions w/ DEED

Brad,

It's been a while. It's nice to be back in a seat where I can actually work on things with my own two hands!

We are working on a confidential project of significant scale here in Hermantown. I'd like to introduce you to the project lead for the development team, Chris Bates. He is with Mortenson and is copied.

Would it be possible to get on a Teams call, brief you on the project, and chat about your programs? I've given them a high level on what I think might be applicable, but it would be good for them to meet you and DEED directly.

Cheers,

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

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From: [Chris Bates](#)
To: [Valencia, Catalina \(DEED\)](#); [Bodin, Chet \(DEED\)](#)
Cc: [Dan Lessor](#); [Chad Ronchetti](#)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Thursday, October 17, 2024 10:43:24 AM
Attachments: [image002.png](#)
[image004.png](#)

Catalina – yes this project is a data center use.

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: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>
Sent: Thursday, October 17, 2024 10:20 AM
To: Chris Bates <Chris.Bates@mortenson.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>;
Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Project Loon & Introductions w/ DEED

Chris,

Could you confirm at this point whether the project is a data center? If so, I would have another business development manager – Colleen Eddy – be the lead on our end instead of Chet. Colleen focuses in data centers among other industries. Please advise.

Catalina Valencia | Executive Director, Business Development
Minnesota Department of Employment and Economic Development
180 E 5th Street, Suite 1200, St. Paul, MN 55101
Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670

[Web](#) | [Twitter](#) | [Facebook](#)



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

Sent: Thursday, October 17, 2024 9:11 AM

To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Project Loon & Introductions w/ DEED

Thanks Catalina - attached is the countersigned copy. We've got some PTO + Travel the next few weeks so schedules are a bit tight on our end. Can we shoot to reconnect at any of the below times?

Monday 10/28:

- 11-12
- 2-3

Friday 11/1

- 12-3

Friday 11/8

- 11-12:30
- 2-4

Thank you,
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: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>

Sent: Monday, October 14, 2024 11:07 AM

To: Chris Bates <Chris.Bates@mortenson.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Project Loon & Introductions w/ DEED

Chris,

Usually DEED signs last for future reference. I went ahead and signed to keep things moving, but please send me the executed NDA once the company signs.

Thank you,

Catalina Valencia | Executive Director, Business Development

Minnesota Department of Employment and Economic Development

180 E 5th Street, Suite 1200, St. Paul, MN 55101

Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670

[Web](#) | [Twitter](#) | [Facebook](#)



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

Sent: Friday, October 11, 2024 11:25 AM

To: Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Project Loon & Introductions w/ DEED

Happy Friday All,

Please see attached NDA with our customers entity filled in. They are good to go with the form as is. They've asked that DEED add their signature and then they will execute on their end.

Thank you and I look forward to discussing the project in more detail!

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: Chris Bates

Sent: Thursday, October 10, 2024 2:09 PM

To: Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Project Loon & Introductions w/ DEED

Hi Chet,

Thanks for checking in. This is being worked through our clients legal team and we hope to have a response in short order. Will follow-up to this email thread as soon as we hear back.

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: Bodin, Chet (DEED) <chet.bodin@state.mn.us>
Sent: Thursday, October 10, 2024 1:45 PM
To: Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Project Loon & Introductions w/ DEED

Chad and Chris,

I just wanted to circle back here. Any updates on the NDA review?

Thank you,
Chet

Chet Bodin
Business & Community Development Manager | Northwest MN
Executive Director | Minnesota Business First Stop
Minnesota Department of Employment and Economic Development
Mobile: 218-232-0022

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Monday, September 23, 2024 4:26 PM

To: Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Project Loon & Introductions w/ DEED

Thanks Chet & Valencia – great to connect. We will review this with our client and legal team and get back to you.

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: Bodin, Chet (DEED) <chet.bodin@state.mn.us>
Sent: Monday, September 23, 2024 2:00 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

CAUTION: External Sender. Use caution when clicking on links or attachments.
Chad and Chris,

Good chatting today. Please pass this on to the client for their review. If they have no changes they can sign and send back. If there are redlines, we will pass on to legal to consider.

Thanks for connecting with us on the project – I hope we can help move it forward.

Best,
Chet

Chet Bodin
Business & Community Development Manager | Northwest MN
Executive Director | Minnesota Business First Stop
Minnesota Department of Employment and Economic Development
Mobile: 218-232-0022

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Tuesday, September 10, 2024 1:40 PM

To: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>; Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>

Subject: RE: Project Loon & Introductions w/ DEED

You don't often get email from cronchetti@hermantownmn.com. [Learn why this is important](#)

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Thank you, Sophie!

The below times in RED work for the Mortenson and Hermantown teams.

- Friday, September 20th, from 9:30AM-12:30PM and 3:00-4:30PM
 - 10:30-12:30
- Monday, September 23rd, from 11:00AM-4:30PM
 - 1:00-2:00
- Tuesday, September 24th, from 11:00AM-1:00PM
- Friday, September 27th, from 9:30AM-4:30PM
 - 10:30-12:30

-Chad

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



From: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>

Sent: Monday, September 9, 2024 3:24 PM

To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>

Subject: RE: Project Loon & Introductions w/ DEED

Hi Chad,

Here is Catalina and Chet's availability over the next few weeks:

Let me know what aligns with your schedule and I'll send a meeting invite. Please let me know if additional availability is needed. I'm happy to provide more options.

Thank you,

Sophie Rios | Senior Administrative Specialist, Business Development

Department of Employment and Economic Development

State of Minnesota

Great Northern Building 180 East Fifth Street, 12th Floor, St. Paul MN 55101

Direct: +1 (612) 214-8238



From: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>

Sent: Monday, September 9, 2024 2:58 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>

Subject: RE: Project Loon & Introductions w/ DEED

Happy to meet, Chad. I'm copying Chet Bodin here as well to assist with the project on our end in Brad's absence. I'm also copying Sophie Rios in my team to assist with scheduling.

Thank you,

Catalina Valencia | Executive Director, Business Development

Minnesota Department of Employment and Economic Development

180 E 5th Street, Suite 1200, St. Paul, MN 55101

Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670

[Web](#) | [Twitter](#) | [Facebook](#)



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, September 9, 2024 8:32 AM

To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chris Bates

<Chris.Bates@mortenson.com>

Cc: Arik Forsman (MP) <aforzman@mnpower.com>; Brzezinski, Bradley (DEED)

<bradley.brzezinski@state.mn.us>

Subject: Re: Project Loon & Introductions w/ DEED

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Hi Catalina,

It looks like Brad is out on extended leave and has tagged you in with his out of office.

We are working on a confidential project of significant scale here in Hermantown. I'd like to introduce DEED to the project lead for the development team, Chris Bates. He is with Mortenson and is copied.

Would it be possible to get on a Teams call, brief DEED on the project, and chat about your programs? I've given them a high level on what I think might be applicable, but it would be good for them to meet you and DEED directly.

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: Chad Ronchetti

Sent: Monday, September 9, 2024 8:29 AM

To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: aforsman@mnpower.com <aforsman@mnpower.com>

Subject: Project Loon & Introductions w/ DEED

Brad,

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Cheers,

- Chad

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Chad Ronchetti

Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: Chad Ronchetti
To: Rios, Sophie (She/Her/Hers) (DEED); Valencia, Catalina (DEED); Chris Bates
Cc: Arik Forsman (MP); Bodin, Chet (DEED)
Subject: RE: Project Loon & Introductions w/ DEED
Date: Tuesday, September 10, 2024 1:40:00 PM
Attachments: image002.png
image003.png

Thank you, Sophie!

The below times in RED work for the Mortenson and Hermantown teams.

- Friday, September 20th, from 9:30AM-12:30PM and 3:00-4:30PM
 - 10:30-12:30
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- Friday, September 27th, from 9:30AM-4:30PM
 - 10:30-12:30

-Chad

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



From: Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>
Sent: Monday, September 9, 2024 3:24 PM
To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

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*Department of Employment and Economic Development
State of Minnesota*

Great Northern Building 180 East Fifth Street, 12th Floor, St. Paul MN 55101
Direct: +1 (612) 214-8238



From: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>
Sent: Monday, September 9, 2024 2:58 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>; Bodin, Chet (DEED) <chet.bodin@state.mn.us>; Rios, Sophie (She/Her/Hers) (DEED) <sophie.rios@state.mn.us>
Subject: RE: Project Loon & Introductions w/ DEED

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Catalina Valencia | Executive Director, Business Development

*Minnesota Department of Employment and Economic Development
180 E 5th Street, Suite 1200, St. Paul, MN 55101
Direct: +1 (651) 259-7493 | Cell: +1 (651) 303-0670*

[Web](#) | [Twitter](#) | [Facebook](#)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, September 9, 2024 8:32 AM
To: Valencia, Catalina (DEED) <catalina.valencia@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>
Cc: Arik Forsman (MP) <aforsman@mnpower.com>; Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: Re: Project Loon & Introductions w/ DEED

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- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: Chad Ronchetti

Sent: Monday, September 9, 2024 8:29 AM

To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; Chris Bates <Chris.Bates@mortenson.com>

Cc: aforsman@mnpower.com <aforsman@mnpower.com>

Subject: Project Loon & Introductions w/ DEED

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Cheers,

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
To: Catalina.Valencia@state.mn.us; [Chris Bates](#)
Cc: aforsman@mnpower.com; bradley.brzezinski@state.mn.us
Subject: Re: Project Loon & Introductions w/ DEED
Date: Monday, September 9, 2024 8:31:48 AM

Hi Catalina,

It looks like Brad is out on extended leave and has tagged you in with his out of office.

We are working on a confidential project of significant scale here in Hermantown. I'd like to introduce DEED to the project lead for the development team, Chris Bates. He is with Mortenson and is copied.

Would it be possible to get on a Teams call, brief DEED on the project, and chat about your programs? I've given them a high level on what I think might be applicable, but it would be good for them to meet you and DEED directly.

- Chad

Chad Ronchetti
Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: Chad Ronchetti
Sent: Monday, September 9, 2024 8:29 AM
To: bradley.brzezinski@state.mn.us <bradley.brzezinski@state.mn.us>; [Chris Bates](mailto:Chris.Bates@mortenson.com) <Chris.Bates@mortenson.com>
Cc: aforsman@mnpower.com <aforsman@mnpower.com>
Subject: Project Loon & Introductions w/ DEED

Brad,

Its been a while. Its nice to be back in a seat where I can actually work on things with my own two hands!

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Cheers,

- Chad

Chad Ronchetti
Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Darren Jablonsky](#)
To: [Chad Ronchetti](#); [David Bolf](#)
Subject: RE: Project Loon & Misc
Date: Wednesday, October 30, 2024 4:12:39 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I'll try to see what others are available - Chad – just in case what do you have available the week of the 11th.



Darren Jablonsky, Director

Economic and Community Development

Office: 218-725-5011 **Toll Free:** 1-800-450-9777, Ext. 5011 **Fax:** 218-725-5029

St. Louis County Government Services Center, 320 W 2nd St, Ste 301, Duluth, MN 55802

jablonskyd@stlouiscountymn.gov

www.stlouiscountymn.gov



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 30, 2024 4:11 PM

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

Cc: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>

Subject: Re: Project Loon & Misc

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Below in *italics*

Chad Ronchetti, Economic Development Director

City of Hermantown

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Sent from mobile

On Oct 30, 2024, at 16:01, David Bolf <david@nce-duluth.com> wrote:

Lets try to meet next week.

M 1-4 (yes)
W 8-1 (no)
Thur Anytime (before 3)
Fri Anytime (after 1)

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)

<image005.jpg>

From: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>
Sent: Wednesday, October 30, 2024 3:58 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Project Loon & Misc

Chad,

Maybe send me some dates in the next several weeks and I'll try to coordinate on our end.

Darren

<image001.png>

Darren Jablonsky, Director
Economic and Community Development

Office: 218-725-5011 **Toll Free:** 1-800-450-9777, Ext. 5011 **Fax:** 218-725-5029

St. Louis County Government Services Center, 320 W 2nd St, Ste 301, Duluth, MN 55802

jablonskyd@stlouiscountymn.gov

www.stlouiscountymn.gov

<image002.png>

<image003.png>

<image004.png>

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 30, 2024 1:26 PM
To: Darren Jablonsky <jablonskyD@StLouisCountyMN.gov>
Cc: David Bolf <david@nce-duluth.com>
Subject: Project Loon & Misc

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Darren,

We'd like to sit down with you and the SLC team for an hour or so to chat about some of our coordinated touch points in Project Loon, maybe Hawkline, etc.

Something in the next couple weeks work for you all?

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

From: [Darren Jablonsky](#)
To: [Chad Ronchetti](#)
Cc: [David Bolf](#)
Subject: Re: Project Loon & Misc
Date: Friday, November 8, 2024 8:39:53 AM

Chad,

We will be sending you our new revised dates rather than a doodle poll likely today. Then with these dates you and David can schedule your conference room as well.

Thanks Darren

Darren Jablonsky, Director
Economic and Community Development

Office: [218-725-5011](tel:218-725-5011) **Toll Free:** [1-800-450-9777](tel:1-800-450-9777), Ext. 5011 **Fax:** [218-725-5029](tel:218-725-5029)
St. Louis County Government Services Center, [320 W 2nd St, Ste 301, Duluth, MN 55802](#)
jablonskyd@stlouiscountymn.gov
www.stlouiscountymn.gov



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, November 8, 2024 8:36 AM
To: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Project Loon & Misc

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Darren,

Last I heard, someone at the county was going to send a Doodle poll? Would you like me to do that?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-725-3600



From: Chad Ronchetti
Sent: Wednesday, October 30, 2024 4:37 PM
To: Darren Jablonsky <jablonskyd@stlouiscountymn.gov>
Cc: David Bolf <david@nce-duluth.com>
Subject: Re: Project Loon & Misc

Week of the 11th:

Monday after 1pm
Tuesday anytime before 3pm
Wednesday anytime
Thursday after 1pm
Friday after 1pm

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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<image001.png>

Darren Jablonsky, Director
Economic and Community Development

Office: 218-725-5011 **Toll Free:** 1-800-450-9777, Ext. 5011 **Fax:** 218-725-5029
St. Louis County Government Services Center, 320 W 2nd St, Ste 301, Duluth, MN 55802

jablonskyd@stlouiscountymn.gov
www.stlouiscountymn.gov

<image005.png>

<image006.png>

<image004.png>

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 30, 2024 4:11 PM

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

Cc: Darren Jablonsky <jablonskyD@StLouisCountyMN.gov>

Subject: Re: Project Loon & Misc

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From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [Darren Jablonsky](#)
Subject: Re: Project Loon & Misc
Date: Wednesday, October 30, 2024 4:10:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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Subject: RE: Project Loon & Misc
Date: Wednesday, October 30, 2024 4:01:47 PM
Attachments: [image001.png](#)
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To: Darren Jablonsky; Chad Ronchetti
Subject: RE: Project Loon & Misc
Date: Friday, November 8, 2024 12:03:50 PM

11/18 – yes
11/19 – no
11/25 - yes
11/27 – yes
12/11 – no
12/16 – no
12/18 – yes
12/19 - no

From: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>
Sent: Friday, November 8, 2024 10:17 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; David Bolf <david@nce-duluth.com>
Subject: Re: Project Loon & Misc

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<u>Monday, Nov. 25</u>	<u>9:00 am to 12:00 pm</u>	X	X	X
<u>Wednesday, Nov. 27</u>	<u>10:00 am to 12:00 pm</u>	X	Not Available	X
<u>Monday, Dec. 9</u>	<u>9:00 am to 12:00 pm</u>	X	X	X
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<u>Wednesday, Dec. 18</u>	<u>10:30 am to 12:00 pm</u>	X	X	X
<u>Thursday, Dec. 19</u>	<u>1:00 pm to 4:30 pm</u>	X	X	X

Thanks Darren

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Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-3600



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[!\[\]\(950a62bbddad88d64435fd35607dfc42_img.jpg\)](#)

[!\[\]\(5a132f13505a6571904d622757b7a8f0_img.jpg\)](#)

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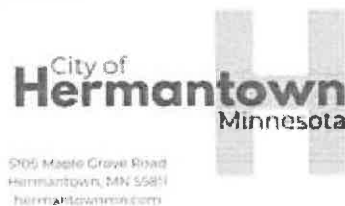
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We'd like to sit down with you and the SLC team for an hour or so to chat about some of our coordinated touch points in Project Loon, maybe Hawkline, etc.

Something in the next couple weeks work for you all?

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

From: [Chad Ronchetti](#)
To: [Darren Jablonsky](#)
Cc: [David Bolf](#)
Subject: Re: Project Loon & Misc
Date: Wednesday, October 30, 2024 4:37:17 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Week of the 11th:

Monday after 1pm
Tuesday anytime before 3pm
Wednesday anytime
Thursday after 1pm
Friday after 1pm

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 30, 2024, at 16:12, Darren Jablonsky <jablonskyd@stlouiscountymn.gov> wrote:

I'll try to see what others are available - Chad – just in case what do you have available the week of the 11th.

<[image001.png](#)>

Darren Jablonsky, Director
Economic and Community Development

Office: 218-725-5011 **Toll Free:** 1-800-450-9777, Ext. 5011 **Fax:** 218-725-5029

St. Louis County Government Services Center, 320 W 2nd St, Ste 301, Duluth, MN 55802

jablonskyd@stlouiscountymn.gov

www.stlouiscountymn.gov

<[image005.png](#)>

<[image006.png](#)>

<[image004.png](#)>

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 30, 2024 4:11 PM

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

Cc: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>

Subject: Re: Project Loon & Misc

WARNING: External email. Please verify sender before opening attachments or clicking on links.

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Below in *italics*

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 30, 2024, at 16:01, David Bolf <david@nce-duluth.com> wrote:

Lets try to meet next week.

M 1-4 (*yes*)

W 8-1 (*no*)

Thur Anytime (*before 3*)

Fri Anytime (*after 1*)

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)

<image005.jpg>

From: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>

Sent: Wednesday, October 30, 2024 3:58 PM

To: Chad Ronchetti <ronchetti@hermantownmn.com>

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

Subject: RE: Project Loon & Misc

Chad,

Maybe send me some dates in the next several weeks and I'll try to coordinate on our end.

Darren

<image001.png>

Darren Jablonsky, Director

Economic and Community Development

Office: 218-725-5011 **Toll Free:** 1-800-450-9777, Ext. 5011 **Fax:** 218-725-5029

St. Louis County Government Services Center, 320 W 2nd St, Ste 301, Duluth, MN 55802

jablonskyd@stlouiscountymn.gov

www.stlouiscountymn.gov

<image002.png>

<image003.png>

<image004.png>

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 30, 2024 1:26 PM

To: Darren Jablonsky <jablonskyd@StLouisCountyMN.gov>

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

Subject: Project Loon & Misc

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Something in the next couple weeks work for you all?

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Sent from mobile

From: [Darren Jablonsky](#)
To: [Chad Ronchetti](#)
Subject: RE: Project Loon | Hermantown
Date: Monday, November 25, 2024 2:04:25 PM
Attachments: [image001.png](#)
[image005.png](#)
[image003.png](#)
[image007.png](#)

Thank you.



Darren Jablonsky, Director

Economic and Community Development

Office: 218-725-5011 **Toll Free:** 1-800-450-9777, Ext. 5011 **Fax:** 218-725-5029

St. Louis County Government Services Center, 320 W 2nd St, Ste 301, Duluth, MN 55802

jablonskyd@stlouiscountymn.gov

www.stlouiscountymn.gov



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, November 25, 2024 1:58 PM

To: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>

Subject: Project Loon | Hermantown

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Darren,

More information on the Data Center Sales Tax incentive can be found here:

<https://mn.gov/deed/business/financing-business/tax-credits/data-center-credit/>

If you'd like more questions answered, the person assigned to this project from the data center team at DEED is: Catalina Valencia (catalina.valencia@state.mn.us).

-Chad

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

City of
Hermantown
Minnesota

5905 Maple Grove Road
Hermantown, MN 56811
hermantownmn.com



From: [PW-Paul Senst](#)
To: [Chad Ronchetti](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Monday, September 16, 2024 9:32:01 AM

Yes we do.

Ill have to get you the specifics. A lot of it is driven by the mechanical designer, but we do have specs. We usually order size based on Mech drawings and we supply the meter. They, the customer, are charged for it based on the size of the meter.

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 13, 2024 4:18 PM
To: PW-Paul Senst <psenst@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

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



From: Chad Ronchetti
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

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



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 that 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?

- i. If yes, what were any key system weaknesses or system vulnerabilities identified (can respond abstractly to limit disclosure)?
- ii. What were the mitigation measures identified to address these?
 1. What is the timeline for completion of these measures?
- iii. What were some significant system upgrades addressing risk and resilience identified in the RRA as having been executed since previous Vulnerability Assessment?

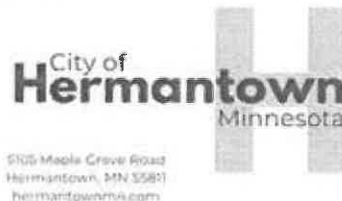
- iv. Did RRA adhere to the AWWA J100-10 Standard for Risk and Resilience Management of Water and Wastewater Systems? If not, what standard was used?
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Answers might be really simple because of our relationship with the water provider, but I'll take what you've got.

Appreciate your help!

-Chad

Chad Ronchetti
Economic Development Director
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From: PW-Paul Senst <psenst@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:25 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

We did do that, yes. IT was very generic in nature since we BUY our water from Duluth...

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

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,

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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,

-Chad

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



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)
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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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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

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City of Hermantown

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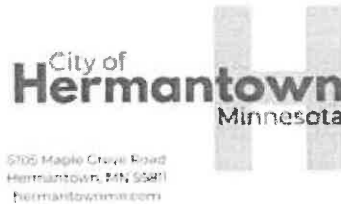
Hermantownmn.com - 218.729.3600

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

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Economic Development Director
chronchetti@hermantownmn.com
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City of Hermantown

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Hermantownmn.com - 218.729.3600

From: David Bolf
To: Chad Ronchetti
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Friday, September 13, 2024 2:46:09 PM
Attachments: RFI - Waste Water Hermantown 2024-06-04 DB Answers CAR Comments.docx

See attached.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 13, 2024 2:17 PM
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Sorry. Fighting a cold and my head is a bit foggy. Attached.

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City of
Hermantown
Minnesota

5125 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: David Bolf <david@nce-duluth.com>
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Subject: RE: Project Loon Water/Waste Water RFIs

Chad you sent me the rfi for the water twice. Please send the sanitary back to me.

Water is attached answering your questions.

Bolf

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



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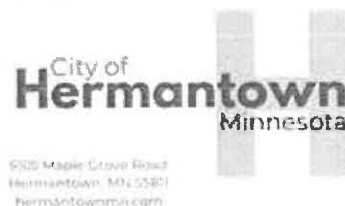
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Appreciate your help,

- Chad

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Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: Chad Ronchetti
To: PW-Paul Senst
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Thursday, September 12, 2024 1:36:00 PM

iv is likely a WLSSD thing.

Appreciate the quick response.

-Chad

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



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

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218-729-3640

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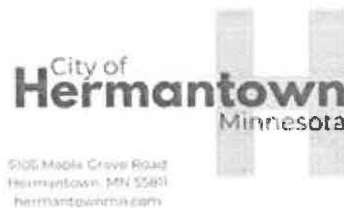
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To: Chad Ronchetti <chronchetti@hermantownmn.com>
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218-729-3640

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

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cronchetti@hermantownmn.com
office: 218-729-3600



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

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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)
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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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From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Friday, September 13, 2024 2:15:40 PM
Attachments: [RFI Water Hermantown 2024-06-04 DB Answers CAR Commets.docx](#)

Chad you sent me the rfi for the water twice. Please send the sanitary back to me.

Water is attached answering your questions.

Bolf

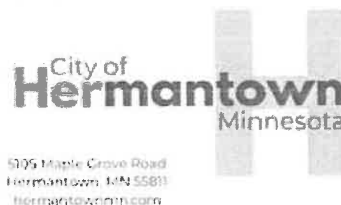
From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, September 12, 2024 12:27 PM
To: David Bolf <david@nce-duluth.com>
Subject: RE: Project Loon Water/Waste Water RFIs

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Hermantown
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5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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To: [Chad Ronchetti](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Thursday, September 12, 2024 1:34:29 PM

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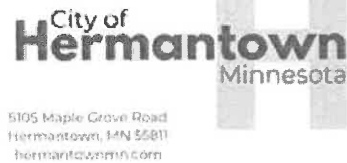
Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
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Subject: RE: Project Loon Water/Waste Water RFIs
Date: Thursday, September 12, 2024 12:27:00 PM
Attachments: [RFI Water Hermantown 2024-06-04 DB Answers CAR Commets.docx](#)

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To: Chad Ronchetti
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Thursday, September 12, 2024 10:01:22 AM
Attachments: [RFI Water Hermantown 2024-06-04.docx](#)
[RFI - Waste Water Hermantown 2024-06-04 \(002\).docx](#)

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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

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.

David,

We met with the project team last week, Friday. They are still evaluating the water-cooled option, even if it is a second phase. We are getting them access to Fire Hall #2 for water testing and to a hydrant for flow testing.

Attached are the two RFIs that need to be completed for Project Loon's water assessment. I'm not sure if you've seen these. John had started after them, but when they proposed an air-cooled system, it fizzled out. However, as a part of the due diligence, they asked that we fill these out and return them. We thought it might be best if you were to complete these for us. Can you help us out? After you've done what you can, we can set up a meeting with the project team (Kimley-Horn is their civil/water engineer) to review it.

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

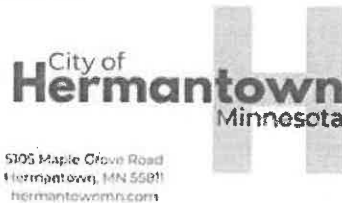
From: [Chad Ronchetti](#)
To: [David Bolf](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Thursday, September 12, 2024 12:01:00 PM
Attachments: [RFI Water Hermantown 2024-06-04 DB Answers CAR Comments.docx](#)

Thanks, David. I've attached a few comments, mainly around the WTP section. Let me know if you have answers to my comments.

I am going to let the Project Loon team know we anticipate the modeling back by Nov. 1., but would like to exceed that expectation, if possible.

-Chad

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



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.
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From: Chad Ronchetti
To: PW-Paul Senst
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Thursday, September 12, 2024 11:57:00 AM

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)?

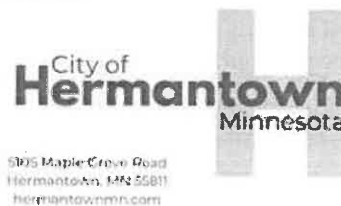
David Bolf responded with "Public Works can comment on this".

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

Appreciate your help,

-Chad

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



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

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From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [CH-Joe Wicklund](#); [CH-John Mulder](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Tuesday, September 10, 2024 3:00:00 PM

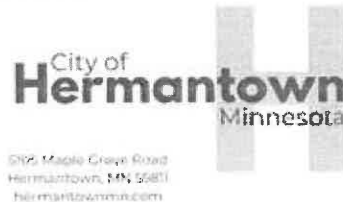
David,

Just checking in to see how the meeting went with the SEH modeling person today. We are committed to a Nov 1 delivery for a study to the Project Loon team, but if we can get it sooner, I'll be a lot happier

Also, let me know ASAP if that September 27th deadline for the RFI will work. Happy to work with a delegate if need be due to circumstances.

-Chad

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