

From: "Cory Leinwander" <LeinwanderC1@StLouisCountyMN.gov>

To: "Darren Jablonsky" <JablonskyD@StLouisCountyMN.gov>

"Dave Sipila" <sipilad@StLouisCountyMN.gov>

"Mary Garness" <GarnessM@StLouisCountyMN.gov>

Date: 9/2/2025 12:28:23 PM

Subject: RE: Loon Project Update

---

Darren,

Yes, the Estimated Market Values look correct.

*Cory J. Leinwander, SAMA, MPA*

Deputy County Assessor

218.733.2899

2503 Rice Lake Road, Duluth, MN 55811



---

From: Darren Jablonsky

Sent: Tuesday, August 26, 2025 3:47 PM

To: Cory Leinwander ; Dave Sipila ; Mary Garness

Subject: FW: Loon Project Update

Cory,

Do these EMV's look correct?



Darren Jablonsky , Director

Economic and Community Development

Office : 218-725-5011 Toll Free : 1-800-450-9777, Ext. 501 Fax: 218-725-5029

St. Louis County Government Services Center, 320<sup>th</sup> St, Ste 301, Duluth, MN 55802

[jablonskyd@stlouiscountymn.gov](mailto:jablonskyd@stlouiscountymn.gov)

[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)



---

From: CH-Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

Sent: Tuesday, August 26, 2025 3:35 PM

To: Darren Jablonsky <[JablonskyD@StLouisCountyMN.gov](mailto:JablonskyD@StLouisCountyMN.gov)>

Subject: FW: Loon Project Update

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

**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.

Darren,

See attached. As we talked about on the phone, we are a little over a our ski tips on this as there hasn't even been a formal application yet. That said, its good to do scenario planning ahead of time on a project this size, especially given the potential creation of such a significant amount of public infrastructure.

I sent the development team the City of Hermantown's new business subsidy policy back in July. They know that a requirement of that policy is that the subsidy be limited to the minimum amount necessary to achieve feasibility, and they know we are doing some level of scenario planning.

-Chad

## Chad Ronchetti

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



---

From: Todd Hagen <[thagen@ehlers-inc.com](mailto:thagen@ehlers-inc.com)>  
Sent: Thursday, August 21, 2025 4:22 PM  
To: CH-Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
Subject: RE: Loon Project Update

Here you go, I think 😊. I also included the land value. Maybe you didn't want that? Todd.

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



This e-mail and any attachments may contain information which is privileged or confidential. If you are not the intended recipient, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this e-mail in error, please destroy it and notify us immediately by return e-mail or at our telephone number, 800-552-1171. Any views or opinions presented in this e-mail are solely those of the author and may not represent the views or opinions of Ehlers Companies.

---

From: CH-Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
Sent: Thursday, August 21, 2025 8:12 AM  
To: Todd Hagen <[thagen@ehlers-inc.com](mailto:thagen@ehlers-inc.com)>  
Subject: Re: Loon Project Update

**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.

I had a thought this morning, Todd.

Can you run one where we abate the main center at the percentages below, but then the other two buildings at zero so we can see the full tax value of the two non-center buildings?

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Aug 21, 2025, at 08:06, CH-Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)> wrote:

Three values. A different value for each of the 3 different buildings. The main center is 300k sf. There is also an office and warehouse associated with it.

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Aug 20, 2025, at 16:12, Todd Hagen <[thagen@ehlers-inc.com](mailto:thagen@ehlers-inc.com)> wrote:

Will do. I've been using 350K SF. Should I lower it to 300K? Am I using 2 values or just one? Todd.

Todd Hagen

Senior Municipal Advisor

O: (651) 697-8508 | [ehlers-inc.com](http://ehlers-inc.com)



This e-mail and any attachments may contain information which is privileged or confidential. If you are not the intended recipient, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this e-mail in error, please destroy it and notify us immediately by return e-mail or at our telephone number, 800-552-1171. Any views or opinions presented in this e-mail are solely those of the author and may not represent the views or opinions of Ehlers Companies.

---

From: CH-Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

Sent: Wednesday, August 20, 2025 3:09 PM

---

To: Todd Hagen <[thagen@ehlers-inc.com](mailto:thagen@ehlers-inc.com)>

Subject: Fwd: Loon Project Update

**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.

Can you pretty please run updates abatements with the below values? We only need the 65/51%. Put 4% inflation on both.

Thanks, Todd!

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

Begin forwarded message:

From: Cory Leinwander <[LeinwanderC1@stlouiscountymn.gov](mailto:LeinwanderC1@stlouiscountymn.gov)>

Date: August 20, 2025 at 08:13:22 CDT

To: CH-Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>, Darren Jablonsky <[jablonskyd@stlouiscountymn.gov](mailto:jablonskyd@stlouiscountymn.gov)>

Cc: Mike Busick <[BusickM@stlouiscountymn.gov](mailto:BusickM@stlouiscountymn.gov)>

Subject: Loon Project Update

Good morning,

The following chart is a summary of where we believe the valuations would be based on the most current

information that has been provided to us. As always, my disclaimer is that we do not have much information to go off and this estimation will likely change as more information becomes available. These numbers are a good estimate for the current planning purposes. This grid should be able to accommodate any combination of properties that are being contemplated by the developer in each phase. The land value would remain constant.

The one question I foresee is how the value came down instead of increasing with the addition of the warehouse. The simple answer is that there was more information given this time around about the office. Without the information, we originally assumed that the office would have the same wall height as the main building. There is a significant difference between our assumptions and the most recent information causing the valuation of the office building to be much less than the original number. With that being stated, if you have any further questions, please let me know. As always, if you have any more details you would like to share, such as blueprints, or any other building schematics, we will be able to develop an estimate with much greater confidence.

Structure	Square Feet	Value	Value per Square Foot
Main Center	300,000	\$69,149,900	\$230.50
Office	30,000	\$7,814,100	\$260.47
Warehouse	45,000	\$5,207,000	\$115.71
Land	N/A	\$2,945,000	N/A
Totals	375,000	\$85,116,000	\$226.98
Total By Main Bld. and Land	300,000	\$72,094,900	\$240.32

*Cory J. Leinwander, SAMA, MPA*

Deputy County Assessor

218.733.2899

2503 Rice Lake Road, Duluth, MN 55811

