

**From:** [Chris Bates](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Monday, December 30, 2024 11:39:40 AM

---

Thanks Chad – agreed this follows our discussion. Appreciate you adding in Exhibit B. We are still tracking to execute the week of 1/6 with people out so will follow-up then.

**Chris Bates, Development Manager**

**Mortenson Development, Inc.**

700 Meadow Lane North

Minneapolis, MN 55422

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Mobile: 612.232.6386

[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)

[www.mortenson.com/Development](http://www.mortenson.com/Development)



---

**From:** Chad Ronchetti <cronchetti@hermantownmn.com>

**Sent:** Monday, December 30, 2024 10:36 AM

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

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

**Subject:** RE: Loon | Reimbursement Agreement

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Chris,

Attached is what I believe to be the final agreement. As discussed last week, I removed the language from #6. I also attached Exhibit B.

Let me know if you have any additional thoughts.

-Chad

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Thursday, December 19, 2024 2:00 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: Loon | Reimbursement Agreement

Chad,

As discussed yesterday – please find updated agreement attached for your review. We've accepted all your redlines, and added on in section 6 what we chatted through.

Please let me know of any questions on this.

Thanks,  
Chris

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

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Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Friday, December 13, 2024 4:15 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: Loon | Reimbursement Agreement

**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.

Chris,

Attached is our markup of your markup. Redlines are in the PDF.

Let me know if your team has questions.

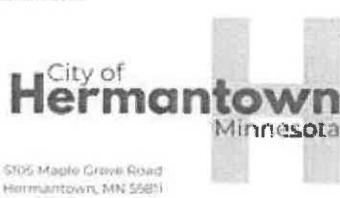
-Chad

**Chad Ronchetti**

Economic Development Director

[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)

office: 218-729-3600



6105 Maple Grove Road  
Hermantown, MN 55811  
[Hermantownmn.com](http://Hermantownmn.com)

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Sent:** Friday, December 13, 2024 2:47 PM

**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>

**Subject:** RE: Loon | Reimbursement Agreement

Hi Chad – could you send over a W9 for the City when you have a moment so that we can work on getting you setup in our payment system?

Thanks,  
Chris

**Chris Bates, Development Manager**

**Mortenson Development, Inc.**

700 Meadow Lane North

Minneapolis, MN 55422

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Mobile: 612.232.6386

[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)

[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 12, 2024 2:31 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: Loon | Reimbursement Agreement

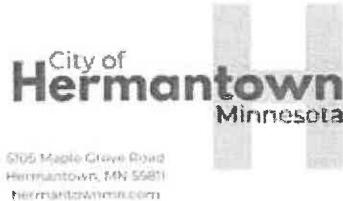
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Thanks. I've sent it to legal counsel and we will review. I think we're close.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Thursday, December 12, 2024 12:30 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: Loon | Reimbursement Agreement

Chad,

Please find updated redline copy of the reimbursement agreement with the edits we discussed earlier this week. The redline compares with what was sent on 12/9 to ease your review. Please let me know of any questions you have?

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](mailto:chris.bates@mortenson.com)



---

**From:** Chris Bates  
**Sent:** Monday, December 9, 2024 1:12 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** Loon | Reimbursement Agreement

Chad,

Please find a redlined (word) + clean (PDF) version of the reimbursement agreement as it relates to the project. Please let me know what questions/comments you have upon your review.

Thanks,  
Chris

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

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[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** [David Bolf](#)  
**To:** [Chad Ronchetti](#)  
**Subject:** RE: Loon Escrow  
**Date:** Tuesday, November 26, 2024 10:22:11 AM  
**Attachments:** [image006.png](#)

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Chad my best estimate of breaking this down of the \$100k:

\$25,000 SEH Water Modeling  
\$10,000 NCE to Date  
\$65,000 Further Preliminary Engineering including Feasibility Study, prelim plans, meetings with Duluth, SLC and WLSSD

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Tuesday, November 26, 2024 9:02 AM  
**To:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** Loon Escrow

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David,

See below. The Loon team is looking for some budgetary breakdowns of the engineering costs we are proposing for the escrow. Can you shoot me a breakdown of the engineering related items for the highlighted below?

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Monday, November 25, 2024 4:59 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: TIF Sample Timeline

Happy Turkey week! Thanks for providing – we will review in detail.

A few initial questions - I had in my notes when we originally chatted that you had spent ~\$15-20k to date. I see in the appendix a high level breakdown of \$100k for engineering, \$25k for legal & \$100k for environmental. I also see in section 2 the general buckets of these costs.

- in order for us to push this forward for approval, can you please provide a more detailed budget breakdown of these buckets (aka breakdown of costs for each line item expense) + general draw schedule of when you expect these costs to be actually spent? Including what has been spent to-date + future
- Is the \$100K specifically for the AUAR review, or what else is making up this bucket? Perhaps the above bullet point would help understand this

Thanks,  
Chris

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

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Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, November 25, 2024 3:03 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Subject:** RE: TIF Sample Timeline

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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](mailto:cronchetti@hermantownmn.com)  
office: 218-719-3600



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Wednesday, November 20, 2024 4:02 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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

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Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Wednesday, November 20, 2024 3:07 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto: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.

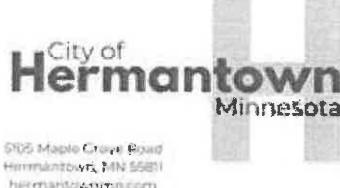
I am working on that escrow agreement. The agreement would cover more than just design. It would cover our costs associated with outside consultant work such as engineering, legal, financial (Ehlers), etc. I did not anticipate that we would reach any level of significant design in terms of water/wastewater, 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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



---

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Wednesday, November 20, 2024 2:55 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**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

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[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Friday, November 15, 2024 4:01 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Subject:** FW: TIF Sample Timeline

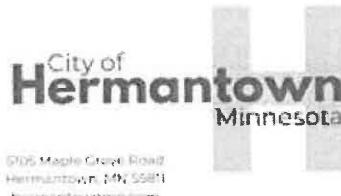
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Attached. That first item on the schedule is when it becomes public.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** Todd Hagen <[thagen@ehlers-inc.com](mailto:thagen@ehlers-inc.com)>  
**Sent:** Friday, November 15, 2024 3:58 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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](mailto:ehlers-inc.com)



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

**Sent:** Friday, November 15, 2024 3:47 PM

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

**Subject:** 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.

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  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600

**City of  
Hermantown**  
Minnesota

5105 Maple Grove Road  
Hermantown, MN 55811  
[hermtownmn@mn.rr.com](mailto:hermtownmn@mn.rr.com)

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**From:** [Chris Bates](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [CH-Kevin Orme](#)  
**Subject:** RE: Loon Escrow  
**Date:** Wednesday, January 8, 2025 4:38:02 PM

---

Thanks Chad – I'll circle up Kevin once we are ready to execute/fund, likely early next week.

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

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[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Wednesday, January 8, 2025 4:34 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** CH-Kevin Orme <[korme@hermantownmn.com](mailto:korme@hermantownmn.com)>  
**Subject:** Loon Escrow

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Chris,

Copied is Kevin Orme, our Finance Director. He said that form of payment does not matter to us. Whatever is easiest for you. Please let Kevin know how you'd like to proceed, and he can walk you through it.

-Chad

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5115 Maple Cravil Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** [Chad Ronchetti](#)  
**To:** [CH-John Mulder](#); [brian.wurdeman](#)  
**Cc:** [CH-Joe Wicklund](#)  
**Subject:** Re: MDI <> KH <> Hermantown Loon  
**Date:** Friday, September 6, 2024 2:42:36 PM

---

Project notes:

[09-06-2024 Project Loon Meeting.docx](#)

- Chad

Chad Ronchetti  
Economic Development Director

## City of Hermantown

Working together to serve and build our community.

[Hermantownmn.com](#) - 218.729.3600

---

**From:** Chris Bates  
**Sent:** Friday, September 6, 2024 1:10 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; brian.wurdeman <[brian.wurdeman@kimley-horn.com](mailto:brian.wurdeman@kimley-horn.com)>; Sieh, Trisha <[trisha.sieh@kimley-horn.com](mailto:trisha.sieh@kimley-horn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>; brent.nasset <[brent.nasset@kimley-horn.com](mailto:brent.nasset@kimley-horn.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>  
**Subject:** MDI <> KH <> Hermantown Loon  
**When:** Friday, September 6, 2024 2:00 PM-3:00 PM.  
**Where:** Microsoft Teams Meeting

-----Original Appointment-----

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Thursday, September 5, 2024 3:49 PM  
**To:** Chris Bates; CH-John Mulder; brian.wurdeman; Sieh, Trisha  
**Cc:** Dan Lessor; brent.nasset; CH-Joe Wicklund  
**Subject:** MDI <> KH <> Hermantown Loon  
**When:** Friday, September 6, 2024 2:00 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** Microsoft Teams Meeting

---

Microsoft Teams [Need help?](#)

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Meeting ID: 241 185 956 670

Passcode: nuF7Wt

---

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Video ID: 117 589 501 4

[More info](#)

For organizers: [Meeting options](#)

---

**From:** [Chad Ronchetti](#)  
**To:** [CH-Joe Wicklund](#)  
**Subject:** RE: ppt for tonight  
**Date:** Monday, January 6, 2025 4:12:00 PM  
**Attachments:** [Why Adolph Single.png](#)

---

-Chad

## Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>  
**Sent:** Monday, January 6, 2025 12:38 PM  
**To:** CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** ppt for tonight

Gentlemen –

Any heartburn here? Primarily the last slide?

Also, David, made one small update to your slide (Adolph, not Project Loon) as we are not talking about Project Loon tonight, just opportunity to develop in Adolph.

Thoughts?

Joe

## Joe Wicklund

Assistant City Administrator  
Communications Director  
[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)  
218-729-3614



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)



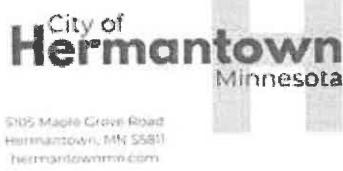
**From:** [Chad Ronchetti](#)  
**To:** [CH-Joe Wicklund](#)  
**Subject:** RE: ppt for tonight  
**Date:** Monday, January 6, 2025 3:26:00 PM  
**Attachments:** [Why Adolph \(1\).pdf](#)

---

Updated.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[ronchetti@hermantownmn.com](mailto:ronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Chad Ronchetti  
**Sent:** Monday, January 6, 2025 2:55 PM  
**To:** CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>  
**Subject:** Re: ppt for tonight

Only recommendation on final slide is to use formal titles, not first names, for electeds.

Just a formality thing. Up to you and the tone you're striking.

On Jan 6, 2025, at 12:38, CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)> wrote:

Gentlemen –

Any heartburn here? Primarily the last slide?

Also, David, made one small update to your slide (Adolph, not Project Loon) as we are not talking about Project Loon tonight, just opportunity to develop in Adolph.

Thoughts?

Joe

<image003.jpg>

<Comp Plan - Leg Ask, Jan 6, 2025.pptx>

**From:** [Chad Ronchetti](#)  
**To:** [CH-Joe Wicklund](#)  
**Subject:** RE: ppt for tonight  
**Date:** Monday, January 6, 2025 5:38:00 PM  
**Attachments:** [Why Adolph.png](#)

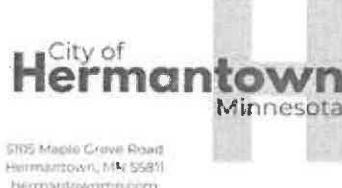
---

Minor updates for the letter graphic.

-Chad

## Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



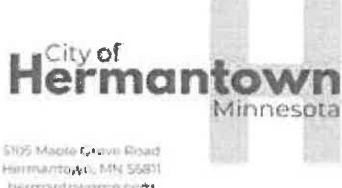
6105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** Chad Ronchetti  
**Sent:** Monday, January 6, 2025 4:13 PM  
**To:** CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>  
**Subject:** RE: ppt for tonight

-Chad

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Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



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**From:** CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>  
**Sent:** Monday, January 6, 2025 12:38 PM  
**To:** CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** ppt for tonight

Gentlemen –

Any heartburn here? Primarily the last slide?

Also, David, made one small update to your slide (Adolph, not Project Loon) as we are not talking about Project Loon tonight, just opportunity to develop in Adolph.

Thoughts?

Joe

## **Joe Wicklund**

Assistant City Administrator

Communications Director

[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)

218-729-3614



5105 Maple Grove Road  
Hermantown, MN 55801  
[hermantownmn.com](http://hermantownmn.com)

**From:** [Chad Ronchetti](#)  
**To:** [CH-Joe Wicklund](#)  
**Subject:** Re: ppt for tonight  
**Date:** Monday, January 6, 2025 2:55:13 PM

---

Only recommendation on final slide is to use formal titles, not first names, for electeds.

Just a formality thing. Up to you and the tone you're striking.

On Jan 6, 2025, at 12:38, CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)> wrote:

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**From:** [Chad Ronchetti](#)  
**To:** [PW-Paul Senst](#)  
**Cc:** [David Bolf](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, November 4, 2024 8:56:00 AM  
**Attachments:** [image002.png](#)

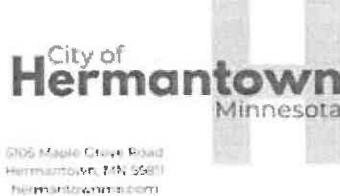
---

Okay. Modeling didn't include existing hydrant flow testing, as far as I know.

If we can't self perform and would have to hire, I'll kick it back to KH.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3640



**From:** PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)>  
**Sent:** Monday, November 4, 2024 8:48 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

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Public Works Director  
City of Hermantown  
218-729-3640

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**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](mailto:cronchetti@hermantownmn.com)>

**Sent:** Thursday, October 17, 2024 9:34 AM

**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

**Subject:** RE: Project Loon - Sewer and Water Availability RFI

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Appreciate the update, Brian.

I'll get your request over to Public Works and see what I can do.

-Chad

**Chad Ronchetti**

Economic Development Director

[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)

office: 218-729-3600

**City of**  
**Hermantown**  
Minnesota

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**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

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Direct: 651-643-0444 | Mobile: 763-291-4009

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**Sent:** Monday, October 14, 2024 6:53 PM

**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

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**Subject:** Re: Project Loon - Sewer and Water Availability RFI

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All,

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Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 11, 2024, at 10:55, Chad Ronchetti <[cronchetti@herrmantownmn.com](mailto:cronchetti@herrmantownmn.com)> wrote:

Loon Team,

Can you give us some more details on the typical hourly/daily draw rate over the course of a year? As we model the flow, we need to look at the impacts to storage and make sure we are appropriately sizing things.

Let me know if you need more clarity on what I'm asking for.

Thanks!!

-Chad

<image002.jpg>

-----Original Appointment-----

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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[More info](#)

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**<image003.png>**

Enjoy your meeting!

[Org help](#)

---

**From:** PW-Paul Senst  
**To:** [Chad Ronchetti](#)  
**Cc:** David Bolf  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, November 4, 2024 8:48:26 AM  
**Attachments:** [image002.png](#)

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**Sent:** Wednesday, October 2, 2024 8:45 PM

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**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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<image003.png>

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**To:** [Wurdeman, Brian](#); [Brandt, Mike](#); [Nasset, Brent](#); [Schumann, Kate](#)  
**Cc:** [David Bolf](#); [CH-Joe Wicklund](#); [Chris Bates](#)  
**Subject:** Re: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, October 14, 2024 6:52:45 PM  
**Attachments:** [image003.png](#)

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<image003.png>

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**From:** Chad Ronchetti  
**To:** PW-Paul Senst  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, October 21, 2024 11:25:00 AM

---

Thanks, Paul. If we don't have it, what would it take to get it?

-Chad

## Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



6105 Maple Grove Road  
Hermantown, MN 55811  
[Hermantownmn.com](http://Hermantownmn.com)

---

**From:** PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)>  
**Sent:** Thursday, October 17, 2024 11:55 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

Chad I will look to see if we have any info for this location, but I don't think we do.

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

---

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, October 17, 2024 9:34 AM  
**To:** PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)>  
**Subject:** FW: Project Loon - Sewer and Water Availability RFI

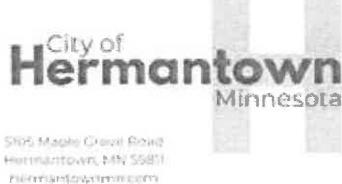
Paul,

Are you the guy to ask about the below request?

-Chad

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
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**Brian M. Wurdeman, P.E.**  
Kimley-Horn | 11995 Singletree Lane, Suite 225, Eden Prairie, MN 55344  
Direct: 651-643-0444 | Mobile: 763-291-4009

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**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
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City of Hermantown

Working together to serve and build our community.

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<image002.jpg>

-----Original Appointment-----

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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Video ID: 119 861 961 0

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For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

<image003.png>

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---

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**To:** [Chad Ronchetti](#)  
**Cc:** [David Bolf](#); [CH-Joe Wicklund](#); [Chris Bates](#); [Brandt, Mike](#); [Nasset, Brent](#); [Schumann, Kate](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, November 4, 2024 8:35:02 AM

---

Good Morning Chad,

It was a pleasure meeting in person last week! We wanted to check-in on the status of collecting a hydrant flow test. Would it be possible to get this completed within the next week?

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

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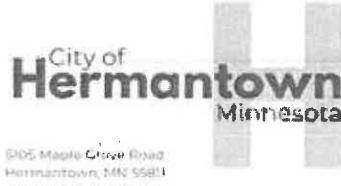
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Appreciate the update, Brian.

I'll get your request over to Public Works and see what I can do.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
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**Kimley-Horn | 11995 Singletree Lane, Suite 225, Eden Prairie, MN 55344**

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Sent from mobile

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Thanks!!

-Chad

<image002.jpg>

-----Original Appointment-----

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**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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**Cc:** [David Bolf](#); [CH-Joe Wicklund](#); [Chris Bates](#); [Brandt, Mike](#); [Nasset, Brent](#); [Schumann, Kate](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Wednesday, October 23, 2024 6:15:37 AM

---

Good Morning Chad and team,

The team is still in the process of studying the site and project so it's a bit of a moving target to provide detailed flow estimates at the granularity requested, however we'd offer the following preliminary scale figures which hopefully can offer some assistance with project planning:

- Domestic usage for the site would be around 50k gallons per day, with flow profiles typical of commercial development.
- Process water usage will depend on the projects the City is able to undertake to supply water. There is interest in water solutions up to a 15-20mgd range, as a max capacity condition, in a future buildout scenario. What projects could the City conceivably undertake to increase system capacity in a stepwise fashion, and what flow capacity increments make sense from a capital investment standpoint for the City?

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

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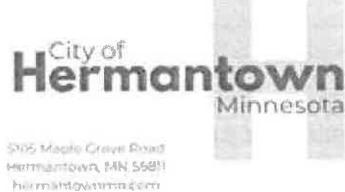
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I'll get your request over to Public Works and see what I can do.

-Chad

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**Date:** Thursday, October 17, 2024 9:33:00 AM

---

Appreciate the update, Brian.

I'll get your request over to Public Works and see what I can do.

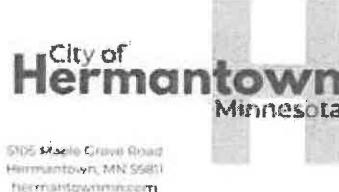
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Working together to serve and build our community.

Sent from mobile

On Oct 11, 2024, at 10:55, Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)> wrote:

Loon Team,

Can you give us some more details on the typical hourly/daily draw rate over the course of a year? As we model the flow, we need to look at the impacts to storage and make sure we are appropriately sizing things.

Let me know if you need more clarity on what I'm asking for.

Thanks!!

-Chad

<image002.jpg>

-----Original Appointment-----

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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Passcode: 2PCXSU

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**<image003.png>**

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---

**From:** PW-Paul Senst  
**To:** [Chad Ronchetti](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Thursday, October 17, 2024 11:55:31 AM

---

Chad I will look to see if we have any info for this location, but I don't think we do.

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

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, October 17, 2024 9:34 AM  
**To:** PW-Paul Senst <[pseNST@hermantownmn.com](mailto:pseNST@hermantownmn.com)>  
**Subject:** FW: Project Loon - Sewer and Water Availability RFI

Paul,

Are you the guy to ask about the below request?

-Chad



**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Sent:** Thursday, October 17, 2024 6:48 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

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a hydrant nearest the location that water would be extended from:

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

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](mailto:cronchetti@hermantownmn.com)>

**Sent:** Monday, October 14, 2024 6:53 PM

**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Subject:** Re: Project Loon - Sewer and Water Availability RFI

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- d. Total annual water use expected.

This will help us better and more specifically frame our modeling effort.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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-Chad

<image002.jpg>

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**Sent:** Wednesday, October 2, 2024 8:45 PM  
**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate  
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**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).  
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<image003.png>

Enjoy your meeting!

Org help

---

**From:** [Chad Ronchetti](#)  
**To:** [David Bolf](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Tuesday, October 15, 2024 1:38:00 PM

---

David,

We'll charge Loon stuff to the water fund:  
1-494-400-601

-Chad

## Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Sent:** Monday, October 14, 2024 8:36 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

Hi Chad,

We're working to confirm the most current anticipated domestic and process water data with the end user. We'll provide this as soon as possible in advance of Friday.

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

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**Sent:** Monday, October 14, 2024 6:53 PM  
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**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris

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**Subject:** Re: Project Loon - Sewer and Water Availability RFI

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City of Hermantown

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Sent from mobile

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-Chad

<image002.jpg>

-----Original Appointment-----

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**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

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Video ID: 119 861 961 0

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---

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**To:** [Chad Ronchetti](#)  
**Cc:** [David Bolf](#); [CH-Joe Wicklund](#); [Chris Bates](#); [Brandt, Mike](#); [Nasset, Brent](#); [Schumann, Kate](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Thursday, October 17, 2024 6:47:51 AM

---

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Direct: 651-643-0444 | Mobile: 763-291-4009

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<image002.jpg>

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**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate  
**Subject:** Project Loon - Sewer and Water Availability RFI  
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**<image003.png>**

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**From:** Chad Ronchetti  
**To:** Wurdeman, Brian; Brandt, Mike; Nasset, Brent; Schumann, Kate  
**Cc:** David Bolf; CH-Joe Wicklund; Chris Bates  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Friday, October 11, 2024 10:55:00 AM  
**Attachments:** image003.png

---

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Economic Development Director  
[ronchetti@hermantownmn.com](mailto:ronchetti@hermantownmn.com)  
office: 218-729-3600



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**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, October 14, 2024 8:36:19 PM

---

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Thank you,

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<image002.jpg>

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**To:** [Wurde man, Brian](#); [Brandt, Mike](#); [Nasset, Brent](#); [Schumann, Kate](#)  
**Cc:** [David Bolf](#); [CH-Joe Wicklund](#); [Chris Bates](#)  
**Bcc:** [Arik Forsman \(MP\)](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Friday, October 4, 2024 1:28:00 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)

---

All,

Thanks for the time today. Great conversation. Below is the article we referenced in the call.

I'll let you know as soon as MP has some insight on the current use from that line. After that, we can connect with Sappi directly, if needed/wanted, to talk about water reuse and quality. Of note is the annual operating cost and burden for Cloquet. It reads like they wouldn't mind a little more support in the responsibility of the system.

## Geyser erupts near Clough Island

The fountain of water was caused by a hole in an underwater pipe between Lake Superior and Cloquet.

Water fountains up from the bed of the St. Louis River near Clough Island Thursday, Aug. 1. The geyser of water was caused by a hole in a 20-mile pipeline that brings Lake Superior water to the Sappi paper mill in Cloquet.

Contributed / Cloquet Public Works Department

By [Maria Lockwood](#)

August 06, 2024 at 6:26 PM

[Comments](#)

Share

News reporting

SUPERIOR — An unusual sight greeted commuters on the Bong Bridge around 9 a.m. Thursday, Aug. 1.

A large fountain, or geyser, of water bubbled up from the St. Louis River east of Clough Island, reported to be 20 feet tall. The Douglas County Sheriff's Office responded to the call at 9:09 a.m. Aug. 1, according to a report by Deputy Dana Jensen.

The culprit wasn't a northern variant of the Loch Ness Monster, a surfacing whale or hydrothermal vent. It was caused by a hole in an underwater pipe.

Beneath the St. Louis River, between Superior and Duluth, runs a section of a 20-mile pipeline that brings Lake Superior water to the Sappi paper mill in Cloquet.

“If you look on a Google Maps aerial view, you can see how that would be the quickest from point A to B. Rather than going through Minnesota, we actually cross Wisconsin boundaries and then back into Minnesota again,” said Ross Biebl, assistant public works director for the city of Cloquet.

Biebl called the waterline, which has been in service since 1969 and dips under water three times, an “engineering marvel.”

The line begins in Lake Superior with 48-inch-diameter pipes that feed into a pump station on Park Point. The pipes then narrow to 36 inches in diameter to travel under the Superior Bay, through Superior and under the St. Louis River. The water is moved on to a pair of reservoirs in Minnesota and a second pumping station near Spirit Mountain before narrowing to 30-inch-diameter pipes for the final leg of the trip to the paper mill, which includes one more trip under the St. Louis River. The water travels through Duluth, Superior, Proctor, Midway, Thomson and Cloquet.

The water carried by the line is not potable; it’s used in mill processes and then returned to Lake Superior following treatment at the Western Lake Superior Sanitary District. The waterline brings anywhere from 10 to 12 million gallons of water to the paper mill daily, Biebl said.

A fountain or geyser of water in the St. Louis River can be seen in this Thursday, Aug. 1, photo taken from the Bong Bridge.

Contributed / Cloquet Public Works Department

The problem Aug. 1 was a roughly 8-to-10-inch hole in the top of the underwater pipe. Troubles with the underwater section of the waterline are rare.

“The last time we had an issue with the pipeline underneath the water was 1988 and it was actually in the same location,” Biebl said.

At that time, ice had lifted the structure surrounding the pipe and caused a leak at an air release valve.

“So they put a tapping saddle on it back then and some of the hardware, the bolts, have since rotted away and that’s what caused the issue for us last week,” Biebl said during an Aug. 6 interview.

The pipeline is currently shut down until the spot can be repaired. A diver inspected the site Monday, Aug. 5 to find out what the problem was. No cost estimate was available.

“Now we’re going through the process of trying to find the right repair clamp for the

pipe," using new technology, Biebl said.

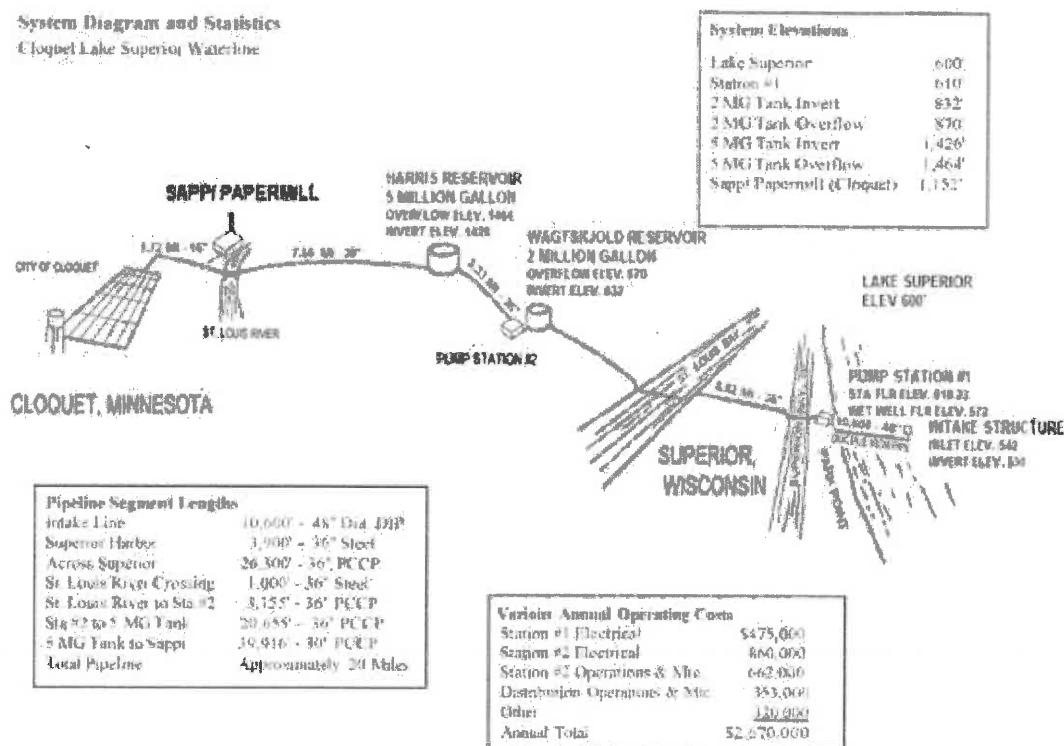
The paper mill, which employs approximately 720 people, according to its website, is still able to operate.

"They take water out of the St. Louis River during these types of outages," Biebl said.

For a city the size of Cloquet, population 12,600, to operate a water pipeline of this size and magnitude is fairly rare, Biebl said.

"It definitely gives the city of Cloquet a lot more to handle and a lot more to deal with. But it's definitely well worth it for us to be able to supply water to Sappi," he said.

The city is responsible for any repairs on the water line. Cloquet has received \$5 million from the state of Minnesota for water infrastructure improvements, Biebl said, and the city is currently in the planning process for how to spend those dollars.



A diagram of the waterline that runs from Lake Superior to Cloquet.  
Contributed / Cloquet Public Works Department

-Chad

## Chad Ronchetti

Economic Development Director

ronchetti@hermantownmn.com

office: 218-723-3600



-----Original Appointment-----

**From:** Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>

**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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**From:** [Wurdeman, Brian](#)  
**To:** [Chad Ronchetti](#); [Brandt, Mike](#); [Nasset, Brent](#); [Schumann, Kate](#)  
**Cc:** [David Bolf](#); [CH-Joe Wicklund](#); [Chris Bates](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Saturday, October 5, 2024 6:56:37 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Agreed, great conversation. Thank you for sending.

Thank you and have a great weekend,

**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, October 4, 2024 1:28 PM  
**To:** Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>  
**Cc:** David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

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All,

Thanks for the time today. Great conversation. Below is the article we referenced in the call.

I'll let you know as soon as MP has some insight on the current use from that line. After that, we can connect with Sappi directly, if needed/wanted, to talk about water reuse and quality. Of note is the annual operating cost and burden for Cloquet. It reads like they wouldn't mind a little more support in the responsibility of the system.

## Geyser erupts near Clough Island

The fountain of water was caused by a hole in an underwater pipe between Lake Superior and Cloquet.

Water fountains up from the bed of the St. Louis River near Clough Island Thursday, Aug. 1. The geyser of water was caused by a hole in a 20-mile pipeline that brings Lake Superior water to the Sappi paper mill in Cloquet.

Contributed / Cloquet Public Works Department

By Maria Lockwood  
August 06, 2024 at 6:26 PM  
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SUPERIOR — An unusual sight greeted commuters on the Bong Bridge around 9 a.m. Thursday, Aug. 1.

A large fountain, or geyser, of water bubbled up from the St. Louis River east of Clough Island, reported to be 20 feet tall. The Douglas County Sheriff's Office responded to the call at 9:09 a.m. Aug. 1, according to a report by Deputy Dana Jensen.

The culprit wasn't a northern variant of the Loch Ness Monster, a surfacing whale or hydrothermal vent. It was caused by a hole in an underwater pipe.

Beneath the St. Louis River, between Superior and Duluth, runs a section of a 20-mile pipeline that brings Lake Superior water to the Sappi paper mill in Cloquet.

"If you look on a Google Maps aerial view, you can see how that would be the quickest from point A to B. Rather than going through Minnesota, we actually cross Wisconsin boundaries and then back into Minnesota again," said Ross Biebl, assistant public works director for the city of Cloquet.

Biebl called the waterline, which has been in service since 1969 and dips under water three times, an "engineering marvel."

The line begins in Lake Superior with 48-inch-diameter pipes that feed into a pump station on Park Point. The pipes then narrow to 36 inches in diameter to travel under the Superior Bay, through Superior and under the St. Louis River. The water is moved on to a pair of reservoirs in Minnesota and a second pumping station near Spirit Mountain before narrowing to 30-inch-diameter pipes for the final leg of the trip to the paper mill, which includes one more trip under the St. Louis River. The water travels through Duluth, Superior, Proctor, Midway, Thomson and Cloquet.

The water carried by the line is not potable; it's used in mill processes and then returned to Lake Superior following treatment at the Western Lake Superior Sanitary District. The waterline brings anywhere from 10 to 12 million gallons of water to the paper mill daily, Biebl said.

A fountain or geyser of water in the St. Louis River can be seen in this Thursday, Aug. 1, photo taken from the Bong Bridge.

Contributed / Cloquet Public Works Department

The problem Aug. 1 was a roughly 8-to-10-inch hole in the top of the underwater pipe. Troubles with the underwater section of the waterline are rare.

“The last time we had an issue with the pipeline underneath the water was 1988 and it was actually in the same location,” Biebl said.

At that time, ice had lifted the structure surrounding the pipe and caused a leak at an air release valve.

“So they put a tapping saddle on it back then and some of the hardware, the bolts, have since rotted away and that’s what caused the issue for us last week,” Biebl said during an Aug. 6 interview.

The pipeline is currently shut down until the spot can be repaired. A diver inspected the site Monday, Aug. 5 to find out what the problem was. No cost estimate was available.

“Now we’re going through the process of trying to find the right repair clamp for the pipe,” using new technology, Biebl said.

The paper mill, which employs approximately 720 people, according to its website, is still able to operate.

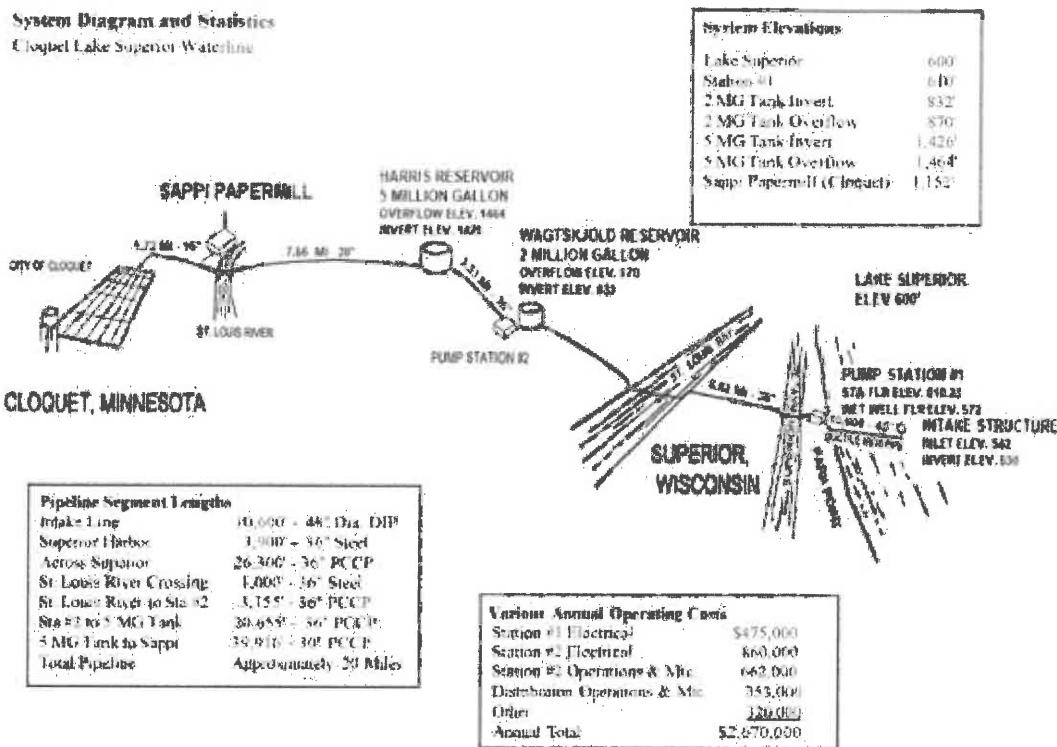
“They take water out of the St. Louis River during these types of outages,” Biebl said.

For a city the size of Cloquet, population 12,600, to operate a water pipeline of this size and magnitude is fairly rare, Biebl said.

“It definitely gives the city of Cloquet a lot more to handle and a lot more to deal with. But it’s definitely well worth it for us to be able to supply water to Sappi,” he said.

The city is responsible for any repairs on the water line. Cloquet has received \$5 million from the state of Minnesota for water infrastructure improvements, Biebl said, and the city is currently in the planning process for how to spend those dollars.

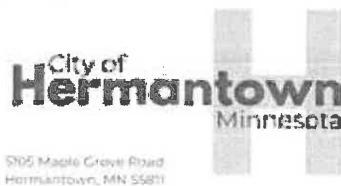
**System Diagram and Statistics**  
Cloquet Lake Superior Waterline



A diagram of the waterline that runs from Lake Superior to Cloquet.  
Contributed / Cloquet Public Works Department

-Chad

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



-----Original Appointment-----

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent;

Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

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Video ID: 119 861 961 0

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---

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---

**From:** [Chad Ronchetti](#)  
**To:** [PW-Paul Senst](#)  
**Cc:** [David Bolf](#)  
**Subject:** Re: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, November 4, 2024 9:09:05 AM  
**Attachments:** [image002.png](#)

---

Awesome. Didn't know that. Learning a lot about water systems with this.

I'll ask SEH.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Nov 4, 2024, at 08:58, PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)> wrote:

Flow testing was done on MANY hydrants as part of the modeling. That's how they create the model. I don't know if this specific hydrant was one used.

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

---

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, November 4, 2024 8:57 AM  
**To:** PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

Okay. Modeling didn't include existing hydrant flow testing, as far as I know.

If we can't self perform and would have to hire, I'll kick it back to KH.

-Chad

<[image001.jpg](#)>

---

**From:** PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)>  
**Sent:** Monday, November 4, 2024 8:48 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

I thought this was all done by our water modeling that SEH did. I will confer w/ David. We don't self-perform this. We'd have to hire it out.

Why doesn't Kimley-Horn perform this???? They are the engineer for the project, correct?

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

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, November 4, 2024 8:41 AM  
**To:** PW-Paul Senst <[psenst@hermantownmn.com](mailto:psenst@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** FW: Project Loon - Sewer and Water Availability RFI

Paul,

I need a flow test completed for the hydrant closest hydrant to Adolph, which I believe is the below hydrant. Can you help me with this please? We need it by next week.

<image002.png>

Need the following information:

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

Let me know if I can help further.

-Chad

<image003.jpg>

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Sent:** Monday, November 4, 2024 8:35 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

Good Morning Chad,

It was a pleasure meeting in person last week! We wanted to check-in on the status of collecting a hydrant flow test. Would it be possible to get this completed within the next week?

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](mailto:cronchetti@hermantownmn.com)>

**Sent:** Thursday, October 17, 2024 9:34 AM

**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

**Subject:** RE: Project Loon - Sewer and Water Availability RFI

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Appreciate the update, Brian.

I'll get your request over to Public Works and see what I can do.

-Chad

<image001.jpg>

---

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Sent:** Thursday, October 17, 2024 6:48 AM

**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

**Subject:** RE: Project Loon - Sewer and Water Availability RFI

Hi Chad,

We're still working with the end user to get the additional information to assist your team. We're hoping to get it back today and will provide as soon as possible.

Would you be able to assist us with providing us with the following hydrant flow test information for a hydrant nearest the location that water would be extended from:

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

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](mailto:cronchetti@hermantownmn.com)>

**Sent:** Monday, October 14, 2024 6:53 PM

**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>

**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Subject:** Re: Project Loon - Sewer and Water Availability RFI

**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.

All,

We are meeting with the water modeling consultant on Friday, and would like clarity on the following questions, please.

- a. Typical daily demand expected
- b. Typical hourly use (what time of day does water get used, and how much etc)
- c. Peak demand – what is expected for total demand on a peak day, and how often would it occur.
- d. Total annual water use expected.

This will help us better and more specifically frame our modeling effort.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 11, 2024, at 10:55, Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)> wrote:

Loon Team,

Can you give us some more details on the typical hourly/daily draw rate over the course of a year? As we model the flow, we need to look at the impacts to storage and make sure we are appropriately sizing things.

Let me know if you need more clarity on what I'm asking for.

Thanks!!

-Chad

<image002.jpg>

-----Original Appointment-----

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Sent:** Wednesday, October 2, 2024 8:45 PM  
**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate  
**Subject:** Project Loon - Sewer and Water Availability RFI  
**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** Microsoft Teams Meeting

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Video ID: 119 861 961 0

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<image003.png>

Enjoy your meeting!

[Org help](#)

---



**From:** PW-Paul Senst  
**To:** [Chad Ronchetti](#)  
**Cc:** [David Bolf](#)  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI  
**Date:** Monday, November 4, 2024 8:58:35 AM  
**Attachments:** [image002.png](#)

---

Flow testing was done on MANY hydrants as part of the modeling. That's how they create the model. I don't know if this specific hydrant was one used.

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

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If we can't self perform and would have to hire, I'll kick it back to KH.

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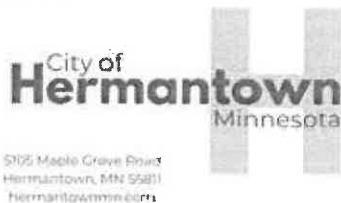
- Static Pressure
- Residual Pressure and Flow
- Location/Elevation of Hydrant

Let me know if I can help further.

-Chad

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-5600



**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Sent:** Monday, November 4, 2024 8:35 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

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**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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, October 17, 2024 9:34 AM  
**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

**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.

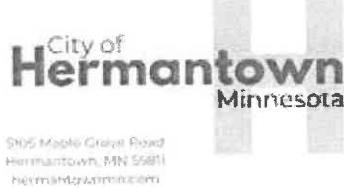
Appreciate the update, Brian.

I'll get your request over to Public Works and see what I can do.

-Chad

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Sent:** Thursday, October 17, 2024 6:48 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Subject:** RE: Project Loon - Sewer and Water Availability RFI

Hi Chad,

We're still working with the end user to get the additional information to assist your team. We're hoping to get it back today and will provide as soon as possible.

Would you be able to assist us with providing us with the following hydrant flow test information for a hydrant nearest the location that water would be extended from:

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

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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, October 14, 2024 6:53 PM  
**To:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>; Brandt, Mike <[mike.brandt@kimley-horn.com](mailto:mike.brandt@kimley-horn.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Schumann, Kate <[Kate.Schumann@kimley-horn.com](mailto:Kate.Schumann@kimley-horn.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Subject:** Re: Project Loon - Sewer and Water Availability RFI

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All,

We are meeting with the water modeling consultant on Friday, and would like clarity on the following questions, please.

- a. Typical daily demand expected
- b. Typical hourly use (what time of day does water get used, and how much etc)
- c. Peak demand – what is expected for total demand on a peak day, and how often would it occur.
- d. Total annual water use expected.

This will help us better and more specifically frame our modeling effort.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 11, 2024, at 10:55, Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)> wrote:

Loon Team,

Can you give us some more details on the typical hourly/daily draw rate over the course of a year? As we model the flow, we need to look at the impacts to storage and make sure we are appropriately sizing things.

Let me know if you need more clarity on what I'm asking for.

Thanks!!

-Chad

<image002.jpg>

-----Original Appointment-----

**From:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>

**Sent:** Wednesday, October 2, 2024 8:45 PM

**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate

**Subject:** Project Loon - Sewer and Water Availability RFI

**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

# Microsoft Teams [Need help?](#)

## Join the meeting now

Meeting ID: 253 413 257 372

Passcode: 2PCXSU

---

### **Dial in by phone**

[+1 984-204-1608,,893796090# United States, Raleigh](#)

[Find a local number](#)

Phone conference ID: 893 796 090#

### **Join on a video conferencing device**

Tenant key: [340760667@t.plcm.vc](mailto:340760667@t.plcm.vc)

Video ID: 119 861 961 0

[More info](#)

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

<image003.png>

Enjoy your meeting!

[Org help](#)

---

**From:** Chad Ronchetti  
**To:** Wurdeman, Brian  
**Cc:** David Boff; Ch-Joe Wicklund; Chris Bates; Brandt, Mike; Nasset, Brent; Schumann, Kete  
**Subject:** RE: Project Loin - Sewer and Water Availability RFQ  
**Date:** Monday, November 4, 2024 9:31:00 AM  
**Attachments:** image003.png

Brian,

Likewise. Great meetings!

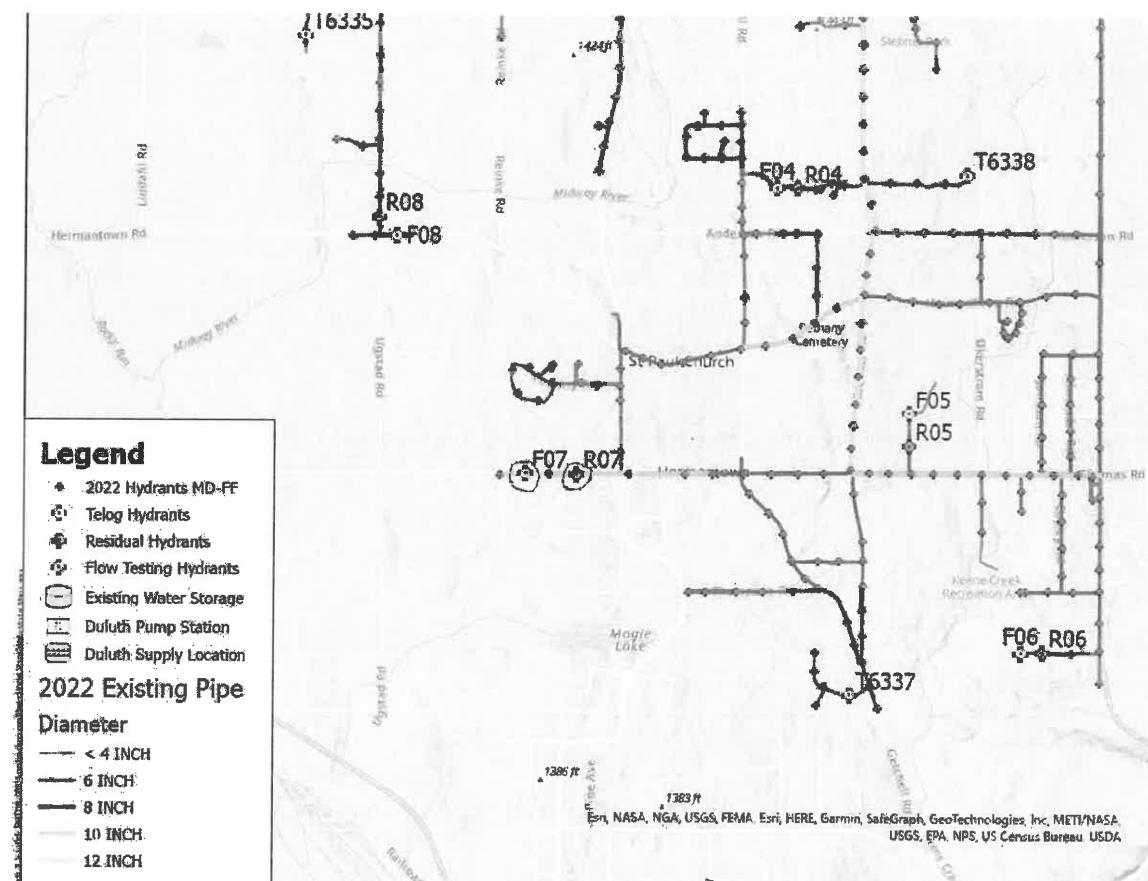
Sorry for the delay on this. I am learning who to ask for what. Below is what we obtained from our water model field testing. We were one hydrant to the east of the closest. If your team would like the flow test to the furthest hydrant, you'll have to send someone out to get it. I can facilitate access if need be.

Flow = 1,234 gpm

### Pressure

Pressure

Static = 84 psi  
Residual = 52 psi



-Chad

**Chad Ronchetti**  
Economic Development Director  
ronchetti@hamilton.org | 734.513.5000  
office 216.729.5600



From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>

From: Wurdeiman, Brian <Brian.Wurdeiman@...>  
Sent: Monday, November 4, 2024 8:35 AM

Sent: Monday, November 4, 2024 8:35 AM  
To: Chad Bonchetti <cbonchetti@bermantowson.com>

See Paul Rutherford, UCO, and others, in *Chancery Litigation in the U.S.* (2011).

**Cc:** David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chris Ba

Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann

844 M. A. SUDAR

It was a pleasure meeting in person last week! We wanted to check-in on the status of collecting a hydrant flow test. Would it be possible to get this completed within the next 1-2 weeks?

Thank you,

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

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Appreciate the update, Brian.

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**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
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Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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Loon Team,

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Thanks!!

-Chad

<image002.jpg>

-----Original Appointment-----

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**Sent:** Wednesday, October 2, 2024 8:45 PM  
**To:** Wurdeman, Brian; Brandt, Mike; David Bolf; Chad Ronchetti; CH-Joe Wicklund; Nasset, Brent; Chris Bates; Schumann, Kate  
**Subject:** Project Loon - Sewer and Water Availability RFI  
**When:** Friday, October 4, 2024 12:00 PM-1:00 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** Microsoft Teams Meeting

---

## Microsoft Teams Need help?

[Join the meeting now](#)

Meeting ID: 253 413 257 372

Passcode: 2PCXSIJ

---

### Dial in by phone

[+1 984-204-1608, 893796090#](tel:+19842041608893796090#) United States, Raleigh

[Find a local number](#)

Phone conference ID: 893 796 090#

### Join on a video conferencing device

Tenant key: [340760667@t.plcmvc](mailto:340760667@t.plcmvc)

Video ID: 119 861 961 0

[More info](#)

For organizers: [Meeting options](#) · [Reset dial-in PIN](#)

<image003.png>

Enjoy your meeting!

[Org help](#)

---

**From:** [Chad Ronchetti](#)  
**To:** David Bolf  
**Subject:** RE: Project Loon - Team Check-in  
**Date:** Wednesday, December 11, 2024 3:04:00 PM

---

Well that's exciting.

-Chad

## Chad Ronchetti

Economic Development Director

[ronchetti@hermantownmn.com](mailto:ronchetti@hermantownmn.com)

office: 218-729-3600



2105 Maple Grove Road  
Hermantown, MN 55811

[hermantownmn.com](http://hermantownmn.com)

-----Original Appointment-----

**From:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Sent:** Wednesday, December 11, 2024 3:04 PM  
**To:** Chad Ronchetti  
**Subject:** Declined: Project Loon - Team Check-in  
**When:** Friday, December 13, 2024 9:00 AM-9:30 AM (UTC-06:00) Central Time (US & Canada).  
**Where:** Microsoft Teams Meeting

I will be at Iowa State doing a campus tour with my son.

**From:** [Chad Ronchetti](#)  
**To:** [David Bolf](#); [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#)  
**Subject:** RE: Project Loon - Team Check-in  
**Date:** Wednesday, December 11, 2024 3:03:00 PM

---

Need to move this to accommodate a doctor's appointment. David/Eric – hopefully you can make this.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



-----Original Appointment-----

**From:** Chad Ronchetti  
**Sent:** Wednesday, December 11, 2024 3:03 PM  
**To:** David Bolf; CH-John Mulder; CH-Joe Wicklund; CH-Eric Johnson  
**Subject:** Project Loon - Team Check-in  
**When:** Friday, December 13, 2024 9:00 AM-9:30 AM (UTC-06:00) Central Time (US & Canada).  
**Where:** Microsoft Teams Meeting

Project action items spreadsheet

<https://docs.google.com/spreadsheets/d/1TGf3L06RyaPu-EV0D9WuDX8lgTjcBn7Y9OF-wfD57XQ/edit?usp=sharing>

---

**Microsoft Teams** [Need help?](#)

[\*\*Join the meeting now\*\*](#)

Meeting ID: 278 418 450 906

Passcode: Kc5g3R

---

For organizers: [Meeting options](#)

---

**From:** CH-Eric Johnson  
**To:** [Chad Ronchetti](#); [David Bolf](#); [CH-John Mulder](#); [CH-Joe Wicklund](#)  
**Subject:** RE: Project Loon - Team Check-in  
**Date:** Wednesday, December 11, 2024 3:06:25 PM

---

I will need to phone in from the road.

Thanks  
Eric

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Wednesday, December 11, 2024 3:03 PM  
**To:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Subject:** RE: Project Loon - Team Check-in

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-Chad



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**When:** Friday, December 13, 2024 9:00 AM-9:30 AM (UTC-06:00) Central Time (US & Canada).  
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---

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 278 418 450 906

Passcode: Kc5g3R

---

For organizers: [Meeting options](#)

---

**From:** [Chad Ronchetti](#)  
**To:** [CH-Eric Johnson](#); [David Bolf](#); [CH-John Mulder](#); [CH-Joe Wicklund](#)  
**Subject:** RE: Project Loon - Team Check-in  
**Date:** Wednesday, December 11, 2024 3:39:00 PM

---

Sounds like no one can really make this work.

Pressing items are

1. securing a proposal from Braun on the RGU review services for the AUAR. (Chad/Eric)
2. Council presentation/project update

-Chad



**From:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Sent:** Wednesday, December 11, 2024 3:06 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>  
**Subject:** RE: Project Loon - Team Check-in

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**Sent:** Wednesday, December 11, 2024 3:03 PM  
**To:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Subject:** RE: Project Loon - Team Check-in

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-Chad

# Chad Ronchetti

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



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<https://docs.google.com/spreadsheets/d/1TGf3L06RyaPu-EV0D9WuDX8lgTjcBn7Y9OF-wfD57XQ/edit?usp=sharing>

---

## Microsoft Teams [Need help?](#)

**Join the meeting now**

Meeting ID: 278 418 450 906

Passcode: Kc5g3R

---

For organizers: [Meeting options](#)

---

**From:** FD-Zach Graves  
**To:** Chad Ronchetti  
**Subject:** RE: Project Loon - Water Testing  
**Date:** Thursday, October 3, 2024 10:08:49 AM

---

Sir,

Water testing was completed today at hall 2.

**Zachary Graves**  
Fire Chief / Hermantown, MN  
5111 Maple Grove Rd  
218-729-3663  
[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, September 9, 2024 8:11 AM  
**To:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>; brian.wurdeman <[brian.wurdeman@kimley-horn.com](mailto:brian.wurdeman@kimley-horn.com)>  
**Cc:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; brent.nasset <[brent.nasset@kimley-horn.com](mailto:brent.nasset@kimley-horn.com)>; Sieh, Trisha <[trisha.sieh@kimley-horn.com](mailto:trisha.sieh@kimley-horn.com)>  
**Subject:** Re: Project Loon - Water Testing

Brian,

Copied here is Zach Graves, our Fire Chief. He can help you with access to Fire Hall #2, which is the closest public building to the project site.

@FD-Zach Graves - The Project Loon team is needing access to Fire Hall #2 to perform some water testing for the project.

Just let me know if there is anything further I can help with.

- 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:** [ED-Zach Graves](#)  
**Subject:** RE: Project Loon - Water Testing  
**Date:** Thursday, October 3, 2024 12:56:00 PM

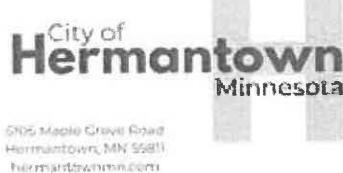
---

Sir...???

Thanks for the update, Chief.

-Chad

**Chad Ronchetti**  
Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>  
**Sent:** Thursday, October 3, 2024 10:09 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: Project Loon - Water Testing

Sir,

Water testing was completed today at hall 2.

**Zachary Graves**  
Fire Chief / Hermantown, MN  
5111 Maple Grove Rd  
218-729-3663  
[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)

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**Cc:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; brent.nasset <[brent.nasset@kimley-horn.com](mailto:brent.nasset@kimley-horn.com)>; Sieh, Trisha <[trisha.sieh@kimley-horn.com](mailto:trisha.sieh@kimley-horn.com)>

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Working together to serve and build our community.

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**From:** [Wurdeman, Brian](#)  
**To:** [Chad Ronchetti](#); [FD-Zach Graves](#)  
**Cc:** [Chris Bates](#); [Nasset, Brent](#); [Sieh, Trisha](#)  
**Subject:** RE: Project Loon - Water Testing  
**Date:** Monday, September 30, 2024 2:27:39 PM

---

Thank you, Chad.

Zach, our water testing company, Pace Labs, is planning to take the sample this Thursday, October 3<sup>rd</sup>. We'll have them coordinate directly with you to get access to the fire hall.

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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, September 9, 2024 8:11 AM  
**To:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>; Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>  
**Cc:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Nasset, Brent <[Brent.Nasset@kimley-horn.com](mailto:Brent.Nasset@kimley-horn.com)>; Sieh, Trisha <[Trisha.Sieh@kimley-horn.com](mailto:Trisha.Sieh@kimley-horn.com)>  
**Subject:** Re: Project Loon - Water Testing

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Brian,

Copied here is Zach Graves, our Fire Chief. He can help you with access to Fire Hall #2, which is the closest public building to the project site.

[@FD-Zach Graves](#) - The Project Loon team is needing access to Fire Hall #2 to perform some water testing for the project.

Just let me know if there is anything further I can help with.

- 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:** FD-Zach Graves  
**Subject:** RE: Project Loon - Water Testing  
**Date:** Thursday, October 3, 2024 2:40:00 PM

---

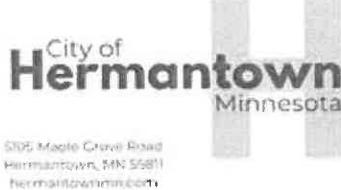
Well, I feel more like a dude than a sir, but whatever makes you happy.

I appreciate you cutting me out and letting me know. If you need any support, just ping me.

-Chad

## Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>  
**Sent:** Thursday, October 3, 2024 1:14 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: Project Loon - Water Testing

I see you having the same authority as Mr. Mulder and Mr. Wicklund, so you are a sir in my book.

Talking with the tech that came and did the test this is going to be monthly for one year. I gave her my contact number and told her to call me each month, guessing you have better things (Sushi place) to work on then be a middle man.

Zach

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, October 3, 2024 12:57 PM  
**To:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>  
**Subject:** RE: Project Loon - Water Testing

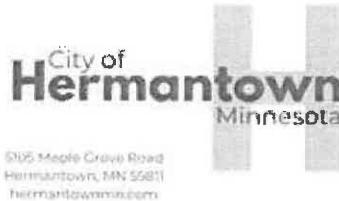
Sir...???

Thanks for the update, Chief.

-Chad

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>

**Sent:** Thursday, October 3, 2024 10:09 AM

**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

**Subject:** RE: Project Loon - Water Testing

Sir,

Water testing was completed today at hall 2.

**Zachary Graves**

Fire Chief / Hermantown, MN

5111 Maple Grove Rd

218-729-3663

[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)

---

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

**Sent:** Monday, September 9, 2024 8:11 AM

**To:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>; brian.wurdeman <[brian.wurdeman@kimley-horn.com](mailto:brian.wurdeman@kimley-horn.com)>

**Cc:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; brent.nasset <[brent.nasset@kimley-horn.com](mailto:brent.nasset@kimley-horn.com)>;

Sieh, Trisha <[trisha.sieh@kimley-horn.com](mailto:trisha.sieh@kimley-horn.com)>

**Subject:** Re: Project Loon - Water Testing

Brian,

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@FD-Zach Graves - The Project Loon team is needing access to Fire Hall #2 to perform some water testing for the project.

Just let me know if there is anything further I can help with.

- Chad

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Chad Ronchetti  
Economic Development Director

## City of Hermantown

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**From:** FD-Zach Graves  
**To:** Chad Ronchetti  
**Subject:** RE: Project Loon - Water Testing  
**Date:** Thursday, October 3, 2024 1:14:05 PM

---

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Talking with the tech that came and did the test this is going to be monthly for one year. I gave her my contact number and told her to call me each month, guessing you have better things (Sushi place) to work on then be a middle man.

Zach

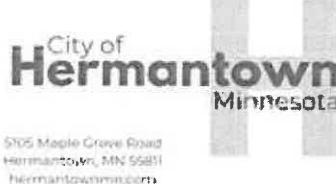
**From:** Chad Ronchetti <cronchetti@hermantownmn.com>  
**Sent:** Thursday, October 3, 2024 12:57 PM  
**To:** FD-Zach Graves <zgraves@hermantownmn.com>  
**Subject:** RE: Project Loon - Water Testing

Sir...???

Thanks for the update, Chief.

-Chad

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



5105 Maple Grove Road  
Hermantown, MN 55811  
Hermantownmn.us

**From:** FD-Zach Graves <zgraves@hermantownmn.com>  
**Sent:** Thursday, October 3, 2024 10:09 AM  
**To:** Chad Ronchetti <cronchetti@hermantownmn.com>  
**Subject:** RE: Project Loon - Water Testing

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**Zachary Graves**  
Fire Chief / Hermantown, MN  
5111 Maple Grove Rd

218-729-3663  
[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, September 9, 2024 8:11 AM  
**To:** FD-Zach Graves <[zgraves@hermantownmn.com](mailto:zgraves@hermantownmn.com)>; brian.wurdeman <[brian.wurdeman@kimley-horn.com](mailto:brian.wurdeman@kimley-horn.com)>  
**Cc:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; brent.nasset <[brent.nasset@kimley-horn.com](mailto:brent.nasset@kimley-horn.com)>;  
Sieh, Trisha <[trisha.sieh@kimley-horn.com](mailto:trisha.sieh@kimley-horn.com)>  
**Subject:** Re: Project Loon - Water Testing

Brian,

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@FD-Zach Graves - The Project Loon team is needing access to Fire Hall #2 to perform some water testing for the project.

Just let me know if there is anything further I can help with.

- Chad

•  
Chad Ronchetti  
Economic Development Director

## City of Hermantown

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**From:** [Chad Ronchetti](#)  
**To:** [FD-Zach Graves](#); [brian.wurde](#)  
**Cc:** [Chris Bates](#); [brent.nasset](#); [Sieh, Trisha](#)  
**Subject:** Re: Project Loon - Water Testing  
**Date:** Monday, September 9, 2024 8:11:05 AM

---

Brian,

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[@FD-Zach Graves](#) - The Project Loon team is needing access to Fire Hall #2 to perform some water testing for the project.

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- Chad

Chad Ronchetti  
Economic Development Director

### City of Hermantown

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**From:** [Chris Bates](#)  
**To:** [Bodin, Chet \(DEED\)](#); [Chad Ronchetti](#)  
**Cc:** [Valencia, Catalina \(DEED\)](#); [Dan Lessor](#)  
**Subject:** RE: Project Loon & Introductions w/ DEED  
**Date:** Friday, October 11, 2024 11:24:59 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[20241010 - Project Loon Minnesota DEED - NDA.pdf](#)

---

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

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Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://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

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Mobile: 612.232.6386

[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)

[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Bodin, Chet (DEED) <[chet.bodin@state.mn.us](mailto:chet.bodin@state.mn.us)>

**Sent:** Thursday, October 10, 2024 1:45 PM

**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>; Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>

**Cc:** Valencia, Catalina (DEED) <[catalina.valencia@state.mn.us](mailto:catalina.valencia@state.mn.us)>; Dan Lessor <[Dan.Lessor@mortenson.com](mailto: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](mailto:Chris.Bates@mortenson.com)>

**Sent:** Monday, September 23, 2024 4:26 PM

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

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

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Mobile: 612.232.6386

[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)

[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Bodin, Chet (DEED) <[chet.bodin@state.mn.us](mailto:chet.bodin@state.mn.us)>

**Sent:** Monday, September 23, 2024 2:00 PM

**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Cc:** Valencia, Catalina (DEED) <[catalina.valencia@state.mn.us](mailto: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](mailto:cronchetti@hermantownmn.com)>

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

**To:** Rios, Sophie (She/Her/Hers) (DEED) <[sophie.rios@state.mn.us](mailto:sophie.rios@state.mn.us)>; Valencia, Catalina (DEED)

<[catalina.valencia@state.mn.us](mailto:catalina.valencia@state.mn.us)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Cc:** Arik Forsman (MP) <[aforsman@mnpower.com](mailto:aforsman@mnpower.com)>; Bodin, Chet (DEED) <[chet.bodin@state.mn.us](mailto: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 20<sup>th</sup>, from 9:30AM-12:30PM and 3:00-4:30PM
  - 10:30-12:30
- Monday, September 23<sup>rd</sup>, from 11:00AM-4:30PM
  - 1:00-2:00
- Tuesday, September 24<sup>th</sup>, from 11:00AM-1:00PM
- Friday, September 27<sup>th</sup>, from 9:30AM-4:30PM
  - 10:30-12:30

-Chad

## Chad Ronchetti

Economic Development Director

[ronchetti@hermantownmn.com](mailto:ronchetti@hermantownmn.com)

office: 218.729.3600



6105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

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

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

**To:** Valencia, Catalina (DEED) <[catalina.valencia@state.mn.us](mailto:catalina.valencia@state.mn.us)>; Chad Ronchetti

<[ronchetti@hermantownmn.com](mailto:ronchetti@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Cc:** Arik Forsman (MP) <[aforsman@mnpower.com](mailto:aforsman@mnpower.com)>; Bodin, Chet (DEED) <[chet.bodin@state.mn.us](mailto: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](mailto:catalina.valencia@state.mn.us)>  
**Sent:** Monday, September 9, 2024 2:58 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Arik Forsman (MP) <[aforsman@mnpower.com](mailto:aforsman@mnpower.com)>; Brzezinski, Bradley (DEED) <[bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us)>; Bodin, Chet (DEED) <[chet.bodin@state.mn.us](mailto:chet.bodin@state.mn.us)>; Rios, Sophie (She/Her/Hers) (DEED) <[sophie.rios@state.mn.us](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, September 9, 2024 8:32 AM  
**To:** Valencia, Catalina (DEED) <[catalina.valencia@state.mn.us](mailto:catalina.valencia@state.mn.us)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Arik Forsman (MP) <[aforsman@mnpower.com](mailto:aforsman@mnpower.com)>; Brzezinski, Bradley (DEED) <[bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us)>  
**Subject:** Re: Project Loon & Introductions w/ DEED

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**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.

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

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[Hermantownmn.com](http://Hermantownmn.com) - 218.729.3600

---

**From:** Chad Ronchetti  
**Sent:** Monday, September 9, 2024 8:29 AM  
**To:** [bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us) <[bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** [aforsman@mnpower.com](mailto:aforsman@mnpower.com) <[aforsman@mnpower.com](mailto: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!

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?

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Cheers,

- Chad

\*

Chad Ronchetti

Economic Development Director

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**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Arik Forsman \(MP\)](#)  
**Subject:** RE: Project Loon & Introductions w/ DEED  
**Date:** Tuesday, September 10, 2024 9:27:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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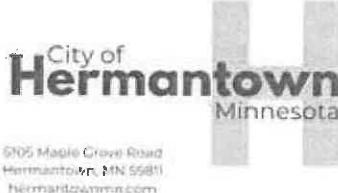
Chris,

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

-Chad

**Chad Ronchetti**

Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Rios, Sophie (She/Her/Hers) (DEED) <[sophie.rios@state.mn.us](mailto:sophie.rios@state.mn.us)>  
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**Subject:** RE: Project Loon & Introductions w/ DEED

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- Friday, September 27<sup>th</sup>, from 9:30AM-4:30PM

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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](mailto:catalina.valencia@state.mn.us)>  
**Sent:** Monday, September 9, 2024 2:58 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Arik Forsman (MP) <[aforsman@mnpower.com](mailto:aforsman@mnpower.com)>; Brzezinski, Bradley (DEED) <[bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us)>; Bodin, Chet (DEED) <[chet.bodin@state.mn.us](mailto:chet.bodin@state.mn.us)>; Rios, Sophie (She/Her/Hers) (DEED) <[sophie.rios@state.mn.us](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, September 9, 2024 8:32 AM  
**To:** Valencia, Catalina (DEED) <[catalina.valencia@state.mn.us](mailto:catalina.valencia@state.mn.us)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Arik Forsman (MP) <[aforsman@mnpower.com](mailto:aforsman@mnpower.com)>; Brzezinski, Bradley (DEED) <[bradley.brzezinski@state.mn.us](mailto: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

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Chad Ronchetti

Economic Development Director

## City of Hermantown

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Hermantownmn.com - 218.729.3600

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**From:** Chad Ronchetti

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

**To:** [bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us) <[bradley.brzezinski@state.mn.us](mailto:bradley.brzezinski@state.mn.us)>; Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>

**Cc:** [aforsman@mnpower.com](mailto:aforsman@mnpower.com) <[aforsman@mnpower.com](mailto: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!

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

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Chad Ronchetti

Economic Development Director

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