

CH-Alissa McClure

From: CH-Wayne Boucher
Sent: Tuesday, June 17, 2025 9:08 AM
To: CH-Alissa McClure
Subject: Fw: Star Tribune article

From: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Sent: Tuesday, May 20, 2025 4:58 PM
To: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Cc: CH-John Mulder <jmulder@hermantownmn.com>
Subject: Star Tribune article

Mayor and Councilors –

The following article was just posted online and will be in tomorrow's print edition of the Star Tribune.

A few reminders ... an AUAR is far from a guarantee of a project, it is just the exploration of the possible project through an environmental lens. We do not have clarity on what that project is, despite what the current headline below says. I am actually working with the writer to change it to "may be coming" because that is an important piece of accuracy about how an AUAR works. And it would make sense for us to not say what it is, because an AUAR does not define the project specifically. If this is not a feasible project, for whatever reason that is determined in the AUAR process, it would never be publicly defined because there would have never been a public application beyond the AUAR. If there is a public application, there will most certainly be a public process.

It can be shared, as it is in this story, that the City did sign an NDA with Mortenson. But we would provide any developer the same level of privacy to explore possible developments whether they felt they needed an NDA or not. Other questions beyond that are best directed to me to get to Chad, John, the Mayor, etc.

As for Comp Plan, rezoning, etc., questions, we know the assets in this area – substation, rail, roads, greenfields – have been in Adolph for decades. Now the development world is looking at those long-held assets differently in 2025 than they did in the past. At one point we had a small golf course in Hermantown, now we have the Hermantown Marketplace because an area of developable land was looked at differently than it had been in the past. Maybe what hasn't changed is our reputation as being a good partner for development.

Joe

P.S. In the time it took me to type this they have updated the headline from "is coming" to "is proposed," which is a good bit of relationship work from the Communications Director and the Star Tribune.

A massive development is coming to a northeast Minnesota city. Local officials aren't saying what it is.

The industrial project proposed for Hermantown carries some hallmarks of a data center.

CH-Alissa McClure

From: CH-Wayne Boucher
Sent: Tuesday, June 17, 2025 9:10 AM
To: CH-Alissa McClure
Subject: Fw: Mortenson's Hermantown Project.

From: CH-Wayne Boucher <mayorboucher@hermantownmn.com>
Sent: Friday, January 17, 2025 2:01 PM
To: CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: Mortenson's Hermantown Project.

Ok, thanks.

From: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Sent: Friday, January 17, 2025 1:44:39 PM
To: CH-Wayne Boucher <mayorboucher@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Mortenson's Hermantown Project.

I left a message for Mr. Kohlmeier.

Joe

From: CH-Wayne Boucher <mayorboucher@hermantownmn.com>
Sent: Thursday, January 16, 2025 2:20 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: Mortenson's Hermantown Project.

I would suggest leaving out the suggestion to contact Mortenson or their representative.

Wayne Boucher

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, January 16, 2025 9:35:25 AM
To: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: CH-Wayne Boucher <mayorboucher@hermantownmn.com>
Subject: FW: Mortenson's Hermantown Project.

Gentlemen, I received this original email on Monday but had not responded to him yet as I was in Virginia Tues and Wednesday as part of my CDBG Advisory Committee duties.

My original response was going to be:

The only application the City has received in this area is for a wetland delineation, which was conducted in the fall of 2024. There have been no further applications to the City, so there is no information to share. I suggest you contact Chris Bates at Mortenson with these questions.

I welcome any suggestions from any of you and then I will respond to Bob.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: Bob K [REDACTED]
Sent: Wednesday, January 15, 2025 3:18 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Cc: CH-Wayne Boucher <mayorboucher@hermantownmn.com>
Subject: Mortenson's Hermantown Project.

Hi Eric,

I am reaching out to you again to find out what the Hermantown Project is so I can prepare for conversing intelligently about the offer to purchase my Hermantown property with Chris Bates from Mortenson Construction Company.

I specifically want to know what is being built back of my property. For example, is it a data center? What exactly is it?

This note about transparency is taken from Hermantownmn.com:

We want our efforts in local government to be transparent, understandable, and always helping serve and build our community. The engagement of our residents are what help make sure that is happening.

Thanks,
Bob Kohlmeier



Exhibit A

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

January 6, 2025

Proposal QTB207999

Mr. Chad Ronchetti, Economic Development Director
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

Re: Proposal For Responsible Government Unit Assistance
 AUAR For Project Loon
 Hermantown, Minnesota

Dear Mr. Ronchetti:

Braun Intertec Corporation is pleased to present this proposal to provide technical support services to the City of Hermantown under their duties as the Responsible Government Unit (RGU) for the proposed Project Loon in Hermantown.

Project Understanding

Based on the available information and recent email correspondence, it is our understanding that a project proposer (Mortenson) intends to build a large data center complex on undeveloped lands in the southwest corner of the City of Hermantown. The project (titled "Project Loon"), which will consist of several buildings completed over three phases (300,000 to 500,000 square feet per phase), with the first phase scheduled for construction in 2026. Future phases are undefined at this time and would occur west of the first three phases.

The proposed project will trigger mandatory categories for an Environmental Assessment Worksheet (EAW), Alternative Urban Areawide Review (AUAR), or potentially an Environmental Impact Statement (EIS) under Minnesota's environmental review regulations. At this time, the city believes the project will require a Certain Large Specific Project Alternative Urban Areawide Review (AUAR), with the first step in this process beginning with an Environmental Assessment Worksheet (EAW) scoping document and draft scoping decision document.

Scope of Services

The City of Hermantown has asked Braun Intertec to assist the City in their review and RGU processing of the proposed Project Loon environmental documents. To begin, we will initiate a third-party technical review of the EAW scoping document in accordance with the rules and intent of the guidelines set forth by the Minnesota Environmental Quality Board (EQB) (MN Rules Part 4410). Braun Intertec's review comments and questions will be embedded into the draft EAW scoping document and compiled into a separate comment resolution log for city staff review. We also anticipate one virtual meeting and general email/phone correspondence with city staff to finalize review comments before sharing review comments with the project proposer.

After review comments are distributed to the project proposer and the project proposer provides written comment responses and draft revisions, we will review their responses and schedule one virtual meeting with them to resolve any outstanding issues and recommendations for resolving those issues. Assuming the scoping document is deemed complete, Braun Intertec will initiate the public notice process. Braun Intertec will also develop an environmental review schedule that will be used to identify anticipated milestones and track the approval process.

The public comment period is required for all mandatory environmental review documents in Minnesota and consists of several steps that are the duty of the RGU. Braun Intertec will lead this process (on behalf of and as directed by City staff) in their RGU duties; including but not limited to:

- Distribute the environmental review document and decisions to the EQB and stakeholders.
- Compile and review all public comment received, prepare comment responses, coordinate potential EAW scoping document revisions and responses with the project proposer.
- Prepare public comment resolution log, decision documents, Findings of Facts, Record of Decision, and meeting summaries.
- Attend virtual coordination meetings with the project proposer, city staff, and virtual or in-person City meetings (planning commission and/or city council).

The scope of work does not include review or RGU assistance for the Certain Large Specific Project Alternative Urban Areawide Review (AUAR) document, which will occur after the EAW scoping document is complete. Braun Intertec will provide a separate scope of work and cost for RGU assistance associated with the future AUAR document.

Schedule

Based on our understanding of the project, the EAW scoping document is projected to be available for City review in February 2025. We will be able to begin the scope of services within 5-10 business days of receiving notification from the City to proceed and receipt of written authorization. The remainder of the schedule will be established after discussions with City staff.

Cost Estimate

Braun Intertec will furnish the services described herein on an hourly, time and materials basis. Based on our current understanding of the proposed project and the assumptions stated in this proposal, we estimate the total cost to perform the Scope of Services described above will not exceed **\$20,000**. All tasks costs include project management, travel costs, and printing expenses.

For the purposes of this proposal, it is our assumption that any relevant field work or supporting technical studies (i.e., biological surveys, air emissions modeling or risk analysis, storm water design, traffic study, and site planning work, etc.) will not be required to be performed or will be performed by others not under contract to Braun Intertec and is therefore outside the present scope of services,

as the need for some of this field work cannot always be known until after the work has begun. Should any of these studies become warranted, we will contact you immediately and discuss how you wish to proceed. We also here assume that the project will not require any federal permits or receive any federal money that would trigger implementation of federal Section 106 requirements or separate federal NEPA processing.

General Remarks

Braun Intertec appreciates the opportunity to present this scope of work and cost proposal for your consideration. It is being sent in an electronic version **only**. A hard copy of the proposal will be supplied upon request.

The Cost Estimate presented in this proposal assumes that the proposal will be authorized within 30 days. If the project is not authorized within 30 days and that others will not delay us beyond our proposed schedule. Should revisions to the proposed scope be required, we will contact you and obtain additional authorization.

City of Hermantown
Hermantown RGU Assistance
Proposal QTB207999
January 6, 2025
Page 4

We appreciate the opportunity to provide professional services for you on this project. If you are in agreement with the terms as outlined above, please sign where indicated below and return one scanned signed copy of this this proposal (in its entirety) via e-mail. If you have questions regarding the content of this proposal, please contact Travis Fristed at 952.500.1180 or TFristed@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION



Travis G. Fristed, PWS, CMWP
Associate Director, Principal Scientist



Kenneth A. Larsen, PE
Vice President

The proposal is accepted, and you are authorized to proceed.

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date

MUTUAL NON-DISCLOSURE AGREEMENT

This Mutual Non-Disclosure Agreement ("Agreement") is made and entered into between Mortenson Development, Inc. ("Company"), and "City of Hermantown" identified below ("Participant"). The parties wish to exchange Confidential Information (as defined below in Section 2) for the following purpose(s): (a) to evaluate whether to enter into a contemplated business transaction ("Transaction"); and (b) if the parties enter into an agreement related to such Transaction, to fulfill each party's confidentiality obligations to the extent the terms set forth below are incorporated therein (the "Purpose"). The parties enter into this Agreement to protect the confidentiality of information in accordance with the following terms:

1. The Effective Date of this Agreement is the date the last party below signs.
2. Company has been engaged as an agent by a third-party client (the "Client") to act on the Client's behalf in connection with the Transaction, which Client intends to participate in the Transaction. The Participant acknowledges and agrees that the Client, even though unnamed in this Agreement for confidentiality purposes, is a third-party beneficiary to this Agreement and shall have the joint and several right to enforce the terms hereof against the Participant.
3. In connection with the Purpose, a party or Client may disclose certain information it considers confidential and/or proprietary ("Confidential Information") to the other party, including, but not limited to, tangible, intangible, oral, visual, electronic present, and/or future information, however and whenever acquired, including, but not limited to, by post, fax, e-mail, text message (SMS) and/or visual inspection during any tours of the Discloser's or its affiliates' facilities or premises; such information to include, without limitation: (a) trade secrets (whether or not subject to or protected by copyright, patent, or trademark (registered or unregistered); (b) financial information, including pricing; (c) technical information, including research, development, procedures, algorithms, data, designs, and know-how; (d) business information, including operations, planning, marketing interests, and products; and/or (e) the terms of any agreement entered into between the parties and the discussions, negotiations and proposals related thereto.
4. The party receiving Confidential Information (a "Recipient") will have a duty to protect Confidential Information disclosed to it by the other party ("Discloser") only: (a) if it is clearly and conspicuously marked as "confidential" or with a similar designation; (b) if it is identified by the Discloser as confidential and/or proprietary before, during, or promptly after presentation or communication; or (c) if it is disclosed in a manner in which the Discloser reasonably communicated, or the Recipient should reasonably have understood under the circumstances, including without limitation those described in Section 2 above, that the disclosure should be treated as confidential, whether or not the specific designation "confidential" or any similar designation is used.
5. A Recipient will use the Confidential Information only for the Purpose described above. A Recipient will use the same degree of care, but no less than a reasonable degree of care, as the Recipient uses with respect to its own information of a similar nature to protect the Confidential Information and to prevent: (a) any use of Confidential Information in violation of this agreement; and/or (b) communication of Confidential Information to any unauthorized third parties. Confidential Information may only be disseminated to Client and to employees, officers or directors of Recipient with a need to know and who have first signed an agreement with either of the parties containing confidentiality provisions substantially similar to those set forth herein (collectively, "Authorized Personnel"). A Recipient will be liable as primary obligor for any breaches of this Agreement notwithstanding that such breaches were committed by Authorized Personnel (with or without Recipient's knowledge).
6. Each party will not do the following, except with the advanced review and written approval of the other party: (a) issue or release any articles, advertising, publicity or other matter relating to this Agreement (including the fact that a meeting or discussion has taken place between the parties) or mentioning or implying the name of the other party; or (b) make copies of documents containing Confidential Information.
7. This Agreement imposes no obligation upon a Recipient with respect to Confidential Information that: (a) the Recipient can demonstrate was already in the Recipient's actual possession or knowledge and which the Recipient lawfully acquired other than from the Discloser was; (b) is or becomes publicly available through no fault, action, omission or intervention of the Recipient; (c) is received by the Recipient from a third party without a duty of confidentiality (express or implied) owed to the Discloser; (d) is independently developed by the Recipient without a breach of this Agreement; (e) is disclosed by the Recipient with the Discloser's prior written approval; or (f) is required to be disclosed by operation of law, court order or other governmental demand ("Process"); provided that (i) the Recipient will immediately notify the Discloser of such Process; and (ii) the Recipient will not produce or disclose Confidential Information in response to the Process unless the Discloser has: (a) requested protection from the legal or governmental authority requiring the Process and such request has been denied, (b) consented in writing to the production or disclosure of the Confidential Information in response to the Process, or (c) taken no action to protect its interest in the Confidential Information within 14 business days after receipt of notice from the Recipient of its obligation to produce or disclose Confidential Information in response to the Process.
8. EACH DISCLOSER WARRANTS THAT IT HAS THE RIGHT TO DISCLOSE ITS CONFIDENTIAL INFORMATION. NO OTHER WARRANTIES ARE MADE. ALL CONFIDENTIAL INFORMATION DISCLOSED HEREUNDER IS PROVIDED "AS IS".
9. This Agreement will remain in effect until it is terminated by either party with thirty (30) days prior written notice. Notwithstanding the foregoing, this Agreement will survive with respect to Confidential Information that is disclosed before the effective date of termination.
10. Unless the parties otherwise agree in writing, a Recipient's duty to protect Confidential Information expires five (5) years from the date of disclosure. A Recipient, upon Discloser's written request, will promptly return all Confidential Information received from the Discloser, together with all copies, or certify in writing that all such Confidential Information and copies thereof have been destroyed.
11. This Agreement imposes no obligation on a party to exchange Confidential Information, proceed with any business opportunity, or purchase, sell, license, transfer or otherwise make use of any technology, services or products.
12. No party acquires any intellectual property rights under this Agreement (including, but not limited to, patent, copyright, and trademark rights) except the limited rights necessary to carry out the Purpose in accordance with this Agreement. Each party acknowledges that damages for improper disclosure of Confidential Information may be irreparable; therefore, the injured party is entitled to seek equitable relief, including injunction and preliminary injunction, in addition to all other remedies available to it.
13. This Agreement does not create any agency or partnership relationship. This Agreement will not be assignable or transferable by Participant without the prior written consent of Company. Company may assign or transfer this Agreement in its sole discretion.

Confidential

14. This Agreement may be executed in two or more identical counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute the agreement when a duly authorized representative of each party has signed the counterpart.

15. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes any prior oral or written agreements, and all contemporaneous oral communications. All additions or modifications to this Agreement must be made in writing and must be signed by the parties. Any failure to enforce a provision of this Agreement will not constitute a waiver thereof or of any other provision.

16. As noted above, the Client is a third-party beneficiary to this Agreement and accordingly is entitled to the rights and benefits under this Agreement, and may enforce the provisions of this Agreement as if it were a party.

17. This Agreement is governed by the laws of the State of Minnesota, without reference to conflict of laws principles. The exclusive venue for any dispute relating to this Agreement will be in the state or federal courts within Minneapolis, MN.

COMPANY

Signature: John Z. N

Name: Matthew Sanderson

Title: VP

Date: 6/3/24

PARTICIPANT

Signature: John N. Wickslund

Name: JOE WICKLUND

Title: Asst. City Administrator

Date: 5/21/24

Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

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.

Travis,

Confirmed with Mort today that they are pushing the schedule for the AUAR back two months. We will not be reviewing until February.

-Chad

Chad Ronchetti

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



From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Wednesday, December 11, 2024 2:38 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

Chad,
The RGU has up to 30 days per Rule to review and evaluate an environmental document for completeness. With the upcoming holidays and executing contracts I don't believe that the timeframe presented by Kimley-Horn is feasible. Most people will be working limited or no hours between December 23 to January 3rd, so beginning the review on/after January 6th is a more realistic timeframe. If you have any concerns or concerns, please give me a call. We intend to submit our RGU services proposal by this Friday, Dec. 13th for the City's consideration.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, December 9, 2024 4:15 PM
To: Fristed, Travis <TFristed@braunintertec.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

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.

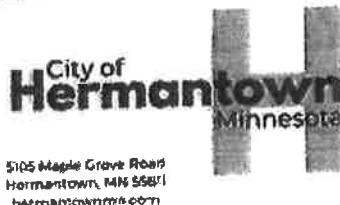
Travis,

We met with the Kimley Horn team today, and they confirmed that Braun is under NDA with them, which is a 3rd party beneficiary to Mortenson Development. We should be good to speak freely.

We also confirmed today that they are expecting to have draft AUAR order and scoping document to EQB by 1/14/25. That has us as city review of draft AUAR and scoping document from 12/13-12/27. I'm not sure if that will stick, but I know we talked about your availability in December being limited.

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Ronchetti
Sent: Thursday, December 5, 2024 3:25 PM
To: Travis Fristed <TFristed@braunintertec.com>
Cc: Kenneth Larsen <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

Just FYI –

Looks like Kimley Horn did both the AUAR for Farmington and Rosemount.

<https://webapp.pca.state.mn.us/eqb-search/project-detail/259881?sild=259881-PROJ00000000001>
<https://webapp.pca.state.mn.us/eqb-search/project-detail/257490?sild=257490-PROJ00000000001>

Those are both the Large AUAR. I don't see a Regular AUAR for those projects. I also don't see any routes and financing for water upgrades, in particular for the Farmington one.

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3609



From: Chad Ronchetti
Sent: Wednesday, December 4, 2024 7:19 AM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Cc: Travis Fristed <Tfisted@braunintertec.com>; Kenneth Larsen <KLarsen@braunintertec.com>
Subject: Re: AUAR Review Services

Thursday between 1-3 is best for me!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Dec 3, 2024, at 16:57, CH-Eric Johnson <eric.johnson@hermantownmn.com> wrote:

Hi Travis, I can make either work.

Chad – how is your schedule the next two days?

Thanks

Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Tuesday, December 3, 2024 4:10 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>; Larsen, Kenneth <KLarsen@braunintertec.com>
Cc: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: AUAR Review Services

Hi Eric,
Thanks for reaching out. We are interested in providing RGU assistance with the AUAR. Do you have some free time tomorrow (8am to 2pm) or Thursday (anytime) for a call to go over a few quick questions?

Thanks,

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Tuesday, December 3, 2024 1:42 PM
To: Larsen, Kenneth <KLarsen@braunintertec.com>; Fristed, Travis <TFristed@braunintertec.com>
Cc: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: AUAR Review Services

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.

Hello Ken and Travis, I hope you are both doing well. The City of Hermantown has been discussing a potential phased development of a large scale light industrial user for the SW corner of the City. The project team for the developer is utilizing Kimley Horn (KH) for their engineering and environmental related work with KH currently working on an AUAR document which may be completed in January 2025.

I am writing to see if Braun is interested in being the City's agent in order to provide review and comment on the AUAR as well as assist the City on any required EQB work associated with the AUAR document. From discussions with the development team, the project appears to be a multi-phased project of upwards of 300-500,000 square feet located in an area of the City which currently does not have City sewer and water.

If you can please let me know of your interest in assisting the City as well as a ballpark cost for your services. Please also fee free to contact myself and/or Chad Ronchetti to discuss further.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.
Hermantownmn.com | hermantownmn.com | 218.729.3618

From: [CH-Joe Wicklund](#)
To: [Chad Ronchetti](#); [CH-John Mulder](#)
Subject: for our use
Date: Thursday, May 08, 2025 4:15:54 PM
Attachments: [Mystery developer proposes 1.8M-square-foot industrial park - Minneapolis St. Paul Business Journal.pdf](#)

In light of the "mystery development in a duluth suburb" and the Star Tribune interviewing Chad Friday ... here is the bullet points/note for us (John, Chad, Joe, Eric) and the City Council. (Should anyone else be on that e-mail?)

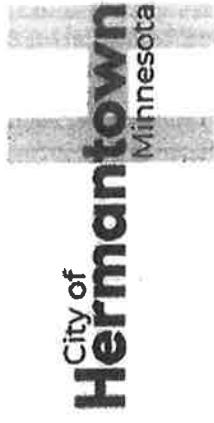
As more media attention is paid to the southwest corner of Hermantown, here are some useful / to-be-used talking points to help with residents. If you receive a media request, please start by directing them to me before we take any additional steps. You still may end up being interviewed, but let's coordinate that appropriately out of my office.

- An AUAR (Alternative Urban Area Review) is a tool developers can use to explore the possibilities of a concept on a site and learn more about the environmental impacts. This is a public step, but still affords the developer the appropriate privacy to determine the viability of their idea.
- We do have an AUAR scoping document currently looking at the Adolph area. That document is public and includes the necessary documentation and information for the public at this time, while still allowing the privacy for developers to determine the viability of their idea.
- We work with developers regularly and it is not best practice to share their ideas before any public application.
- City staff regularly meets with developers, residents, individuals to see what is possible in Hermantown. It is common for those interactions to occur, and they are private until there is a public application for a project.
- We certainly have interest in seeing utilities make it to the southwest corner of Hermantown. We are looking at the possibilities, costs and commitments of what that would take, and certainly it would not be possible without significant partnerships.
- We are evaluating options by studying the feasibility of supporting potential development in the southwest corner of Hermantown, so we can create a strong and more diverse economic foundation for the entire region. We know that development would not be possible without the public infrastructure and we know the public infrastructure would not be possible without significant private development. Building those strategic relationships will lead to mutually-beneficial investment that will positively impact our entire region.

We can finalize this in-person tomorrow morning.

Comprehensive Plan / Legislative Ask

- Actual ask; \$10 million in support of project
 - \$70 million total project
 - Multiple other non-property tax funding options
 - Opportunity; hundreds of millions in commercial tax
 - Opportunity; hundreds of new jobs
 - Duluth/St. Louis County Days (and CGMC)
 - Feb. 12-13 (Joe W., John M., Wayne, Chad, Andy)
 - Meetings already held with Grant/Natalie
 - Positive, but realistic about session



CH-Ed Worden

From: Chad Ronchetti
Sent: Thursday, April 10, 2025 9:53 AM
To: david@nce-duluth.com
Cc: CH-John Mulder; CH-Joe Wicklund; CH-Eric Johnson
Subject: FW: Project Loon - Water Model and Alternatives
Attachments: KH Alternative Scenario Results.pdf

David,

I think it would be helpful to step through this with our team and brief us on the meeting. Can we do that Friday at our standing meeting?

-Chad

Chad Ronchetti

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



From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Thursday, April 10, 2025 8:14 AM
To: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: Macke, Justin <Justin.Macke@kimley-horn.com>; Vempati, Uma <Uma.Vempati@kimley-horn.com>; Larson, Chadd <Chadd.Larson@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Fosmo, Eric <Eric.Fosmo@kimley-horn.com>; Scrimshaw, Jason <Jason.Scrimshaw@kimley-horn.com>; Buchanan, Jared <Jared.Buchanan@kimley-horn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon - Water Model and Alternatives

Good Morning David and Chad,

Thank you for the conversation yesterday surrounding the public water improvements associated with the project. Please see attached for the PDFs of the water modeling scenarios KH studied that were presented on the call yesterday.

We'll look forward to your feedback early next week after your staff meeting tomorrow morning.

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: Wurdeman, Brian

Sent: Monday, April 7, 2025 8:54 PM

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

Cc: Macke, Justin <Justin.Macke@kimley-horn.com>; Vempati, Uma <Uma.Vempati@kimley-horn.com>; Larson, Chadd <Chadd.Larson@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Fosmo, Eric <Eric.Fosmo@kimley-horn.com>; Scrimshaw, Jason <Jason.Scrimshaw@kimley-horn.com>; Buchanan, Jared <Jared.Buchanan@kimley-horn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: Project Loon - Water Model and Alternatives

Hi David and Chad,

In advance of our meeting on Wednesday, we wanted to provide a link to access the water model options that we studied. Summarized below are the options that we reviewed and plan to discuss in greater detail during our meeting. Please let us know if there are any questions or additional information that would be beneficial for us to provide in advance of the meeting.

<https://kimley-horn.securevdr.com/d-scb8762ed9dda4e38bbab86cb5ae91456>

Hermantown Existing Water System Information:

- Duluth operates at a higher HGL than Hermantown and supplies water at one existing and one proposed connection
- The maximum take rate for Hermantown based on Duluth's distribution system constraints is 1,200 gpm
- Existing infrastructure and level of service concerns:
 - If tank levels drop below 1,520' (half full), then level of service in several parts of the north drop below 35 psi due to high service elevations
 - Emergency demands for the northern part of the system are limited due to the current EST overflows
- The existing distribution system pipe diameters are adequate for demands of Project Loon and future demand allocation if pipe diameters are extended that match the edge of the system (12" along Midway and Arrowhead, 10" along Morris Thomas Rd)

With this information, Kimley-Horn has developed 3 alternatives to the water infrastructure recommendations. A constant maximum day demand of 34.7 gpm was assigned to the junction at the intersection of Morris Thomas Rd and Midway Rd and 8 hrs of 1,000 gpm were assigned at this same junction during day 1 of the 3-day EPS simulation.

- **Option 1 – Reconstruct a 1 MG EST at existing tank location along highway 53 with an overflow of 1,590'**
 - The existing pump curves at supply points seem to limit raising the tank to a max overflow of 1,567'. This overflow improves pressures but still leaves a few junctions along Norway Pines below 35 psi. Kimley-Horn added new pump curves at the supply points with higher head capacity to supply the system with overflow of 1,590'. This elevation mitigated all level of service issues with the 3-day maximum day demand simulations.
 - The smaller tank at the high school would be decommissioned after new tank is constructed and online
 - Total elevated storage increases from 750,000 gallons to 1,000,000 gallons

- Level of service for pressure throughout the north is improved along with system-wide fire flows
- Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
- **Option 1A – Future Level of Service in the Northwest**
 - 8" Pipe added to Option 1 for NW part of Hermantown to show future level of service if growth occurs.
 - 30 gpm was added to the northwest junction to simulate potential growth in the area. Pressures are maintained above 35 psi.
- **Option 2 – New 0.65 MG EST with overflow of 1,537' at existing park located at Rose and Midway**
 - Provides more EST volume for Project Loon's demands
 - Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
 - Existing Hermantown level of service and emergency demand concerns remain for northern part of the system
- **Option 2A – Future Level of service in the Northwest**
 - NW area does not have pressures greater than 35 psi due to elevation
- **Option 3 – New pressure zone in NW with 0.65 MG EST with overflow of 1,620', BPS, and PRV**
 - Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
 - Level of service is increased for the NW pressure zone and area north of Highway 53. Level of service in other parts of the north will not be included in the new zone and will miss out on this benefit.
 - Complicated operations with the BPS, EST, and PRV.
 - EST is added to the system as additional buffer for Project Loon's demands, however, the PRV creates risk of malfunction/operational issues in the event of a fire in the lower pressure zone.

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

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is by and between the **City of Hermantown**, Minnesota, a statutory city under the laws of the State of Minnesota, hereinafter referred to as "City", and **Kimley-Horn and Associates, Inc., Firm Name, a Minnesota North Carolina** corporation, hereinafter referred to as "Consultant" in response to the following situation:

A. City desires to utilize Consultant's commissioning professional services in connection with the construction of the [REDACTED] ("Project").

Commented: [EF1]: City to add preferred project name

B. Consultant has represented that it is qualified and willing to perform the services set forth in its proposal.

NOW, THEREFORE, the City and Consultant do mutually agree as follows:

1. **Services to be Performed.** Consultant shall provide commissioning professional services to the City as described in Consultant's Proposal attached hereto as Exhibit A in connection with the Project. In the event of any conflict between Exhibit A and this Agreement, the terms and conditions of this Agreement shall be deemed to be controlling.

1.1. The City Administrator, or his or her designee, shall be responsible for the day-to-day administration of this Agreement.

1.2. Assignment. Consultant represents that it will utilize only its own personnel and the personnel of subconsultants identified in Exhibit A in the performance of services set forth herein; and further agrees that it will neither assign, transfer, or subcontract any rights or obligations under this Agreement without prior written consent of the City.

Formatted: No underline

2. **Contract Period.** This Agreement shall be effective as of the date first above written and shall continue until [REDACTED], December 31, 2026 unless sooner terminated as provided in paragraph 4 hereof.

3. **Termination of Contract.** Either the Consultant or the City may, by giving written notice specifying the effective date which shall not be less than thirty (30) days from the date such notice is given, terminate this contract in whole or in part. In the event of termination, all property and finished or unfinished documents and other writings prepared by the Consultant under this contract shall be delivered to the City and Consultant shall be entitled to compensation for time expended to the date of termination and expenses incurred.

4. **Independent Contractor.** The relationship between the Consultant and the City shall be that of an independent contractor. Nothing herein shall in any way make or create any employer-employee relationship between the City and Consultant.

5. **Standard of Performance and Insurance; Indemnity.** All services to be performed by Consultant hereunder shall be performed in a skilled, professional and non-negligent manner. Consultant shall obtain and maintain at his/her/its cost and expense:

5.1. Commercial general liability insurance that covers the Consultant services performed by Consultant for City with a limit of liability of at least One Million Dollars (\$1,000,000.00) per occurrence and Two Million and No/100 Dollars (\$2,000,000.00) in the aggregate.

5.2. Automobile liability insurance that covers the Consultant services performed by Consultant for City with a limit of liability of at least One Million Dollars (\$1,000,000.00) per occurrence and Two Million and No/100 Dollars (\$2,000,000.00) in the aggregate.

5.3. Worker's compensation insurance covering Consultant (if an individual) all of Consultant's employees with coverages and limits of coverage required by law.

5.4. In addition to the coverages listed above, Consultant shall maintain a professional liability insurance policy in the minimum amount of Two Million and No/100 Dollars (\$2,000,000) for the work to be performed by the Consultant. Said policy need not name the City as an additional insured. It shall be Consultant's responsibility to pay any retention or deductible for the professional liability insurance. Consultant agrees to maintain the professional liability insurance for a minimum of two (2) years following termination of this Agreement.

Consultant shall indemnify and hold harmless City from and against all errors, omissions and/or negligent acts causing claims, damages, liabilities and damages arising out of the extent caused by the negligent performance of his/her/its services hereunder.

Consultant certifies that Consultant is in compliance with all applicable worker's compensation laws, rules and regulations. Neither Consultant (if an individual) nor Consultant's employees and agents will be considered City employees. Any claims that may arise under any worker's compensation laws on behalf of any employee of Consultant and any claims made by any third party as a consequence of any act or omission on the part of Consultant or any employee of Consultant are in no way City's obligation or responsibility. By signing this Agreement, Consultant certifies that Consultant is in compliance with these laws and regulations.

Consultant shall deliver to City, concurrent with the execution of this Agreement, one or more certificate(s) of insurance evidencing that Consultant has the insurance required by this Agreement in full force and effect. City shall be named as additional insured under the Consultant's commercial general liability policy and automobile policy. The insurer will provide at least thirty (30) days prior written notice to City, without fail, of any cancellation, non-renewal, or material modification of any of the policies required to be maintained by Consultant and evidenced by said certificate(s) for any cause, except for nonpayment of premium. The insurer will provide at least ten (10) days prior written notice to City, without fail, of any cancellation of any

such policy or coverage evidenced by said certificate(s) for nonpayment of premium. Consultant shall provide City with appropriate endorsements to Consultant's commercial general liability policy and automobile policy reflecting the status of City as an additional insured and requiring that the foregoing required notice of cancellation, material alteration or non-renewal be provided City by the insurance company providing such insurance policy to Consultant.

Consultant shall require any subcontractor permitted by City to perform work for Consultant on the Project to have in full force and effect the insurance coverage required of the Consultant under this Agreement before any subcontractor(s) begin(s) work on the Project. Consultant shall require any such subcontractor to provide to Consultant a Certificate of Insurance evidencing that such subcontractor has the insurance required by this Agreement in full force and effect. The Consultant and City shall be named as additional insureds under such policies. The insurer will provide thirty (30) day written notice to City and Consultant, without fail, of any cancellation, non-renewal, or modification of the policies required to be maintained by the subcontractor for any cause, except for nonpayment of premium. The insurer will provide at least ten (10) days prior written notice to City, without fail, of any cancellation of any of the subcontractor's policies or coverage evidenced by said certificate(s) for nonpayment of premium. City shall also be provided with appropriate endorsements to subcontractor's policies reflecting the status of City as an additional insured and requiring that the foregoing required notice of cancellation, material alteration or non-renewal be provided City by the insurance company providing subcontractor's policies.

6. Compensation. Consultant shall be compensated for the services to be performed hereunder in an amount not to exceed One Million, Two-Hundred Thousand, Five-Hundred Thirty-Five Thousand Dollars and No/100 (\$351,200.0500.00) in accordance with the fee proposal included in Exhibit A. Consultant shall submit to the City itemized statements of services rendered during each month setting forth the date such services were rendered, a description of the services rendered, the person performing such services and the amount of time expended in performing such services.

7. Confidentiality. Consultant agrees that, at all times, both during the term of this Agreement and after the termination of this contract, it will be faithful to City by not divulging, disclosing or communicating to any person, firm or corporation, in any manner whatsoever, except in furtherance of the business of City or as required by an applicable law, rule, regulation or ordinance of City or any other governmental authority, any information of any kind, nature or description concerning any matters affecting or relating to the business, employees, agents, customers of City, or parties contracting with City.

8. Intellectual Property Rights. For the purposes of this contract, Project Materials means copyrights and all works developed in the performance of this contract, including, but not limited to, the finished product and any deliverables, including any software or data whether in written or electronic format. Project materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this contract. All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights

to ownership and copyright and/or patent. In addition, City hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to City no matter what their status might be under federal law. Consultant shall provide City with copies of all Project Materials. Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project Materials are owned by City. Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use are and shall remain the sole and exclusive property of City.

9. **Notices.** Any legal notices required or desired shall be in writing and delivered by U.S. certified mail, return receipt requested, postage prepaid, or sent via email, and shall be sent to the respective addressee at the respective address or email address set forth below or to such other address or email address as the parties may specify in writing:

If to City:

City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
Attn: John Mulder, City Administrator

Email: *jmulder@hermantownmn.com*

If to Consultant:

[Name]Chadd Larson, P.E.
Kimley-Horn and Associates, Inc
767 Eustis Street, Suite 100
St. Paul, MN 55114
{Address}
{City, State Zip}

Email:

If requested by recipient, any notice delivered by email shall be followed by personal or mail delivery of such correspondence and any attachments. Notices shall be deemed effective upon the earlier of receipt when delivered, or, if mailed, upon return receipt, or, if emailed, upon transmission to the designated email address of said addressee.

10. **Miscellaneous.** This contract constitutes the sole and complete agreement relating to the subject matter of this contract between the parties, superseding any and all other agreements between the parties and no verbal or other statements, inducements or representations have been made or relied upon by either party. No modifications hereof shall be binding upon either party unless in writing and properly executed.

11. **No Contractual Authority.** Consultant shall have no authority to enter into any contracts or agreements binding upon City or to create any obligations on the part of City.

12. **Data Practices Act.** Consultant acknowledges that City is subject to the provisions of the Minnesota Government Data Practices Act. Consultant must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by City in accordance with this contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by Consultant in accordance with this contract. The civil remedies of Minnesota Statutes § 13.08, apply to Consultant and City. Minnesota Statutes, Chapter 13, provides that all government data are public unless otherwise classified. If Consultant receives a request to release the data referred to in this Section, Consultant must immediately notify City and consult with City as to how Consultant should respond to the request. City's response shall comply with applicable law, including that the response is timely and, if Consultant denies access to the data, that Consultant's response references the statutory basis upon which Consultant relied. Consultant does not have a duty to provide public data to the public if the public data is available from City.

13. Choice of Law and Venue. All matters relating to the validity, construction, performance, or enforcement of this Agreement shall be determined in accordance with the laws of the State of Minnesota. All legal actions initiated with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued in the State of Minnesota District Court located in the City of Duluth, County of St. Louis, State of Minnesota.

14. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute one and the same instrument.

15. Facsimile and Electronic Signatures. the parties hereto consent and agree that this Agreement may be signed and/or transmitted by e-mail of a .pdf document or using electronic signature technology (e.g., via DocuSign or similar electronic signature technology), and that such signed electronic record shall be valid and as effective to bind the party so signing as a paper copy bearing such party's handwritten signature. The parties further consent and agree that (a) to the extent a party signs this Agreement using electronic signature technology, by clicking "SIGN", such party is signing this Agreement electronically, and (b) the electronic signatures appearing on this Agreement shall be treated, for purposes of validity, enforceability and admissibility, the same as handwritten signatures.

16 Recordkeeping. Consultant hereby agrees:

16.1. To maintain all books, documents, papers, accounting records and other evidence pertaining to the fees and expenses for which it seeks payment or reimbursement hereunder and appropriate records with respect to the services performed by him under this Agreement.

16.2. To make such materials available at its office at all reasonable times during the contract period and for three (3) years from the date of final payment under this Agreement for inspection by the City and copies thereof shall be furnished to City upon request by City.

16.3. That no employee, officer or agent of the City, any member of the family of any such person, any partner of any such person or any organization which employs or is about to employ any of the above has a financial or other interest in the business of Consultant.

IN WITNESS WHEREOF, the City and Consultant have executed this contract as of the date first above written.

CITY:

City of Hermantown

By _____
Its Mayor

And By _____
Its City Clerk

CONSULTANT:

Firm Name Kimley-Horn and Associates

By _____
Its
Eric Fosmo, Vice President

EXHIBIT A

Kimley»Horn

May 20, 2025

Mr. Chad Ronchetti
Economic Development Director
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

**RE: *Proposal for Right-of-Way Acquisition Services
Project Loon Offsite Utility Improvements***

Dear Mr. Ronchetti,

Kimley-Horn and Associates, Inc. ("Kimley-Horn") is pleased to submit this letter proposal ("Proposal") to the City of Hermantown ("City") for right-of-way/easement acquisition services for the Project Loon Offsite Public Utility Improvements. Our project understanding, scope of services, schedule, and fee are detailed below.

PROJECT UNDERSTANDING

The City of Hermantown is proposing to complete right-of-way/easement acquisition services as necessary to facilitate the installation of water main and sanitary sewer to service the proposed Project Loon development located at the southwest quadrant of Midway Road and Morris Thomas Road. The proposed utility improvements include the following:

- New water main along Morris Thomas Road from Midway Road to Lavaque Road.
- New sanitary sewer with lift stations along Morris Thomas Road from Midway Road to Lavaque Road.
- New water main along Midway Road from Morris Thomas Road to Trunk Highway (TH) 194 and along TH 194 east to TH 53.
- New elevated storage tank at the intersection of Midway Road and Rose Road.

The City has requested that Kimley-Horn provide right-of-way/easement acquisition services to allow the project to proceed to construction in 2026.

SCOPE OF SERVICES

Our proposed scope of services for the project is detailed below based on our understanding of the needs of the City.

TASK 1 – PROJECT MANAGEMENT

1.1 General Coordination and Project Administration

Project administration/coordination activities will include the following:

- Preparation of monthly invoices
- Monthly project schedule updates
- Communication with the necessary City staff
- Scheduling project meetings

- Sub-consultant coordination

1.2 Right-of-Way Meetings and Workshop

Kimley-Horn will schedule, lead, and prepare summaries for up to three (3) right-of-way workshop meetings and up to twenty-five (25) bi-weekly ROW coordination meetings. ROW workshops will be held at project kick-off and following receipt of each round (2) of appraisals prior to making first offers. Workshop and meetings will include City staff, Kimley-Horn staff, Henning Professional Services staff, and appraisal lead.

1.3 Quality Assurance and Quality Control Functions (QA/QC)

We will provide QC/QA effort for deliverables and functions throughout the project duration to confirm delivery of quality products within the agreed upon schedule.

Task 1 Deliverables: Monthly progress reports; monthly meeting preparation; monthly schedule updates; ROW meetings, coordination of activities with stakeholders, submittal of monthly invoices

TASK 2 – PRELIMINARY PROPERTY INVESTIGATIONS

2.1 Title Commitments

Kimley-Horn will provide title commitments for all parcels requiring right-of-way and/or easement acquisition. We will review these title commitments and update our base mapping with existing easements. This task will be performed by a Kimley-Horn subconsultant, Egan, Field & Nowak, Inc. (EFN).

2.2 Draft Parcel Exhibits and Property Summaries

Based on the preliminary utility layout and construction limits, Kimley-Horn will prepare draft parcel exhibits identifying the right-of-way and easements required for the project. Henning Professional Services will prepare a property acquisition summary (spreadsheet form) documenting property details, acquisition needs, and property impact notes.

2.3 Preliminary Appraisal Investigation

Once the impacted parcels are identified, Kimley-Horn will begin performing background research to inform the property appraisal process. This task will be performed by a Kimley-Horn subconsultant, Henning Professional Services.

Task 2 Deliverables: Title commitments; draft parcel exhibits; property acquisition summary spreadsheet.

TASK 3 – FINAL RIGHT-OF-WAY/EASEMENT ACQUISITION SERVICES

3.1 Final Parcel Exhibits

Once construction limits have been finalized, Kimley-Horn will update the parcel exhibit to reflect the proposed right-of-way/easements. These exhibits will indicate any existing easements identified through the title commitments and will also denote impacts to any improvements on the property.

3.2 Legal Descriptions

Based on the final parcel exhibit, legal descriptions will be written for the proposed right-of-way/easements. This task will be performed by a Kimley-Horn subconsultant, EFN.

3.3 Final Appraisals

Utilizing the work performed in Task 2.3, Kimley-Horn will finalize the appraisal for the proposed right-of-way/easements. An independent review of the appraisal will be performed by another appraiser. This task will be performed by a Kimley-Horn subconsultant, Henning Professional Services.

3.4 Right-of-Way/Easement Acquisition Services

Kimley-Horn will provide right-of-way/easement acquisition services for each parcel impact by the project. These services will include the following tasks:

- Attend project open houses and meetings to review design, details, and settlements.
- Maintain and provide acquisition spreadsheets for information on all acquisitions
- Prepare and send Early Notification Letters to owners.
- Contact landowners and schedule Field Title Investigation meetings.
- Conduct Field Title Investigations and complete reports.
- Coordinate with project team on landowner questions and project details.
- Prepare offer letters and packets for each parcel.
- Present offers of compensation.
- Negotiate purchase of right-of-way/easements.
- Coordination with mortgage holders to obtain consents.
- Obtain signed easements and provide executed documents to the City.
- Draft and submit pay requests for payment to owner.
- Coordinate with the City Attorney to prepare the conveyance documents and other required legal documents and lender consents.
- Assist the City Attorney in coordination of formal closing with a closing company for total acquisitions.

This task will be performed by a Kimley-Horn subconsultant, Henning Professional Services. We have assumed the City attorney will provide any and all legal services required to complete the right-of-way acquisition process.

3.5 Engineering Support for Acquisition Services

Kimley-Horn will provide engineering support to the right-of-way/easement acquisition team during the project. This task will include the following subtasks:

- Answer design questions from the right-of-way agent.
- Answer design questions from the appraiser.
- Site visits to review project impacts.
- Provide drawings and exhibits as necessary to depict proposed impacts to properties.

Task 3 Deliverables: Final parcel exhibits; legal descriptions; appraisals; right-of-way/easement acquisition documents.

SERVICES NOT INCLUDED

The scope of services included in this Proposal does not include any of the following:

- Any legal services required to complete right-of-way acquisition process
- Preliminary design
- Final design
- Construction administration and observation services

SCHEDULE

We will provide our services as expeditiously as practicable to meet a final agreed upon schedule.

FEE AND BILLING

Kimley-Horn will provide the scope of services identified in this Proposal on an hourly labor fee plus expense basis. The following is a summary of the estimated fees and expenses for the tasks identified in the scope of services.

	Total Estimated Fees
Task 1 Project Management	
1.1 General Coordination and Project Administration	\$ 45,000
1.2 Right-of-Way Meetings and Workshop	\$ 75,000
1.3 Quality Assurance and Quality Control Functions	\$ 25,000
Expenses	\$ 5,000
Task 1 Subtotal	\$ 150,000
Task 2 Preliminary ROW/Easement Acquisition	
2.1 Title Commitments	\$ 100,000
2.2 Draft Parcel Exhibits and Property Summaries	\$ 50,000
2.3 Preliminary Appraisal Investigation	\$ 97,500
Expenses	\$ 3,000
Task 2 Subtotal	\$ 250,500
Task 3 Final ROW/Easement Acquisition	
3.1 Final Parcel Exhibit	\$ 37,500
3.2 Legal Description	\$ 75,000
3.3 Final Appraisal	\$ 150,000
3.4 ROW/Easement Acquisition Services	\$ 372,500
3.5 Engineering Support for Acquisition Services	\$ 155,000
Expenses	\$ 10,000
Task 3 Subtotal	\$ 800,000
Estimated Project Totals	\$ 1,200,500

Estimated Fee Assumptions:

- 30 Permanent Easement Acquisitions
- 15 Temporary Easement Acquisitions
- 5 Fee Title Acquisitions

As requested by the City, we have provided a Basis of Estimate for our fees for Tasks 2 and 3 on a per parcel basis for each acquisition type. The following fees for these tasks were used to develop the overall project fees in the above table:

BASIS OF ESTIMATE FOR TASK 2 AND 3				
	Temporary Easement Per Acquisition	Permanent Easement Per Acquisition	Fee Title Per Acquisition	
Task 2 Preliminary ROW/Easement Acquisition				
2.1 Title Commitments	\$ 2,000	\$ 2,000	\$ 2,000	
2.2 Draft Parcel Exhibits and Property Summaries	\$ 1,000	\$ 1,000	\$ 1,000	
2.3 Preliminary Appraisal Investigation	\$ 1,500	\$ 2,000	\$ 3,000	
Task 2 Subtotal	\$ 4,500	\$ 5,000	\$ 6,000	
Task 3 Final ROW/Easement Acquisition				
3.1 Final Parcel Exhibit	\$ 750	\$ 750	\$ 750	
3.2 Legal Description	\$ 1,500	\$ 1,500	\$ 1,500	
3.3 Final Appraisal	\$ 2,000	\$ 3,000	\$ 6,000	
3.4 ROW/Easement Acquisition Services	\$ 6,000	\$ 8,000	\$ 8,500	
3.5 Engineering Support for Acquisition Services	\$ 2,000	\$ 3,500	\$ 4,000	
Task 3 Subtotal	\$ 12,250	\$ 16,750	\$ 20,750	

Fees will be invoiced monthly based on the actual services performed and expenses incurred.

If you concur with all the foregoing and wish to direct us to proceed with the services, it is our understanding that the City will prepare a work order for our review and execution. This Proposal will serve as the scope of services, estimated cost, and schedule to be included in the work order.

We appreciate the opportunity to work with the City of Hermantown on this project. Please contact me if you have questions or you need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Chadd B. Larson, P.E.
Project Manager/Vice President



Eric Fosmo, P.E.
Vice President

Copy: Project File



March 25, 2025

Attn: Hermantown City Council Members
505 Maple Grove Rd
Hermantown, MN 55811

Dear Honorable Mayor and City Councilors,

Thank you for the opportunity to provide a letter of support for the rezoning of land in the City of Hermantown. The proposed changes in Agenda item 5D: SW Quadrant Zoning Map Amendment heard before the Planning and Zoning Commission on March 18, 2025, aligns with Minnesota Power's business needs to provide reliable electricity to our customers.

On behalf of ALLETE and Minnesota Power, we are writing to express our support for the proposed rezoning of 14 parcels totaling 328-acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-08985, 395-0010-09040, 395-0010-09015, 395-0010-09055, 395-0010-09015, 395-0010-09170, 395-0010-09180, 395-0010-09182, 395-0010-09200, 395-0010-09202, 395-0010-09207, 395-0010-09210, 395-0010-09215 and 395-0010-09220. The parcels are currently zoned S-1, Suburban with a proposed rezoning to BLM, Business and Light Manufacturing.

The rezoning from S-1, Suburban to BLM, Business and Light Manufacturing aligns with the existing use and character of Minnesota Power's Arrowhead Substation and associated electric transmission infrastructure. The envisioned goals of the City of Hermantown's comprehensive plan update are compatible with the existing use of these parcels.

We appreciate your consideration of the request and encourage approval of the proposed zoning change.

Sincerely,

Daniel McCourtney
Manager - Strategic Environmental Initiatives
ALLETE/Minnesota Power

From: CH-Joe Wicklund
To: CH-John Mulder; Chad Ronchetti; David Bolf
Subject: ppt for tonight
Date: Monday, January 06, 2025 12:38:32 PM
Attachments: Comp Plan - Leg Ask, Jan 6, 2025.pptx

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
218-729-3614



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

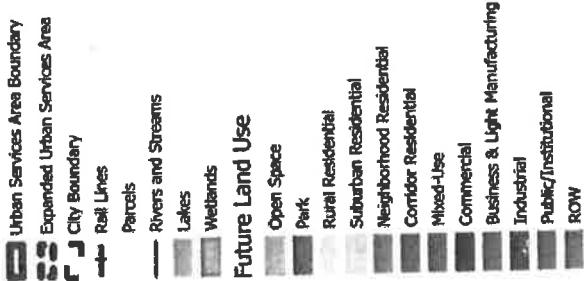


Comprehensive Plan / Legislative Ask

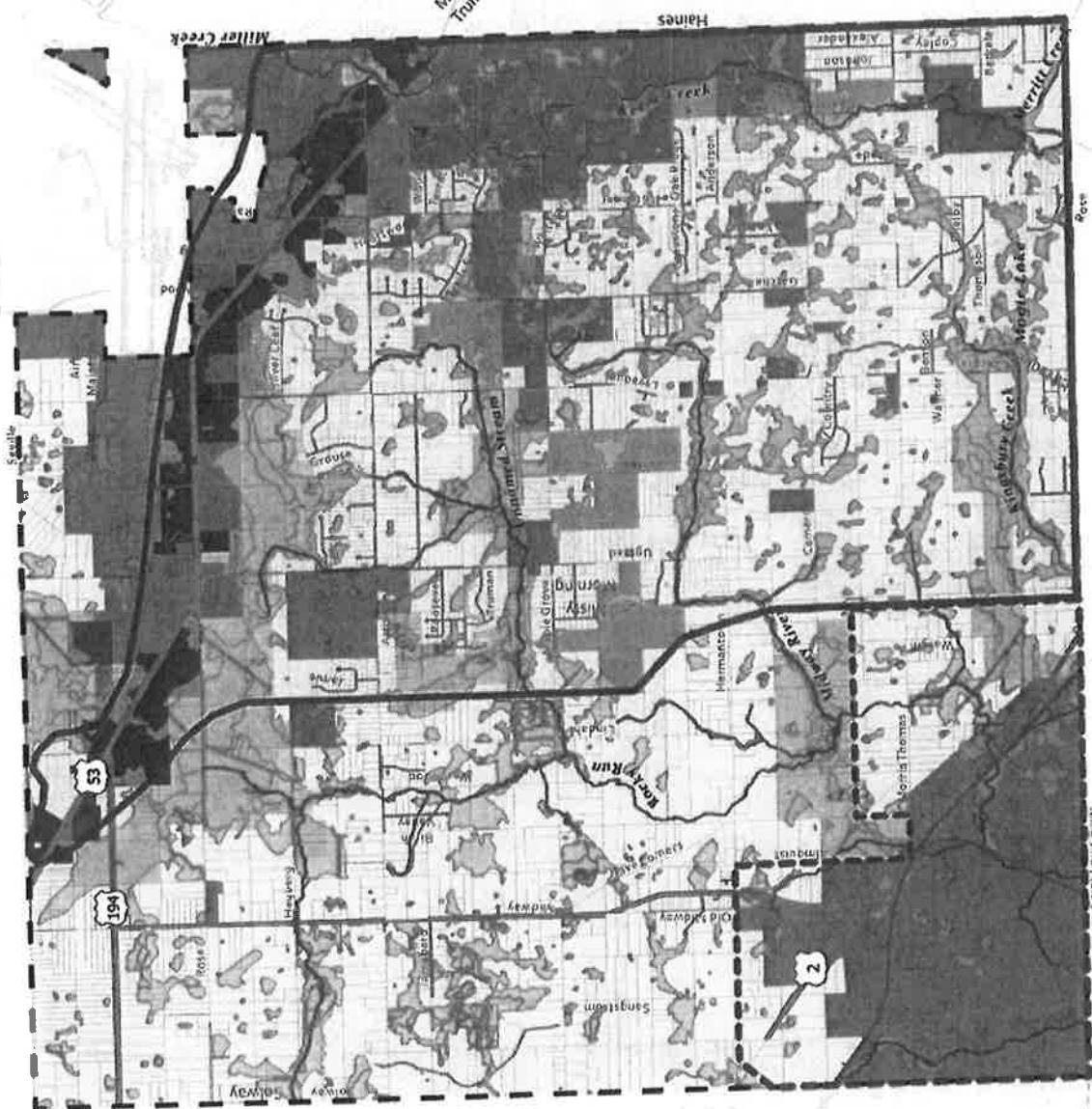
January 6, 2025



Future Land Use
DRAFT



City of
Herman
town
Minnesota



Comprehensive Plan / Legislative Ask

- Actual ask; \$10 million in support of project
 - \$70 million total project
 - Multiple other non-property tax funding options
 - Opportunity; hundreds of millions in commercial tax
 - Opportunity; hundreds of new jobs
 - Duluth/St. Louis County Days (and CGMC)
 - Feb. 12-13 (Joe W., John M., Wayne, Chad, Andy)
 - Meetings already held with Grant/Natalie
 - Positive, but realistic about session



From: [Chad Ronchetti](#)
To: [Arik Forsman \(MP\)](#); [Stacey Green \(MP\)](#); [Micheal Scharenbroich](#)
Cc: [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#)
Subject: Project Loon FW: Scheduling Time
Date: Thursday, February 13, 2025 3:14:52 PM

MP & COH Teams,

Arik and I thought it might be wise for our two groups to connect and compare notes on Loon prior to the COH team meeting with the project team on the 26th.

Sounds like Arik is out of pocket next week, but the following week these times and dates could work for us:;

2/24 – 9am-12pm or 3-4pm
2/25 – 9-10am or 1pm-4pm

Let me know what works,

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, February 13, 2025 3:07 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: Scheduling Time

Hi Chad,

Reaching out to schedule time to connect on Wednesday 2/26. Still working on syncing calendars, but think will aim to start around 11ish and need a few hours. Will get back to you on a more definitive time soon!

Thanks,
Chris

Chris Bates, Development Manager

From: CH-John Mulder
To: Arik Forsman (MP); CH-Eric Johnson; Chad Ronchetti; Stacey Green (MP); Michael Scharenbroich (MP)
Cc: CH-Joe Wicklund
Subject: RE: [EXTERNAL MAIL] RE: Project Loon FW: Scheduling Time
Date: Friday, February 14, 2025 10:01:00 AM

That time works for me I am going to put that time down on my calendar to hold

John Mulder
City Administrator

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Friday, February 14, 2025 9:32 AM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>; CH-John Mulder <jmulder@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>; Stacey Green (MP) <sgreen@mnpower.com>; Michael Scharenbroich (MP) <mscharenbroich@mnpower.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Subject: RE: [EXTERNAL MAIL] RE: Project Loon FW: Scheduling Time

Hi folks,

Stacey and I will be able to make 3-4 p.m. on 2/24 work.

Thanks!

Ari

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Friday, February 14, 2025 8:23 AM
To: CH-John Mulder <jmulder@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>; Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>; Michael Scharenbroich (MP) <mscharenbroich@mnpower.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Subject: [EXTERNAL MAIL] RE: Project Loon FW: Scheduling Time



Freeze!

[EXTERNAL EMAIL] This email was sent from someone outside the company.

Don't slip up this winter! Remember not to click links, download attachments, or reply with personal information unless you recognize the sender and know the content is safe.

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

I am open on both of those days.

Thank you

Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: CH-John Mulder <jmulder@hermantownmn.com>

Sent: Friday, February 14, 2025 8:08 AM

To: Chad Ronchetti <cronchetti@hermantownmn.com>; Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>; Micheal Scharenbroich <mscharenbroich@mnpower.com>

Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>

Subject: RE: Project Loon FW: Scheduling Time

Either of those dates and times work for me.

John Mulder
City Administrator

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, February 13, 2025 3:15 PM

To: Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>; Micheal Scharenbroich <mscharenbroich@mnpower.com>

Cc: CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>

Subject: Project Loon FW: Scheduling Time

MP & COH Teams,

Arik and I thought it might be wise for our two groups to connect and compare notes on Loon prior to the COH team meeting with the project team on the 26th.

Sounds like Arik is out of pocket next week, but the following week these times and dates could work for us:;

2/24 – 9am-12pm or 3-4pm
2/25 – 9-10am or 1pm-4pm

Let me know what works,

-Chad

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, February 13, 2025 3:07 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: Scheduling Time

Hi Chad,

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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

From: Fristed, Travis
To: stephan.roos@state.mn.us; raymond.kirsch@state.mn.us; health.review@state.mn.us; jill.townley@state.mn.us; chris.green@state.mn.us; waterprograms.bwsr@state.mn.us; katherine.lind@state.mn.us; mn.osa@state.mn.us; isaac.weston@state.mn.us; ENReviewSHPO@state.mn.us; govdoc@hclib.org; TwinCities@fws.gov; USACE Requests MN; R5NFPA@epa.gov; kkane@ardc.org; smevers@duluthmn.gov; dvogt@1854treatyauthority.org; tkaspar@1854treatyauthority.org; cholm@boisforte-nsn.gov; jaylen.strong@boisforte-nsn.gov; waynedupuis@fdlrez.com; evanschroeder@fdlrez.com; nancyschuldt@fdlrez.com; richardoltar@fdlrez.com; anthonymazzini@fdlrez.com; mwatkins@grandportage.com; kwoerheide@grandportage.com; Terry.kemper@millelacsband.com; Kelly.applegate@millelacsband.com; Susan.Klapel@MilleLacsBand.com; Jamie.Edwards@millelacsband.com; mnorthbird@mnchippewatribe.org; gfraser@mnchippewatribe.org
Cc: CH-Eric Johnson; Chad Ronchetti; Wurdeman, Brian; Bunge, Leila; Jason.Scrimshaw@kimley-horn.com; Chris Bates; Ullery-Bruix, Megan
Subject: City of Hermantown - Hermantown Industrial AUAR Scoping Document
Date: Tuesday, April 29, 2025 2:39:11 PM
Attachments: Hermantown Industrial Scoping Document May 2025.pdf

Good Afternoon Environmental Review Stakeholders,

The City of Hermantown has prepared a Scoping Document (AUAR Large Specific Project) for the proposed Hermantown Industrial development in St. Louis County. Public comments will be received until 4pm, June 5th. Attached is a Draft Order for Review letter with the scoping document. Both documents will also be available for viewing at the City's website at <https://hermantownmn.com/departments/community-development/planning-studies-analysis/>. Written comments and project questions can be directed to Mr. Eric Johnson, City of Hermantown - Community Development Director at Eric.johnson@hermantownmn.com or 218.729.3618.

Thank you,

Travis Fristed, PWS, CMWP
Associate Director, Principal Scientist
BRAUN INTERTEC
11001 Hampshire Avenue S | Minneapolis, MN 55438
952.995.2027 direct | 952.500.1180 mobile

From: [Chad Ronchetti](#)
To: [Heieie, Andrew](#)
Cc: [Molde, Evan](#); [CH-Eric Johnson](#)
Subject: RE: Proposed Industrial Park | Harmony Group LLCC
Date: Monday, May 12, 2025 10:11:00 AM
Attachments: [image011.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Andy,

Publicly available answers below in RED

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
Office: 218-729-5600



From: Heieie, Andrew <Andrew.Heieie@colliers.com>
Sent: Friday, May 9, 2025 11:38 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Molde, Evan <Evan.Molde@colliers.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: Proposed Industrial Park | Harmony Group LLCC

Thanks Chad. I guess I will start with some initial questions right out of the gate to see if this is something we should be looking into further:

- There appears to be an existing power substation on the site/adjacent. Is that operational and will continue to be operational?
 - Yes - operational and receiving significant investment/upgrades
- Would a data center be an allowable use within your Business & Light Manufacturing guiding?
 - Communication services are defined within the BLM district. Planning and Zoning will be considering amendments to the zone to define the Special Use Permit process and requirements at upcoming meetings.
- If not this site, are there any sites in Hermantown that would work for a data center and have access (currently or in future) to substantial power? Any size site will do.
 - I would highly advise you connect with the development team at Minnesota Power to help identify sites. We as the City would be happy to facilitate and/or attend such a meeting.

Thanks,
Andy

Andy Heieie
Andy.Heieie@colliers.com
Direct: 952 897 7816 | Mobile: 612 910 2212

Business

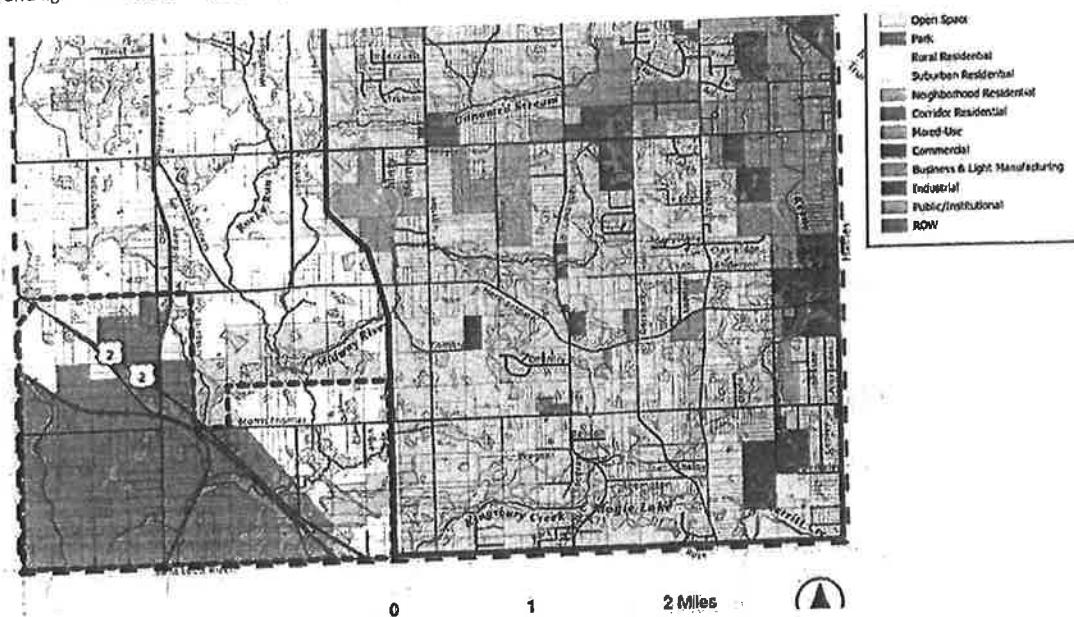
From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, May 9, 2025 10:33 AM
To: Heieie, Andrew <Andrew.Heieie@colliers.com>
Cc: Molde, Evan <Evan.Molde@colliers.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: Proposed Industrial Park | Harmony Group LLCC

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 Andy,

Thanks for the email. I appreciate your interest in Hermantown's development. All of the public pieces associated with the AUAR scoping document can be found on the EQB website ([HERE](#)).

It's great for me to know that you have a client interested in the area. The adopted comprehensive plan shows the future of Adolph as business and light manufacturing (see the photo below).



I'm happy to chat more about your client's needs and interest for developing in the area.

Cheers,

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-929-3600



From: Heieie, Andrew <Andrew.Heieie@colliers.com>
Sent: Thursday, May 8, 2025 3:49 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Cc: Molde, Evan <Evan.Molde@colliers.com>
Subject: Proposed Industrial Park | Harmony Group LLC

Hi Eric – interesting read on the 'mystery company' proposing 1.8 million square foot industrial park. Do you happen to have the documents that were filed with MN Environmental Quality Board? My hope is that I can discuss with the developer or developer's representative and/or attorney as Colliers has a client interested in being here if this were to come to fruition.

Thanks for any help into this matter.

Andy

Andy Heieie
Senior Vice President
Land & Investment Services
Andy.Heieie@colliers.com
MN Lic. 40149340

From: [Chad Ronchetti](#)
To: [CH-Joe Wicklund](#)
Subject: Fwd: WLSSD/Project Loon Team
Date: Tuesday, May 13, 2025 3:38:42 PM
Attachments: [20241025102608817.pdf](#)
Sensitivity: Private

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

Begin forwarded message:

From: Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Date: October 25, 2024 at 10:27:42 CDT
To: Chris Bates <Chris.Bates@mortenson.com>, Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team

Thank you Chris – see attached signed NDA.

Brandon

Brandon Kohlts
Director of Planning & Technical Services

Western Lake Superior Sanitary District
2626 Courtland Street, Duluth, MN 55806
d: 218.740.4798
c: 218.260.1262
m: 218.722.3336
e: brandon.kohlts@wlssd.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, October 25, 2024 9:28 AM
To: Brandon Kohlts <Brandon.Kohlts@wlssd.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>

Subject: RE: WLSSD/Project Loon Team

Sensitivity: Private

CAUTION: This email originated from outside of WLSSD. **DO NOT CLICK LINKS OR OPEN ATTACHMENTS** unless you recognize and/or trust the sender. Contact MIS with questions or concerns.

Good Morning Brandon,

Ahead of our meeting next week – below are some of the topics that we would like to discuss together. Please let me know of any questions on the NDA or anything else ahead of next week.

- Discharge
- Treatment
- Conveyance
- Rates & Fees
- Wastewater Metering

Thank you,

Chris

Chris Bates, Development Manager

Mortenson Development, Inc.

700 Meadow Lane North

Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development

From: Brandon Kohlts <Brandon.Kohlts@wlssd.com>

Sent: Wednesday, October 23, 2024 2:13 PM

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

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

Subject: RE: WLSSD/Project Loon Team

Sensitivity: Private

Thank you – we will review this and get it back to you.

Brandon

Brandon Kohlts
Director of Planning & Technical Services

<image002.jpg>

Western Lake Superior Sanitary District
2626 Courtland Street, Duluth, MN 55806
d: 218.740.4798
c: 218.260.1262
m: 218.722.3336
e: brandon.kohlts@wlssd.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, October 23, 2024 1:38 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

CAUTION: This email originated from outside of WLSSD. **DO NOT CLICK LINKS OR OPEN ATTACHMENTS** unless you recognize and/or trust the sender. Contact MIS with questions or concerns.

Chad,

Thanks for the introduction and appreciate the WLSSD team's availability on 10/30.

Please see attached the NDA we ask you to sign before we discuss the project further.

Let me know if you have any questions – thank you.

Chris

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

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com
www.mortenson.com/Development

<image004.jpg>

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 11:28 AM
To: Brandon Kohlts <Brandon.Kohlts@wlssd.com>; Chris Bates <Chris.Bates@mortenson.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: WLSSD/Project Loon Team
Sensitivity: Private

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

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

Brandon,

I figured I'd connect you directly with the Chris Bates. He is the Project Loon contact with the development lead at Mortenson.

Ahead of our meeting on 10/30, Loon would like to have WLSSD in an NDA. The City of Hermantown is under one now. You two can coordinate details there.

Thanks for making time for the meetings. Our meeting on the 30th with the Loon team will be at the Alltec HQ at 30 W Superior St.

-Chad

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: FW: Project Loon - New Infrastructure Improvement Options
Date: Monday, April 28, 2025 11:01:19 AM
Attachments: [Figures 1-4 Project Loon Infrastructure Improvements - Pressure and Fire Flow.pdf](#)

From: Heather Schumacher <hschumacher@sehinc.com>
Sent: Monday, April 28, 2025 10:08 AM
To: David Bolf <david@nce-duluth.com>
Cc: Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Project Loon - New Infrastructure Improvement Options

David,

Attached are figures showing the modeling results completed for the Project Loon infrastructure improvements. Based on the modeling results Option 1 provided higher fire flow results and more consistent tank filling and emptying in the new high zone.

- **Option 1 – 600k Elevated Storage at Park Improvements:**
 - 12-inch water main addition
 - 600k Elevated Storage Tank
 - 1 Booster Station for New High Zone
 - 2 PRVs between Zones
- **Budgeting Cost Opinions for Option 1:**
 - New Water Tower – \$3.7M
 - New Booster Station – \$1.0M
 - New PRV Station – \$350K
 - Assuming one PRV is at the booster station and one PRV is in distribution system.
 - Total – \$5.05M
 - Excludes Water Main Improvements
- **Option 2 – Raise Existing 600k Tower to Higher Overflow and New 1.0 Standpipe at Existing Tank Site Improvements:**
 - 12-inch water main addition
 - 1.0 MG Standpipe
 - Raise Existing 600k Tank
 - 1 Booster Station for New High Zone
 - 2 PRVs between Zones
- **Budgeting Cost Opinions for Option 2:**
 - Raise Existing Tank – \$ 2.0M
 - New Standpipe – 3.0M
 - New Booster Station – \$1.0M
 - New PRV Station – \$350K
 - Assuming one PRV is at the booster station and one PRV is in

distribution system.

- Total – \$6.35M
- Excludes Water Main Improvements

Please let me know if you have any questions or comments on the modeling.

Thank you,
Heather Schumacher, EIT
Graduate Engineer
Short Elliott Hendrickson Inc
320.250.8059 mobile
www.sehinc.com
Building a Better World for All of Us®

From: Chad Ronchetti
To: david@nce-duluth.com
Cc: CH-John Mulder; CH-Joe Wicklund; CH-Eric Johnson
Subject: FW: Project Loon - Water Model and Alternatives
Date: Thursday, April 10, 2025 9:52:00 AM
Attachments: KH Alternative Scenario Results.pdf

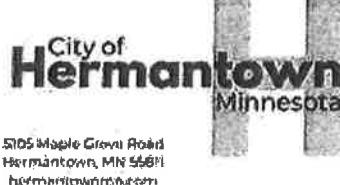
David,

I think it would be helpful to step through this with our team and brief us on the meeting. Can we do that Friday at our standing meeting?

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Thursday, April 10, 2025 8:14 AM
To: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: Macke, Justin <Justin.Macke@kimley-horn.com>; Vempati, Uma <Uma.Vempati@kimley-horn.com>; Larson, Chadd <Chadd.Larson@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Fosmo, Eric <Eric.Fosmo@kimley-horn.com>; Scrimshaw, Jason <Jason.Scrimshaw@kimley-horn.com>; Buchanan, Jared <Jared.Buchanan@kimley-horn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon - Water Model and Alternatives

Good Morning David and Chad,

Thank you for the conversation yesterday surrounding the public water improvements associated with the project. Please see attached for the PDFs of the water modeling scenarios KH studied that were presented on the call yesterday.

We'll look forward to your feedback early next week after your staff meeting tomorrow morning.

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: Wurdeman, Brian
Sent: Monday, April 7, 2025 8:54 PM
To: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: Macke, Justin <Justin.Macke@kimley-horn.com>; Vempati, Uma <Uma.Vempati@kimley-horn.com>; Larson, Chadd <Chadd.Larson@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Fosmo, Eric <Eric.Fosmo@kimley-horn.com>; Scrimshaw, Jason <Jason.Scrimshaw@kimley-horn.com>; Buchanan, Jared <Jared.Buchanan@kimley-horn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Project Loon - Water Model and Alternatives

Hi David and Chad,

In advance of our meeting on Wednesday, we wanted to provide a link to access the water model options that we studied. Summarized below are the options that we reviewed and plan to discuss in greater detail during our meeting. Please let us know if there are any questions or additional information that would be beneficial for us to provide in advance of the meeting.

<https://kimley-horn.securevdr.com/d-scb8762ed9dda4e38bbab86cb5ae91456>

Hermantown Existing Water System Information:

- Duluth operates at a higher HGL than Hermantown and supplies water at one existing and one proposed connection
- The maximum take rate for Hermantown based on Duluth's distribution system constraints is 1,200 gpm
- Existing infrastructure and level of service concerns:
 - If tank levels drop below 1,520' (half full), then level of service in several parts of the north drop below 35 psi due to high service elevations
 - Emergency demands for the northern part of the system are limited due to the current EST overflows
- The existing distribution system pipe diameters are adequate for demands of Project Loon and future demand allocation if pipe diameters are extended that match the edge of the system (12" along Midway and Arrowhead, 10" along Morris Thomas Rd)

With this information, Kimley-Horn has developed 3 alternatives to the water infrastructure recommendations. A constant maximum day demand of 34.7 gpm was assigned to the junction at the intersection of Morris Thomas Rd and Midway Rd and 8 hrs of 1,000 gpm were assigned at this same junction during day 1 of the 3-day EPS simulation.

- Option 1 – Reconstruct a 1 MG EST at existing tank location along highway 53 with an overflow of 1,590'
 - The existing pump curves at supply points seem to limit raising the tank to a max overflow of 1,567'. This overflow improves pressures but still leaves a few junctions along Norway Pines below 35 psi. Kimley-Horn added new

pump curves at the supply points with higher head capacity to supply the system with overflow of 1,590'. This elevation mitigated all level of service issues with the 3-day maximum day demand simulations.

- The smaller tank at the high school would be decommissioned after new tank is constructed and online
- Total elevated storage increases from 750,000 gallons to 1,000,000 gallons
- Level of service for pressure throughout the north is improved along with system-wide fire flows
- Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
- **Option 1A – Future Level of Service in the Northwest**
 - 8" Pipe added to Option 1 for NW part of Hermantown to show future level of service if growth occurs.
 - 30 gpm was added to the northwest junction to simulate potential growth in the area. Pressures are maintained above 35 psi.
- **Option 2 – New 0.65 MG EST with overflow of 1,537' at existing park located at Rose and Midway**
 - Provides more EST volume for Project Loon's demands
 - Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
 - Existing Hermantown level of service and emergency demand concerns remain for northern part of the system
- **Option 2A – Future Level of service in the Northwest**
 - NW area does not have pressures greater than 35 psi due to elevation
- **Option 3 – New pressure zone in NW with 0.65 MG EST with overflow of 1,620', BPS, and PRV**
 - Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
 - Level of service is increased for the NW pressure zone and area north of Highway 53. Level of service in other parts of the north will not be included in the new zone and will miss out on this benefit.
 - Complicated operations with the BPS, EST, and PRV.
 - EST is added to the system as additional buffer for Project Loon's demands, however, the PRV creates risk of malfunction/operational issues in the event of a fire in the lower pressure zone.

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: CH-Eric Johnson
To: Bunge, Leila
Cc: Chad Ronchetti
Subject: RE: Hermantown Follow-Up
Date: Thursday, March 6, 2025 2:53:19 PM
Attachments: [City of Hermantown Existing Land Use Map.pdf](#)
[City of Hermantown Future Land Use Map.pdf](#)

Thanks for the email Leila. Here are the existing and future land use plans for your use. I'll send you an updated zoning map later this afternoon as well.

Thank you

Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

[Hermantownmn.com](#) [[hermantownmn.com](#)] - 218.729.3618
Eric.johnson@hermantownmn.com

From: Bunge, Leila <Leila.Bunge@kimley-horn.com>

Sent: Thursday, March 6, 2025 12:25 PM

To: CH-Eric Johnson <eric.johnson@hermantownmn.com>

Subject: RE: Hermantown Follow-Up

Hi Eric – I know you showed me on our call last week the drafts of the new comp plan graphics. Any chance you could send those over those graphics as well? Looking for what the new zoning will be and new future land use for this area. We're going to draft that section as it will already be approved at that point. Thanks!

Leila Bunge | Kimley-Horn | 763 251 1015

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>

Sent: Friday, February 28, 2025 1:36 PM

To: Bunge, Leila <Leila.Bunge@kimley-horn.com>

Cc: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Chad Ronchetti

<cronchetti@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>

Subject: RE: Hermantown Follow-Up

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.

Hello Leila, thank you for the email. I've attached the existing comp plan for your review. Our new in process comp plan does include those specific sections and I can send them to you if you want to review/see them.

I am in the office the rest of the day so please call at your convenience so we can continue to discuss.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618
Eric.johnson@hermantownmn.com

From: Bunge, Leila <Leila.Bunge@kimley-horn.com>
Sent: Friday, February 28, 2025 12:56 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Cc: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Subject: Hermantown Follow-Up

Eric – I talked with the EQB staff to get some feedback on the timing piece that we discussed this morning around the comp plan and the AUAR scoping comment period and here are our options:

- We could advance the Scoping comment period while the comp plan is being updated, if your current comp plan meets the applicability requirements see subpart 1 A-D (future land use plan, public facilities plan, transportation plan, implementation program).
 - Please still send that over to me to review when you get a chance. My hunch based on what we discussed though that it doesn't meet those requirements currently
- If the current comp plan does not meet those requirements, then we need to wait until the zoning and comp plan update has been approved before we start the scoping comment period. We could even start the scoping comment period the same week/day as that approval but it would need to occur first. I think this is the best approach to reduce any risk.

I am jumping into another meeting now but let me know if you have any questions via email and I'll get back to you as soon as I can. Thanks,

Leila Bunge, AICP [Hear It](#)
Kimley-Horn | 767 Eustis Street, Suite 100, St. Paul, MN 55114
Direct: 763 251 1015
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

From: CH-Eric Johnson
To: Bunge, Leila
Cc: Wurdeman, Brian; Chad Ronchetti; CH-Joe Wicklund
Subject: RE: Hermantown Follow-Up
Date: Friday, February 28, 2025 1:35:47 PM
Attachments:
1. TOC and Intro.pdf
2. Hermantown - A Sense of Place.pdf
3. Vision Statement.pdf
4. Goals and Policies.pdf
4. Map - Concept Plan for City.pdf
5. Growth Management.pdf
5. Map - Urban Growth Boundary.pdf
Existing Land Use - 2001.jpg
Future Land Use - 2001.jpg

Hello Leila, thank you for the email. I've attached the existing comp plan for your review. Our new in process comp plan does include those specific sections and I can send them to you if you want to review/see them.

I am in the office the rest of the day so please call at your convenience so we can continue to discuss.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.
Hermantownmn.com [hermantownmn.com] - 218.729.3618
Eric.johnson@hermantownmn.com

From: Bunge, Leila <Leila.Bunge@kimley-horn.com>
Sent: Friday, February 28, 2025 12:56 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Cc: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Subject: Hermantown Follow-Up

Eric – I talked with the EQB staff to get some feedback on the timing piece that we discussed this morning around the comp plan and the AUAR scoping comment period and here are our options:

- We could advance the Scoping comment period while the comp plan is being updated, if your current comp plan meets the applicability requirements see subpart 1 A-D (future land use plan, public facilities plan, transportation plan, implementation program).
 - Please still send that over to me to review when you get a chance. My hunch based on what we discussed though that it doesn't meet those requirements currently
- If the current comp plan does not meet those requirements, then we need to wait until the zoning and comp plan update has been approved before we start the scoping comment period. We could even start the scoping comment period the same week/day as that approval

but it would need to occur first. I think this is the best approach to reduce any risk.

I am jumping into another meeting now but let me know if you have any questions via email and I'll get back to you as soon as I can. Thanks,

Leila Bunge, AICP [Hear It](#)

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

Direct: 763 251 1015

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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, March 12, 2025 11:17 AM
To: Todd Hagen <thagen@ehlers-inc.com>
Subject: FW: Meeting with Consultants

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,

We are at the point with Project Loon where we are ready to start diving into details with public financing. The times that work for me the identified week below are:

4/27 – before 4pm
4/28 – before 11am or 2-3:30pm.

Also, food for thought.... This is likely to be a 7-10 year phased project. Would it make sense to have a couple representatives from Ehler's to support this? Just thinking out loud (well, kind of...?)

-Chad

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, March 12, 2025 10:06 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Meeting with Consultants

Chad,

Can you please send over some times the week of 3/24 – 3/28 that work for you + your consultant to continue the incentive conversation? I will then take those times to the Project

From: [David Bolf](#)
To: [Jim Benning](#); [Chad Ronchetti](#); [Howard Smith](#)
Subject: RE: Hermantown Water Discussion Cont.
Date: Monday, March 3, 2025 7:21:36 AM

11 wed works for me

From: Jim Benning <jbenning@DuluthMN.gov>
Sent: Monday, March 3, 2025 6:59 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Howard Smith <hsmith@DuluthMN.gov>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Hermantown Water Discussion Cont.

We are both currently available from 10:00 to 2:00 on Wednesday. 11:00 being the best but the anytime in that window will work.

James J. Benning II, P.E.
Director, Public Works & Utilities
City of Duluth
411 W 1st Street - Room 274
Duluth, MN 55802-1191
Office: 218-730-5200
Direct: 218-730-5105
PE License MN & WI
e-mail: jbenning@duluthmn.gov

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, February 28, 2025 5:05 PM
To: Jim Benning <jbenning@DuluthMN.gov>; Howard Smith <hsmith@DuluthMN.gov>
Cc: David Bolf <david@nce-duluth.com>
Subject: Hermantown Water Discussion Cont.

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.

Jim & Howie,

We met with the Project Loon team earlier this week, and we are continuing to progress. We have more clarity on how this project is going to unfold.

I think it would be beneficial for the four of us to put our heads together again sometime next week and discuss what the potential demands might be on Duluth's system and identify any potential upgrades.

Given your schedules are likely tighter, can you please shoot over some times that might work for you?

-Chad

From: Todd Hagen
To: Chad Ronchetti
Cc: Jason Aarsvold
Subject: RE: Loon | Incentives
Date: Thursday, March 27, 2025 11:51:30 AM
Attachments: ehlers-pfa-logo-horiz-cmyk300_afdfb83c-9dda-4ed2-abcd-b9e1f692cf87.png

Thanks Chad we'll talk to you this afternoon. Todd.

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



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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, March 27, 2025 11:30 AM
To: Todd Hagen <thagen@ehlers-inc.com>
Cc: Jason Aarsvold <JAarsvold@ehlers-inc.com>
Subject: RE: Loon | Incentives

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.

Guys,

Attached is a decent comp for what we will be discussing today. Let's chat after we are done with the larger meeting today, if that works for you. I am working on a term sheet to proposed to the development team, and the public financing package is critical in getting the proposed terms together.

Appreciate your help on this.

-Chad

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

City of
Hermantown
Minnesota

6105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.org

From: Wurdeman, Brian
To: David Bolf; Chris Bates; Chad Ronchetti
Cc: Fosmo, Eric; Vempati, Uma; Larson, Chadd
Subject: RE: Project Loon - Public Improvement Reoccurring Meeting Schedule
Date: Friday, February 28, 2025 7:25:45 PM

Hi David,

I'll speak for our team and agree that this would be a great idea! Please let us know what days you have available in the next couple of weeks, and we'll work to get this scheduled.

As for the meetings that you have next week with Duluth, WLSSD, and St. Louis County; would you be open to including our KH team in those meetings?

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: David Bolf <david@nce-duluth.com>
Sent: Friday, February 28, 2025 4:30 PM
To: Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>; Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: Fosmo, Eric <Eric.Fosmo@kimley-horn.com>; Vempati, Uma <Uma.Vempati@kimley-horn.com>; Larson, Chadd <Chadd.Larson@kimley-horn.com>
Subject: RE: Project Loon - Public Improvement Reoccurring Meeting Schedule

All, as we discussed multiple items at our city staff meeting today, one of which was the reoccurring meeting, I think it would be valuable to the K/H team if I came down to your office for a visit. My thought is spend time going over our standards for construction plans, review our ordinances, our review and approval process, share previous studies and record drawings, review local permitting contacts, ect. We could also dive into schedule, milestones and necessary City Council approvals.

Chad and I are planning to meet with Duluth, WLSSD and St. Louis County next week.

Thanks

David Bolf, P.E.
(MN, WI, MI, ND)
Hermantown City Engineer
Principal Partner - Civil Department Manager
102 South 21st Avenue West, Suite 1
Duluth, MN 55806
david@nce-duluth.com
218.623.7503 (direct)
218.727.5995 (office)
218.349.7485 (cell)
218.727.7779 (fax)

From: Wurdeman, Brian
To: David Bolf; Chad Ronchetti
Cc: Chris Bates
Subject: RE: Project Loon - Sewer and Water Availability RFI
Date: Monday, March 3, 2025 2:46:00 PM
Attachments: image001.png

Hi David,

That would be the anticipated flow at full build-out.

Thank you,

Brian M. Wurdeman, P.E.
Kimley-Horn | 11905 Singletree Lane, Suite 225, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: David Bolf <david@nce-duluth.com>
Sent: Monday, March 3, 2025 2:08 PM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Chris Bates <Chris.Bates@mortenson.com>
Subject: RE: Project Loon - Sewer and Water Availability RFI

Is that flow for phase 1 or all phases?

David

From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Monday, March 3, 2025 1:22 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chris Bates <Chris.Bates@mortenson.com>
Subject: RE: Project Loon - Sewer and Water Availability RFI

Hi Chad,

Based on the current direction our project due diligence is headed; we are only anticipating water being needed for domestic purposes (assuming no industrial w/ww needs). Water demand and resulting sewer effluent would be approximately 45,000-50,000 gallons per day. The makeup of the sewer effluent would be consistent with standard commercial domestic effluent.

Please let us know if you need any additional information at this time.

Thank you!

Brian M. Wurdeman, P.E.
Kimley-Horn | 11905 Singletree Lane, Suite 225, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, February 28, 2025 7:41 PM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: David Bolf <david@nce-duluth.com>; Chris Bates <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.
Thanks Brian, if at all possible, no later than COB Monday.

We have a submittal due to the sanitary district related to our comp plan where estimates for the urban services boundary are required. This information is critical in getting that estimate to be as accurate as possible.

Otherwise we'll be delayed another month.

Appreciate it.

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Feb 28, 2025, at 19:27, Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com> wrote:

Hi Chad,

We'll get this information over to you as soon as possible.

Thank you,

Brian M. Wurdeman, P.E.
Kimley-Horn | 11905 Singletree Lane, Suite 225, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, February 28, 2025 5:07 PM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: David Bolf <david@nce-duluth.com>; Chris Bates <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.
Thank you, Brian. Your team also mentioned that you already have identified the anticipated sanitary flow and its makeup. Can you please have those sent over to us ASAP?

Thanks!!

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55801
hermantownmn.com

From: Wurdeaman, Brian <Brian.Wurdeaman@kimley-horn.com>
Sent: Thursday, February 27, 2025 12:24 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chris Bates <Chris.Bates@mortenson.com>
Subject: RE: Project Loon - Sewer and Water Availability RFI

Hi Chad,

Once available, we can review the full SEH model and let you know if there is any additional testing that we think is needed. I would guess that the flow information used to build the model will be adequate.

We're assembling the detailed AUAR schedule along with the public extension exhibit/schedule we presented yesterday. Those will come through Chris along with some of the other Project Team action items from the meeting.

Thank you!

Brian M. Wurdeaman, 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: Wednesday, February 26, 2025 1:23 PM
To: Wurdeaman, Brian <Brian.Wurdeaman@kimley-horn.com>
Cc: David Bolf <david@nce-duluth.com>; Chris Bates <Chris.Bates@mortenson.com>
Subject: RE: Project Loon - Sewer and Water Availability RFI

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Brian,

See below. Does your team need more robust flow testing? I can facilitate access if need be. Either the KH team can do it, or we can send SEH out on our contract. We would just need to know which hydrants you need tested.

David will share the full model from SEH.

Please advise.

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55801
hermantownmn.com

From: Chad Ronchetti
Sent: Monday, November 4, 2024 9:32 AM
To: Wurdeaman, Brian <Brian.Wurdeaman@kimley-horn.com>
Cc: David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Subject: RE: Project Loon - Sewer and Water Availability RFI

Brian,

Likewise. Great meetings!

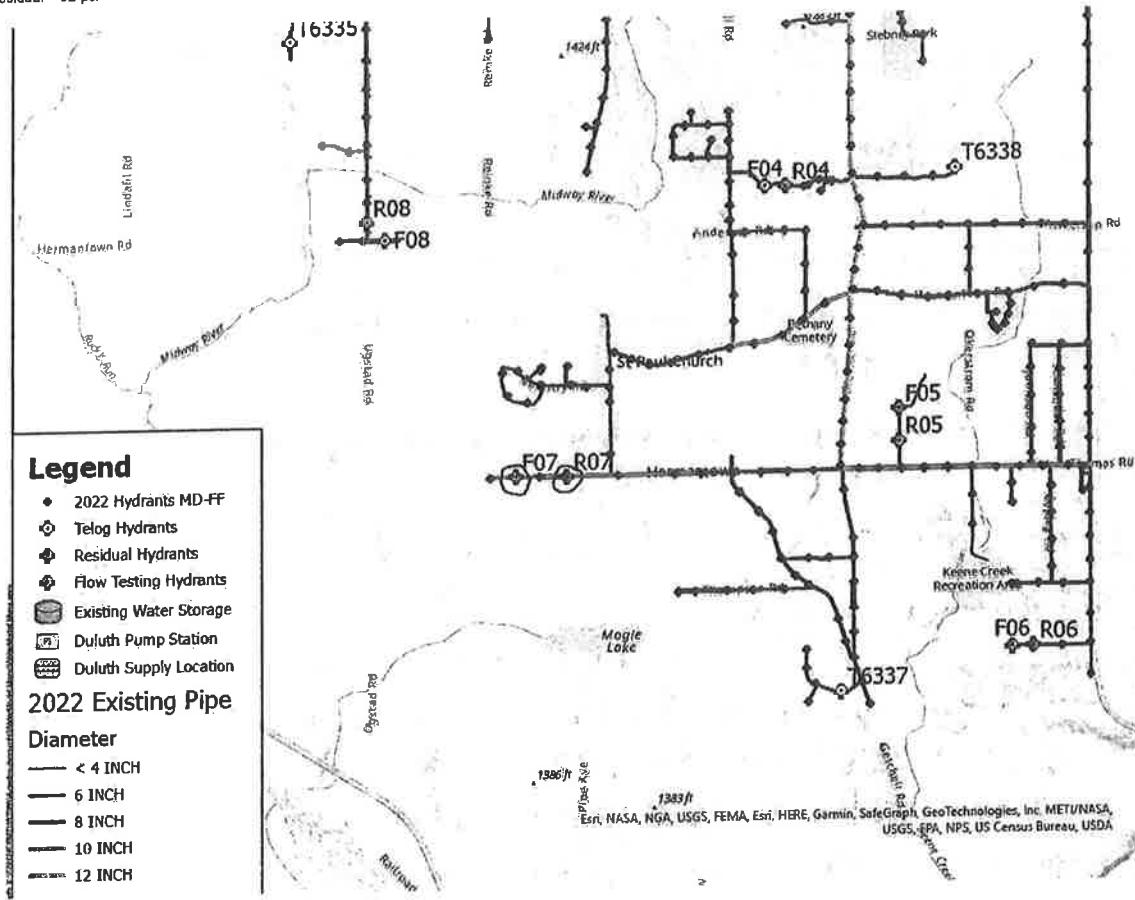
Sorry for the delay on this. I am learning who to ask for what. Below is what we obtained from our water model field testing. We were one hydrant to the east of the closest. If your team would like the flow test to the furthest hydrant, you'll have to send someone out to get it. I can facilitate access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

Flow = 1,234 gpm

Pressure

Static = 84 psi

Residual = 52 psi



-Chad

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



From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Monday, November 4, 2024 8:35 AM
To: Chad Ronchetti <ronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <wicklund@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <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: 763-291-4008

From: Chad Ronchetti <ronchetti@hermantownmn.com>
Sent: Thursday, October 17, 2024 9:34 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <wicklund@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <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



From: Wurdeaman, Brian <Brian.Wurdeaman@kimley-horn.com>
Sent: Thursday, October 17, 2024 6:48 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <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:

1. Static Pressure
2. Residual Pressure and Flow
3. Location/Elevation of Hydrant

Thank you,

Brian M. Wurdeaman, P.E.
Kimley-Horn | 11905 Singletree Lane, Suite 226, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, October 14, 2024 6:53 PM
To: Wurdeaman, Brian <Brian.Wurdeaman@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,

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

1. Typical daily demand expected
2. Typical hourly use (what time of day does water get used, and how much etc)
3. Peak demand – what is expected for total demand on a peak day, and how often would it occur.
4. 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> 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: Wurdeaman, Brian <Brian.Wurdeaman@kimley-horn.com>
Sent: Wednesday, October 2, 2024 8:45 PM
To: Wurdeaman, 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?

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Phone conference ID: 893 796 090#

Join on a video conferencing device

Tenant key: [340760667@t.pclm.vc](#)

Video ID: 119 861 961 0

[More info](#)

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

<img003.png>

Enjoy your meeting!

[Org help](#)

From: [Chad Ronchetti](#)
To: [Wurdeman, Brian](#); [David Bolf](#); [Chris Bates](#)
Cc: [Fosmo, Eric](#); [Vempati, Uma](#); [Larson, Chadd](#); [Dan Lessor](#)
Subject: RE: Project Loon - Public Improvement Reoccurring Meeting Schedule
Date: Monday, March 3, 2025 9:48:00 AM

Brian,

I would recommend the following, but open to suggestions.

Duluth: Let us chat with the PW group first. We'll get on the same page and then have a follow up meeting with the KH/MDI group shortly after. We are meeting with them on Wednesday.

WLSSD: We need that sanitary flow and make-up information before we reach out to WLSSD. We have some comprehensive planning items we need to square away before we set that meeting. I think this meeting makes sense to include the KH team on, once set.

St. Louis County: I don't necessarily see a role for the city in this one. David (City Engineer) may want to attend for informational purposes, but this meeting would be largely focused on the Midway vs. Morris Thomas entry to the site. That will be a county determination.

David (or anyone), please feel free to disagree or add color.

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Friday, February 28, 2025 7:26 PM
To: David Bolf <david@nce-duluth.com>; Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Fosmo, Eric <Eric.Fosmo@kimley-horn.com>; Vempati, Uma <Uma.Vempati@kimley-horn.com>; Larson, Chadd <Chadd.Larson@kimley-horn.com>
Subject: RE: Project Loon - Public Improvement Reoccurring Meeting Schedule

Hi David,

I'll speak for our team and agree that this would be a great idea! Please let us know what

Hermantown City Engineer
Principal Partner - Civil Department Manager
102 South 21st Avenue West, Suite 1
Duluth, MN 55806
david@nce-duluth.com
218.623.7503 (direct)
218.727.5995 (office)
218.349.7485 (cell)
218.727.7779 (fax)



From: Heather Schumacher <hschumacher@sehinc.com>
Sent: Monday, January 6, 2025 2:29 PM
To: David Bolf <david@nce-duluth.com>
Cc: Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Project Loon Modeling Figures

David,

Attached are updated figures.

If you have additional comments you'd like addressed feel free to redline on the PDF and return.

Thank you,
Heather Schumacher, EIT
Graduate Engineer
Short Elliott Hendrickson Inc
320.250.8059 mobile
www.sehinc.com
Building a Better World for All of Us®

From: David Bolf <david@nce-duluth.com>
Sent: Monday, January 6, 2025 1:13 PM
To: Heather Schumacher <hschumacher@sehinc.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Re: Project Loon Modeling Figures

Hi any chance you can update these 4 pdfs that remove references to project loon and replace with Adolph area utility study. Bwe have a city council mtg st 4 today and want to share this.

From: CH-Joe Wicklund
To: CH-Joe Wicklund
Cc: CH-John Mulder; CH-Eric Johnson; Chad Ronchetti; David Bolf; CH-Brandon Holmes; CH-Trish Crego; HPD-Jim Crace; FD-Zach Graves; PW-Paul Senst; CH-Kevin Orme
Subject: updates
Date: Friday, May 9, 2025 10:46:06 AM

Selected Staff Members –

You may or may not be aware of the potential for a significant project in the SW corner of the City. We've reached a point with that exploration where there may be more asks coming from the community and the media. This is also an incredibly important stretch for the possibility of the project, as it could still not happen because of a variety of factors. The following e-mail was sent to key staff members and the council regarding questions that may be raised in the community. If you are asked about the AUAR or that area, these might be helpful, but the better answer is to just direct them to my office for those questions. This will allow us to track who is asking what of the City. Again, the timing of all of this is at a very delicate stage, so please direct folks back to me.

If you have questions about this, come to me directly and I can help you as well. This isn't something we need to be discussing internally at this point either, so if folks who are not on this e-mail (no one is BCC'd) have questions they should also be directed to me.

Mayor, Council and key staff members –

In light of the "mystery development in a Duluth suburb" and the Star Tribune interviewing Chad today about the AUAR ... here is the bullet points/note for us to use.

As more media attention is paid to the southwest corner of Hermantown, here are some useful / to-be-used talking points to help with residents and others. If you receive a media request, please start by directing them to me before taking any additional steps. You still may end up being interviewed, but let's coordinate that appropriately out of my office. As we get more calls, it becomes more important for a central place to keep track of who is asking what questions of us in this process.

- An AUAR (Alternative Urban Area Review) is a tool developers can use to explore the possibilities of a concept on a site and learn more about the environmental impacts. This is a public step, but still affords the developer the appropriate privacy to determine the viability of their idea.***
- We do have an AUAR scoping document currently looking at the Adolph area. That document is public and includes the necessary documentation and information for the public at this time, while still allowing the privacy for developers to determine the viability of their idea.***
- We work with developers regularly and it is not best practice to share their ideas before any public application.***
- City staff regularly meets with developers, residents, individuals to see what is possible in Hermantown. It is common for those interactions to occur, and they are private until there is a public application for a project.***

- *We certainly have interest in seeing utilities make it to the southwest corner of Hermantown. We are looking at the possibilities, costs and commitments of what that would take, and certainly it would not be possible without significant partnerships.*
- *We are evaluating options by studying the feasibility of supporting potential development in the southwest corner of Hermantown, so we can create a strong and more diverse economic foundation for the entire region. We know that development would not be possible without the public infrastructure and we know the public infrastructure would not be possible without significant private development. Building those strategic relationships will lead to mutually-beneficial investment that will positively impact our entire region.*

If you have questions about any of this, please feel free to call my cell.

*Thanks,
Joe*

Joe Wicklund

Assistant City Administrator
Communications Director
jwicklund@hermantownmn.com
218-729-3614



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: CH-Joe Wicklund
To: CH-Joe Wicklund
Cc: CH-John Mulder; Chad Ronchetti; CH-Eric Johnson; David Bolf
Subject: updates - bullet points
Date: Friday, May 9, 2025 10:29:53 AM
Attachments: Mystery developer proposes 1.8M-square-foot industrial park - Minneapolis _ St. Paul Business Journal.pdf

Mayor, Council and key staff members –

In light of the “mystery development in a Duluth suburb” and the Star Tribune interviewing Chad today about the AUAR ... here is the bullet points/note for us to use.

As more media attention is paid to the southwest corner of Hermantown, here are some useful / to-be-used talking points to help with residents and others. If you receive a media request, please start by directing them to me before taking any additional steps. You still may end up being interviewed, but let's coordinate that appropriately out of my office. As we get more calls, it becomes more important for a central place to keep track of who is asking what questions of us in this process.

- An AUAR (Alternative Urban Area Review) is a tool developers can use to explore the possibilities of a concept on a site and learn more about the environmental impacts. This is a public step, but still affords the developer the appropriate privacy to determine the viability of their idea.
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- City staff regularly meets with developers, residents, individuals to see what is possible in Hermantown. It is common for those interactions to occur, and they are private until there is a public application for a project.
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- We are evaluating options by studying the feasibility of supporting potential development in the southwest corner of Hermantown, so we can create a strong and more diverse economic foundation for the entire region. We know that development would not be possible without the public infrastructure and we know the public infrastructure would not be possible without significant private development. Building those strategic relationships will lead to mutually-beneficial investment that will positively impact our entire region.

If you have questions about any of this, please feel free to call my cell.

Thanks,
Joe

From: CH-Joe Wicklund
To: CH-Eric Johnson; Chad Ronchetti
Subject: RE: Voicemail Message (ANDERSON,CAITLI > Eric Johnson) From:9525640188
Date: Wednesday, May 7, 2025 11:21:59 AM

Com Director will take care of this. We will not be able to get back to them on such short time frames. I am out at noon, so I will return Caitlin's message tomorrow.

-----Original Message-----

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Wednesday, May 7, 2025 11:02 AM
To: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Voicemail Message (ANDERSON,CAITLI > Eric Johnson) From:9525640188

First call about the AUAR scoping document. Let's chat when you have the chance.

Thanks
Eric

-----Original Message-----

From: ANDERSON,CAITLI <voicemail@hermantownmn.com>
Sent: Wednesday, May 7, 2025 10:59 AM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: Voicemail Message (ANDERSON,CAITLI > Eric Johnson) From:9525640188

IP Office Voicemail redirected message

From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [CH-Joe Wicklund](#); [CH-John Mulder](#); [CH-Eric Johnson](#)
Subject: Project Loon Presentation
Date: Monday, March 10, 2025 2:20:00 PM
Attachments: [Project Loon Off-Sites Slide Deck.pdf](#)
[Hermantown AUAR Preliminary Schedule v1.pdf](#)

All,

Attached are the items the Loon team shared from the presentation last we met. It includes:

W/WW project understanding and schedule
AUAR Prelim Schedule.

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

Schedule/Approach to Delivery

FEBRUARY 2025 - END OF 2027

2025

J F M A M J J A S O N D

2026

J F M A M J J A S O N D

Preliminary Engineering Phase

- Preliminary engineering and environmental studies
- Scoping coordination with City
- Preliminary layout and conflict identification
- Elevated water storage tank scoping with City
- Identification of permits

Advance Permitting (Env & RR)

Construction (PH 1)

Elevated Storage Tank CD's

- 60% Plans
- Pricing set and early permit submittals. (Env & RR)
- Finalize bidding/construction approach
- Establish construction phasing/staging approach

Phase 1 CD's

Phase 2 CD's

Bidding/ Procurement/ Permits (PH 1, EST)

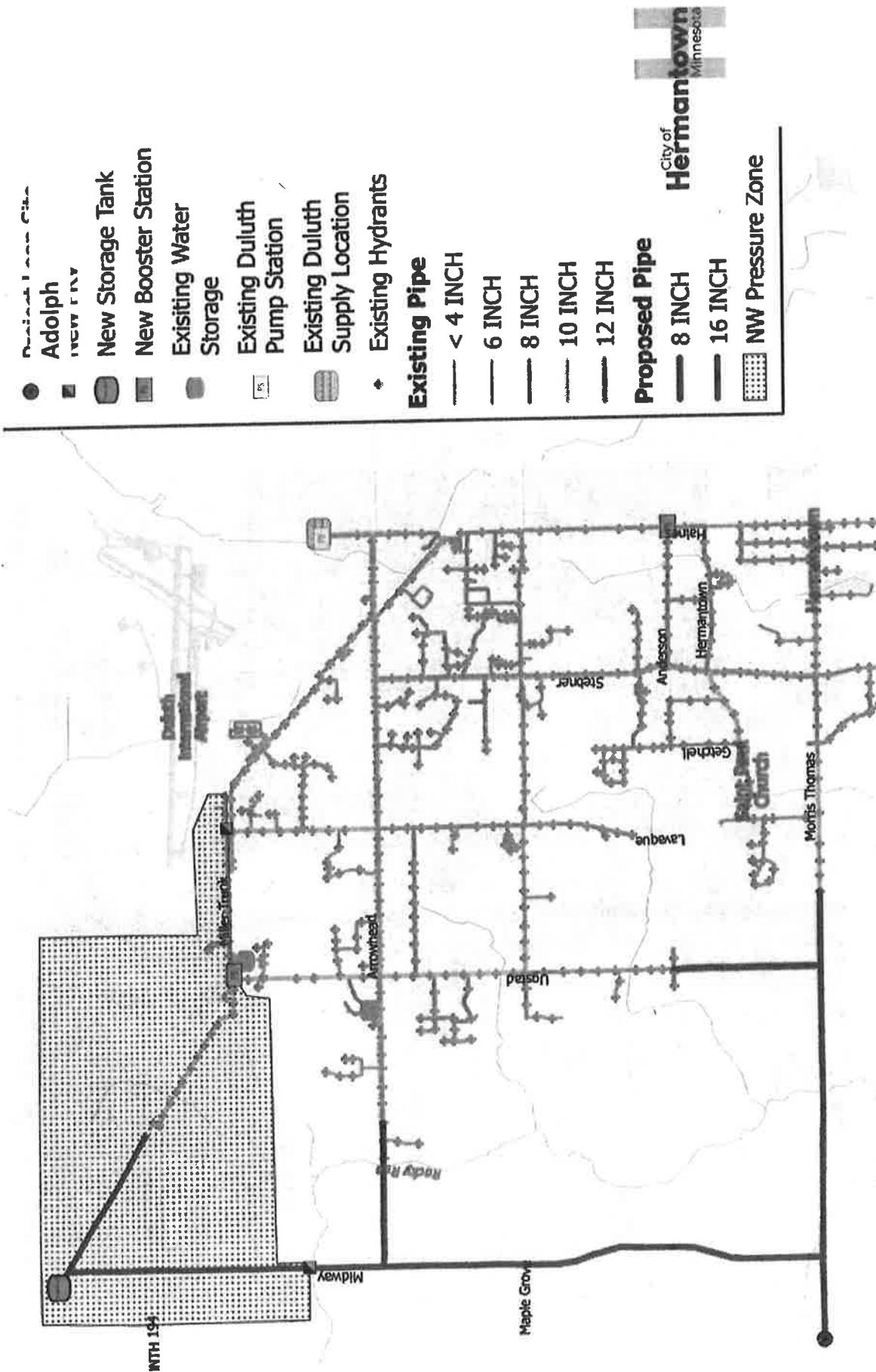
Bidding/ Procurement/ Permits (PH 2)

Construction (PH 2)

Hermantown Industrial AUAR Schedule

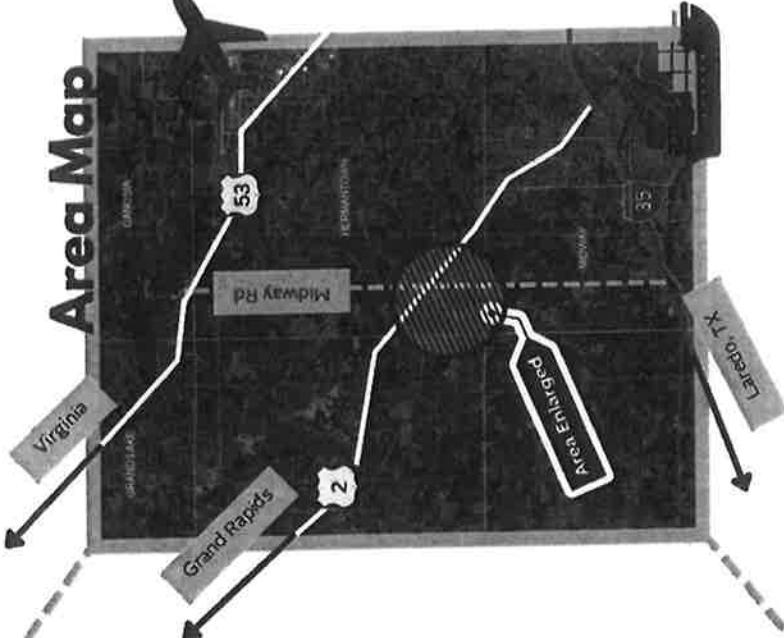
TASK	
AUAR Order	
Client review Draft AUAR Order and Scoping Document (1 week)	
KH Revises Draft AUAR Order and Scoping Document	
City review Draft AUAR Order and Scoping Document (2 weeks)*	
KH revises Draft AUAR Order and Scoping Document (1 week)	
City/Client Review (1 week)	
KH revises and submits Draft AUAR Order and Scoping Document to EQB	
Draft AUAR Order and Scoping Document published in EQB Monitor	
30-day public comment period	
KH prepares Final AUAR Order and Scoping Document (4 days)	4
Client / City review Final AUAR Order and Scoping Document (4 days)	5
KH revises Final AUAR Order and Scoping Document (2 days)	6
Submit AUAR Order and Scoping Document to City	6/
City adopts AUAR Order and Scoping Document at City Council meeting	
KH submits Final AUAR Order and Scoping Document to EQB	
Final AUAR Order and Scoping Document published in EQB Monitor	
AUAR and Mitigation Plan	
120-day AUAR preparation process	6/16
KH prepares Draft AUAR	5/29
Client review Draft AUAR (1 week)	6/5/
City review Draft AUAR – 1 st Review (2 weeks)*	6/12
KH revises Draft AUAR (1 week)	6/26
KH submits Draft AUAR to EQB	
Draft AUAR published in EQB Monitor	
30-day public comment period	
KH prepares Final AUAR and responses to comments (3 days)	7/8/
Client/City review Final AUAR (5 days)	8/7/
KH revises Final AUAR/ City Reviews (2 days)	8/11/
KH submits Final AUAR to state agencies and EQB Monitor	8/15/
10-business day Final AUAR objection period (state agencies)	
Submit Final AUAR to City	8/26
City adopts the Final AUAR at City Council meeting	
KH submits notice of adoption of Final AUAR to EQB and EQB distribution list	
Notice of adoption of Final AUAR published in EQB Monitor	

*Note: exact submittal date will be confirmed will depend on our Client's approval of making the submittal



Why SW H-Town for Logistics & Light Manufacturing

Area Map



City of
Hermantown
Minnesota

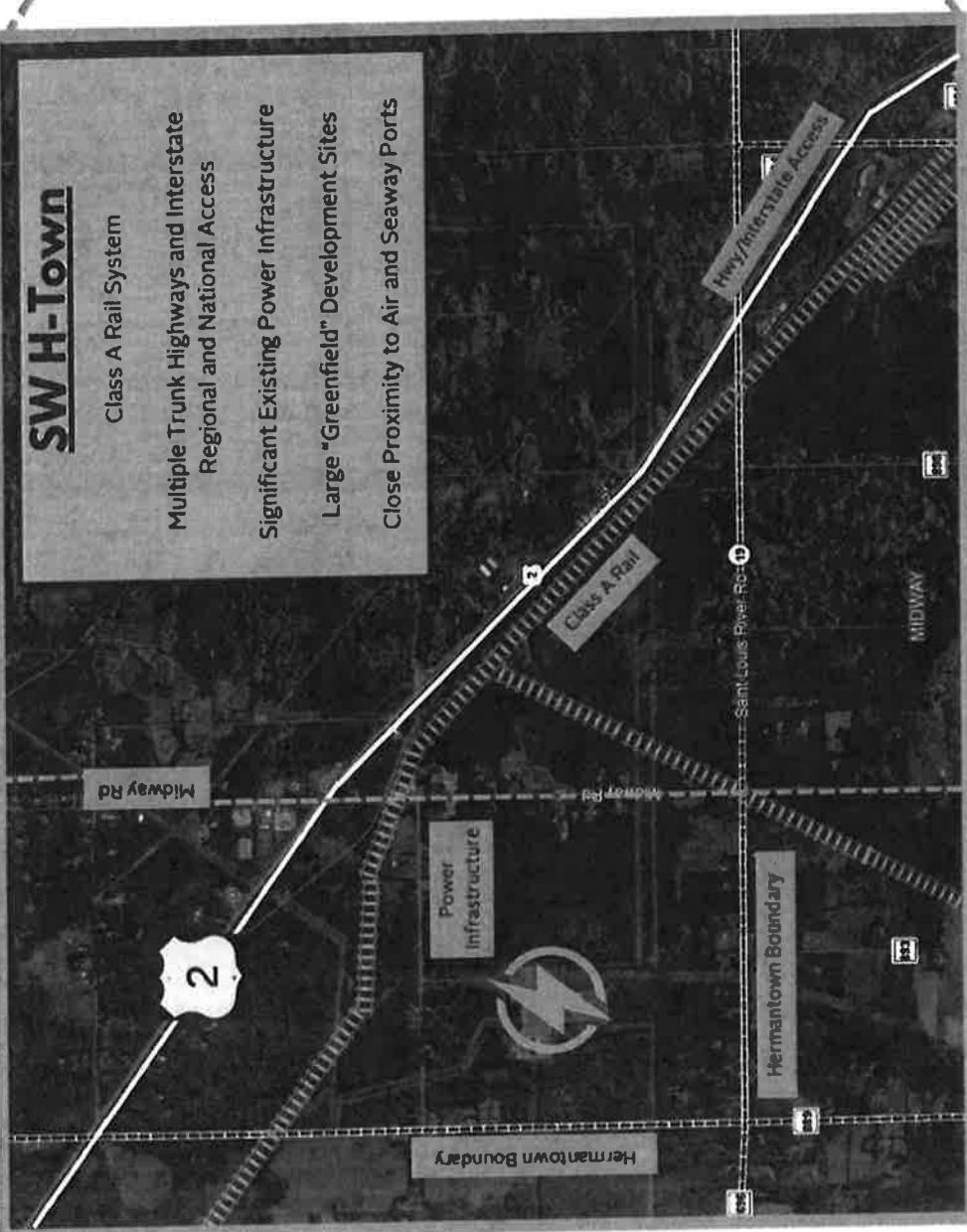
SW H-Town

Class A Rail System
Multiple Trunk Highways and Interstate
Regional and National Access

Significant Existing Power Infrastructure

Large "Greenfield" Development Sites

Close Proximity to Air and Seaway Ports



Project Understanding

