

From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [CH-Joe Wicklund](#)
Subject: FW: PWEAA Question
Date: Thursday, December 19, 2024 1:53:00 PM

David,

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

-Chad

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



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

That sounds like quite an ambitious project!

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

The angle of population loss is interesting. While it may not be sufficient as a standalone criterion, I generally recommend incorporating as many plausible distress factors as possible into an application to strengthen its overall appeal.

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

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

On another note, I just received confirmation that EDA was reauthorized by both

houses of Congress, and the bill is now headed to the president's desk. I haven't had a chance to review the reauthorization in detail yet, but initial reports suggest it could bring positive changes and potentially streamline processes.

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

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

To: Josh Bergstad <JBergstad@ardc.org>

Subject: RE: PWEAA Question

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, Josh. Extremely helpful.

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

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

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

-Chad

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



From: Josh Bergstad <JBergstad@ardc.org>

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

Hi Chad,

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

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

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

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

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

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

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

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

Thanks!

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

To: Josh Bergstad <jbergstad@ardc.org>

Subject: PWEAA Question

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

Hey Josh,

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

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

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

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

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

-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com



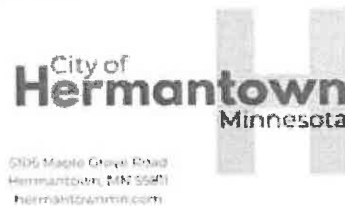
From: [Chad Ronchetti](#)
To: [David Bolf](#)
Subject: FW: Sewer & Water Availability in Hermantown
Date: Wednesday, October 2, 2024 9:40:00 AM

David,

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

-Chad

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



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

Hi Chad,

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

Thank you!

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 20, 2024 11:44 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates

<Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>

Subject: RE: Sewer & Water Availability in Hermantown

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

All,

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

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

Am I missing anything?

Happy Friday,

-Chad

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



From: Chad Ronchetti

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

To: brian.wurdeman <brian.wurdeman@kimley-horn.com>

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

Subject: RE: Sewer & Water Availability in Hermantown

Team,

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

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

Best,

-Chad

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



From: Chad Ronchetti

Sent: Friday, September 13, 2024 4:28 PM

To: Jared.Jones@kimley-horn.com

Cc: CH-Trish Crego <tcrego@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>

Subject: RE: Sewer & Water Availability in Hermantown

Hi Jared,

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

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

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

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

-Chad

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



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

Good morning Trish,

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

Water System:

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

Sanitary Sewer System:

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

Thanks in advance for your assistance!

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

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

Direct: 612 389 1819 | Mobile: 612 581 8917

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

From: Chad Ronchetti
To: CH-Trish Crego
Subject: FW: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 3:12:00 PM
Attachments: [Consultant - Agreement for Professional Services SEH Hydraulic On Call 11-1-2024.docx](#)

Attached.

-Chad

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



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

Matt,

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

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

Thanks,

-Chad

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



From: Matt Bolf <mbolf@sehinc.com>

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

To: Chad Ronchetti <cronchetti@hermantownmn.com>

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

Subject: RE: Water Modeling Contract Proposal

Chad,

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

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

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

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

To: Matt Bolf <mbolf@sehinc.com>

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

Subject: Re: Water Modeling Contract Proposal

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Thanks, Matt.

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

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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

Hi Chad R,

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

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

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

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

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

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

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

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

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

Consultant from all claims arising from such use.

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

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 4:15 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

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Chad K:

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

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

Again, sorry for the delay.

-Chad

<image002.jpg>

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

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

Subject: Water Modeling Contract Proposal

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

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

Thanks,

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

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown
Model.pdf>

<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: Matt Bolf
To: Chad Ronchetti
Cc: David Bolf; Chad Katzenberger
Subject: FW: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 2:15:18 PM
Attachments: PSA - Professional Services Agreement - single project-7722_hermantown_Model.pdf
Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx

Hi Chad R,

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

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

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 4:15 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

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Chad K:

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-Chad

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



From: David Bolf <david@nce-duluth.com>
Sent: Thursday, October 17, 2024 11:39 AM

To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

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

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

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Thanks,

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

From: Chad Ronchetti
To: Paul
Subject: F07: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 9:28:00 AM
Attachments: image001.png
image002.png
image003.png

Paul,

FYI below. Thanks for the guidance.

-Chad



From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Monday, November 4, 2024 9:21 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Matt Bolf <mbolf@sehinc.com>; David Bolf <david@nice-duh.com>; Heather Schumacher <hschumacher@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Hi Chad, yes

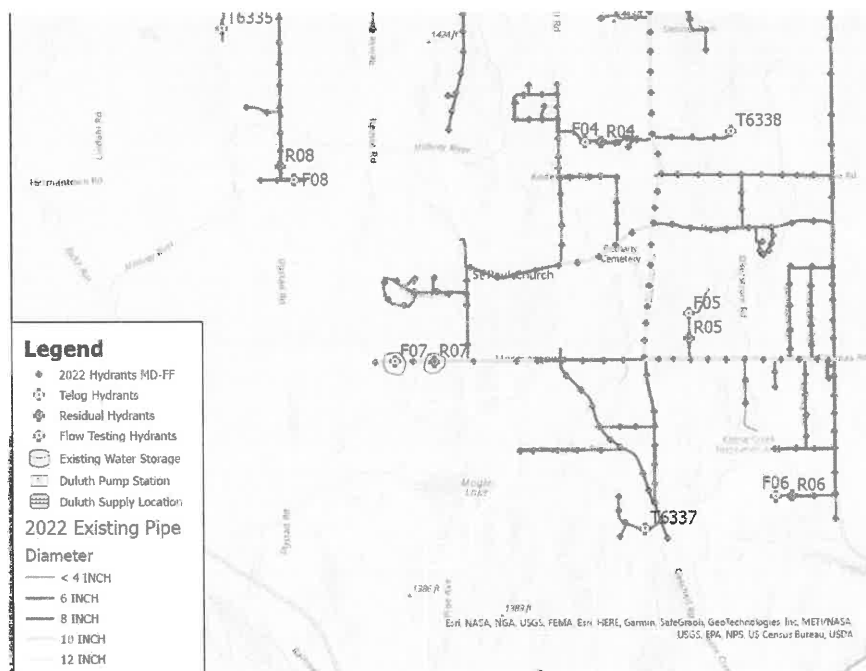
For the model construction/calibration field testing, we were very close to that one (on hydrant to the east) labeled F07

Here is what we had for data:

Flow = 1,234 gpm

Pressure
Static = 84 psi
Residual = 52 psi

Hope this helps,



Flow Test Results				Flowing Data				Residual Gauge Results				Model Results			Calibration	
Flow Test Name	Pump Residual	Date	Time	Size	Pilot Pressure (psi)	Location	Pump (gpm)	Static (psi)	Residual (psi)	Location	Comments	Static (psi)	Residual (psi)	DWH (gall)	DWH (m3)	
F001	F001	1/15/2022	9:00 AM	2.5	50	Across from Cason	70.34	71	66	Pump Station		71	67	0	0	
F002	F002	6/16/2022	10:00 AM	2.5	50	Across from Cason	69.34	71	65	Pump Station	Dropped to 61 and reconnected to 66 = 65. Pressure dropped to 62 and reconnected to 65	71	67	0	2	
F002	F002	3/15/2022	10:56 AM	2.5	45	Across from Wier	69.34	74	51	Pump Station	Wagon 63.57 and up to 62. Reconnect between 79 and 60 and reconnected to 62	74	68	0	2	
F007	F007	1/15/2022	10:15 AM	2.5	35	West of Lightning Drive	69.34	81	45	Park & North Building	Dropped to 45 then reconnected to 66 (Reconnected to 66)	81	25	0	10	
F004	F004	3/15/2022	11:42 AM	2.5	45	4962 Chapsen Rd	69.34	84	45	West of Chapsen Rd	Reconnected to 45 before getting stuck up to 80 (P2)	84	41	22	0	
F005	F005	3/15/2022	12:00 PM	2.5	35	2748 Lanes Rd	69.34	100	56	North of Lanes Rd	Reconnect, dropped to 51 before reconnecting to 72 (P2)	100	53	41	-1	
F006	F006	3/15/2022	12:30 PM	2.5	19	6704 May Lane Dr	69.34	85	29	West of May Lane Drive	Reconnect with 60 reconnected to 2 = 60. Reconnect driver to 21 and established at 28	85	29	0	0	
F001	F001	1/15/2022	1:00 PM	2.5	50	517N Adams Road Rd	69.34	95	82	Muck Truck: 61 and 60 before Driver's Caravan		95	81	0	-1	
F001	F001	3/15/2022	1:12 PM	2.0	30	East of Highway Rd. Stevenson Rd	69.34	85	82	3677 Ogden Rd.		85	82	0	0	
F006	F006	1/15/2022	1:13 PM	2.0	35	South of Jernon Dr	69.34	127	58	6385 Marney Dr	Was a 2nd of 32 with no flow to 66 (Reconnecting something in Ogden valley yet)	127	88	0	0	
F006	F006	3/15/2022	2:08 PM	2.0	30	South of Westwood Rd	69.34	90	44	4275 Westwood Rd		90	44	18	0	
F001	F001	3/15/2022	2:25 PM	2.0	22	End of Falcon Drive	69.34	40	31	Pardon Drive		43	31	12	0	
F001	F001	3/15/2022	2:42 PM	2.5	27	North of Lanes Rd & Highway 104	69.34	45	31	Cross Lanes		46	33	12	2	

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

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

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



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

Sent from mobile

Thanks!

From: Chad Ronchetti <chadronchetti@hermantownmn.com>
Sent: Friday, November 1, 2024 3:41 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@se-culuth.com>, Chad Katzenberger <chadkatzberger@uohill.com>

Subject: RE: Water Modeling Contract Proposal

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.
Sorry, Matt. I attached the most recent version. There were a few other items that didn't get updated in the first draft either: total compensation and contract administrator.

-Chad

<image001.jpg>

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

Matt,

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

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

Thanks,

-Chad

<image001.jpg>

From: Matt Bolf <mbolf@sehinc.com>
Sent: Monday, October 28, 2024 4:02 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Chad,

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

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

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

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, October 28, 2024 3:03 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Re: Water Modeling Contract Proposal

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Thanks, Matt.

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

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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

Hi Chad R,

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

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

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

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

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 4:15 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

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Chad K.

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

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

Again, sorry for the delay.

-Chad

<image002.jpg>

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

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

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

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

Thanks,

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6189 mobile

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

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: FW: Water Modeling Contract Proposal
Date: Thursday, October 17, 2024 11:38:49 AM
Attachments: [PSA - Professional Services Agreement - single project-7722 hermantown Model.pdf](#)

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

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

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

Thanks,

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

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#)
Subject: FW: Water Modeling Contract Proposal
Date: Thursday, October 17, 2024 11:41:00 AM
Attachments: [PSA - Professional Services Agreement - single project-7722_hermantown_Model.pdf](#)

Let me know how you'd like me to handle this. I assume we are not signing their PSA and would want them to sign ours. Other than that, would you like me to administer this or would you like to?

-Chad

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



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

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

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

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

Thanks,

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

From: [Chad Ronchetti](#)
To: [CH-Mindy Wilson](#)
Cc: [CH-Kevin Orme](#)
Subject: FW: Water Modeling Contract Proposal
Date: Tuesday, November 19, 2024 10:59:00 AM
Attachments: [SEH Water Model Agreement Executed.pdf](#)

Mindy,

I'm not sure if you want copies of the agreements we have for your records, but attached is the PSA with SEH for some water modeling we are doing. We are expecting an invoice shortly, which I will send to AP.

Please let me know if you don't want contracts, if you want me to place them somewhere, or send them to a different location.

Still learning,

-Chad

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



From: Chad Ronchetti
Sent: Tuesday, November 19, 2024 10:57 AM
To: Chad Katzenberger <ckatzenberger@sehinc.com>; Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

All,

Attached is a fully executed version of the contract for hydraulic water modeling and planning.

Please send me any invoices for the work already completed.

-Chad

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



From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Monday, November 4, 2024 9:07 AM
To: Matt Bolf <mbolf@sehinc.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

Chad, attached is the revised PSA and scope exhibit.

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

Thanks!

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

From: Matt Bolf <mbolf@sehinc.com>
Sent: Sunday, November 3, 2024 8:48 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

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

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Friday, November 1, 2024 3:41 PM

To: Matt Bolf <mbolf@sehinc.com>

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

Subject: RE: Water Modeling Contract Proposal

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Sorry, Matt. I attached the most recent version. There were a few other items that didn't get updated in the first draft either: total compensation and contract administrator.

-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-725-3600



From: Chad Ronchetti

Sent: Friday, November 1, 2024 3:33 PM

To: Matt Bolf <mbolf@sehinc.com>

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

Subject: RE: Water Modeling Contract Proposal

Matt,

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

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

Thanks,

-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Matt Bolf <mbolf@sehinc.com>

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

To: Chad Ronchetti <cronchetti@hermantownmn.com>

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

Subject: RE: Water Modeling Contract Proposal

Chad,

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

- *The City shall have the sole and exclusive right, title and interest, including all rights to ownership of all Project Materials upon completion of the work and payment in full all monies due to the Engineer.*
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I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for.

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

To: Matt Bolf <mbolf@sehinc.com>

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

Subject: Re: Water Modeling Contract Proposal

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Thanks, Matt.

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

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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

Hi Chad R,

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

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

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

Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

To: Chad Katzenberger <ckatzenberger@sehinc.com>

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

Subject: RE: Water Modeling Contract Proposal

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Chad K:

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

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

Again, sorry for the delay.

-Chad

<image002.jpg>

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

From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Wednesday, October 16, 2024 9:24 PM
To: David Bolf <david@nce-duluth.com>
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218.855.1720 direct
218.820.6169 mobile

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

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#); [External-Steve Overom](#)
Subject: Fwd: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 6:14:37 PM

Steve and John,

Take a look at the proposed changes to the standard PSA provided to SEH for their water modeling services.

I'm personally okay with the language around payment in full. I understand that desire.

I am not in favor of the additional language to number 12 in the initial markup below. It would require that we as staff are proactively asking for express statement that the deliverable is related to a certain contract; arduous and unnecessary.

I am absolutely against the final red paragraph in the original markup. These materials are intended to be used to support planning, and implementation of plans, and we cannot indemnify them from risks associated with the future use of their work.

Where I'm needing input is on the second yellow highlight in the additional markup from the previous contract, restated here:

- *Engineer shall have no liability related to the use by City of any Project Materials by City that are not in connection with the performance of services by Engineer.*

This seems reasonable to me. If I'm reading this correctly, we can use the Project Materials as the basis for our future work, but explicitly state they are not liable for work that isn't related to their performance.

Please advise.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

Begin forwarded message:

From: Matt Bolf <mbolf@sehinc.com>
Date: October 28, 2024 at 16:01:43 CDT
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>, Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Chad,

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Thanks,

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

To: Matt Bolf <mbolf@sehinc.com>

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

Subject: Re: Water Modeling Contract Proposal

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Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contract under the modifications? If so, can you provide it?

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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

Hi Chad R,

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

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader

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

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 4:15 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

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.

Chad K:

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

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

Again, sorry for the delay.

-Chad

<image002.jpg>

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

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

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

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

Thanks,

Chad T. Katzenberger, PE (MN,CO,SD,WI)

Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown
Model.pdf>

<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: [Chris Bates](#)
To: [Chad Ronchetti](#)
Cc: [Dan Lessor](#)
Subject: In-Person Meeting | 10/30
Date: Tuesday, October 15, 2024 3:17:09 PM

Chad,

The greater Project Team (Loon Team + Mortenson + Kimley Horn) are planning an in-person trip to northern MN and are wondering if you & your team are available to meet at the Allete HQ on Wednesday 10/30 either at 9:00 am or 10:30 am for a ~75 minute meeting? I am working with City of Duluth on their availability for these times as well. Can you please let me know if one or both work for your team?

We are working on a full agenda, but see below for high level items we would like to cover together. Let me know of any additions?

- a. Wetland Permitting
- b. Municipal Approvals (Comp Plan, Rezone, AUAR)
- c. Water/Sewer Municipal Extensions
- d. Incentives

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: [CH-Dana Cunningham](#)
To: [Chad Ronchetti](#)
Subject: Is this for LOON?
Date: Thursday, December 19, 2024 4:03:03 PM
Attachments: [Image001.png](#)

Vendor Name *	Short Elliott Hendrickson	
Vendor Number	707	
Invoice Number *	479742	
Invoice Date *	12/16/2024	
Invoice Amount *	\$ 8,501.73	
Description	HERMT Water System Modeling	
Coding	230-214500	
Invoice Copy *	Short Elliott Hendrickson479742.pdf	25.47KB
Approver Name *	Chad Ronchetti	

From: [Chris Bates](#)
To: [Chad Ronchetti](#)
Cc: [Dan Lessor](#)
Subject: Loon - In-Person Meeting Agenda
Date: Monday, October 28, 2024 8:50:28 AM

Chad,

Looking forward to meeting with you and the team on Wednesday. Ahead of our meeting, please see below for the agenda we would like to cover together. Can you distribute to the rest of your team?

General Items

1. Introductions
2. Wetland Impacts / Permitting
3. Cultural Resources studies/permitting
4. Threatened and endangered studies/permitting
5. Municipal approvals
6. Traffic, site access & road improvements
7. Code analysis & inputs

Water & Wastewater

1. Water
 - a. Commissioned water study
 - b. Supply
 - c. Treatment
 - d. Conveyance
 - e. Rates
 - f. Flow & pressure testing
 - g. Water quality sampling
 - h. Water supply risk
 - i. Next steps
2. Wastewater
 - a. Study
 - b. Discharge
 - c. Treatment
 - d. Conveyance
 - e. Rates & fees
 - f. Metering
 - g. Next steps

Incentives

1. Tax Increment District (TID)
2. Tax Abatement Agreement (TAA)
3. Innovative Business Development Public Infrastructure (BDPI)

Thank you,

Chris Bates, Development Manager
Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

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From: [Chad Ronchetti](#)
To: [CH-Eric Johnson](#)
Subject: Loon | AUAR Conversation
Date: Sunday, December 8, 2024 9:27:47 AM

Eric,

Hoping you can join for this.

Loon | AUAR Conversation

Scheduled: Dec 9, 2024 at 15:00 to 15:30, CST

Location: Microsoft Teams Meeting

Invitees: CH-Eric Johnson, Dan Lessor, brian.wurdeman, Payne, Ashley, Chris Bates

Chad Ronchetti, Economic Development Director

City of Hermantown

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Sent from mobile

From: [Chris Bates](#)
To: [Chad Ronchetti](#)
Cc: [Dan Lessor](#)
Subject: Loon | Reimbursement Agreement
Date: Monday, December 9, 2024 1:12:30 PM
Attachments: [20241206 - Reimbursement Agreement Project Loon \[MDI Comments\].docx](#)
[20241206 - Reimbursement Agreement Project Loon \[MDI Comments\].pdf](#)

Chad,

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

Thanks,
Chris

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

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Mobile: 612.232.6386
chris.bates@mortenson.com
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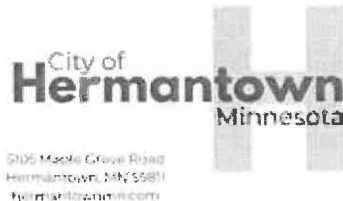
From: [Chad Ronchetti](#)
To: [David Bolf](#)
Subject: Loon Escrow
Date: Tuesday, November 26, 2024 9:02:00 AM
Attachments: [image006.png](#)

David,

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

-Chad

Chad Ronchetti
Economic Development Director
chronchetti@hermantownmn.com
office: 218-729-5600



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Monday, November 25, 2024 4:59 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: TIF Sample Timeline

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

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

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

Thanks,
Chris

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

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, November 25, 2024 3:03 PM

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

Subject: RE: TIF Sample Timeline

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

Chris,

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

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

Thanks for reviewing,

-Chad

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



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

Sent: Wednesday, November 20, 2024 4:02 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: RE: TIF Sample Timeline

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

Chris Bates, Development Manager

Mortenson Development, Inc.

700 Meadow Lane North

Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

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

Subject: RE: TIF Sample Timeline

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

Hey Chris,

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

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

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

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

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

-Chad

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, November 20, 2024 2:55 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: TIF Sample Timeline

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

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

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

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

Thanks,
Chris

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

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



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

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

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

-Chad

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



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

Sure here you go. Todd.

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



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

Subject: TIF Sample Timeline

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

Todd,

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

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

Appreciate your help,

-Chad

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Cc: [CH-Kevin Orme](#)
Subject: Loon Escrow
Date: Wednesday, January 8, 2025 4:33:00 PM

Chris,

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

-Chad

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

City of
Hermantown
Minnesota

6105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: [Chad Ronchetti](#)
To: [Arik Forsman \(MP\)](#); [Stacey Green \(MP\)](#)
Subject: Loon-Adjacent?
Date: Thursday, December 5, 2024 3:43:00 PM

Is this Evolve maybe?

-Chad

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



From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, December 5, 2024 3:27 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Subject: RE:

Hi Chad, expect a call from Greg Follmer on a project similar to Loon with similar NDA's on the following parcels:

395-0010-05590
395-0010-05690
395-0010-05610
395-0010-05770
395-0010-05780

I spoke with him briefly about zoning and big picture utility use and suggested he contact you.

Thanks
Eric

Eric Johnson
Community Development Director

City of Hermantown

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hermantownmn.com [hermantownmn.com] - 218.729.3618

eric.johnson@hermantownmn.com

From: David Bolf
To: Chad Ronchetti; CH-Joe Wicklund; CH-Eric Johnson
Date: Friday, November 15, 2024 8:32:08 AM

Guys, is there a need to meet on project loon today? If so I will be there. I have not worked on anything since last weeks meeting.

I am trying to get out of meeting to free up time today.

Thanks

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



From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: Meeting Forward Notification: Loon | AUAR Conversation
Start: Monday, December 9, 2024 3:00:00 PM
End: Monday, December 9, 2024 3:30:00 PM
Location: Microsoft Teams Meeting

Your meeting was forwarded

Chad Ronchetti
<[mailto:/o=ExchangeLabs/ou=Exchange%20Administrative%20Group%20\(FYDIBOHF23SPDLT\)/cn=Recipients/cn=cd7feab4f69f4aef8babcf29734a370-b1dd7783-63](mailto:/o=ExchangeLabs/ou=Exchange%20Administrative%20Group%20(FYDIBOHF23SPDLT)/cn=Recipients/cn=cd7feab4f69f4aef8babcf29734a370-b1dd7783-63)> has forwarded your meeting request to additional people.

Meeting

Loon | AUAR Conversation

Meeting Time

Monday, December 9, 2024 3:00 PM - Monday, December 9, 2024 3:30 PM

Recipients

CH-Eric Johnson
<[mailto:/o=ExchangeLabs/ou=Exchange%20Administrative%20Group%20\(FYDIBOHF23SPDLT\)/cn=Recipients/cn=69954a6830324badbe255175afa541afb85c326d-2a](mailto:/o=ExchangeLabs/ou=Exchange%20Administrative%20Group%20(FYDIBOHF23SPDLT)/cn=Recipients/cn=69954a6830324badbe255175afa541afb85c326d-2a)>

All times listed are in the following time zone: (UTC-06:00) Central Time (US & Canada)

From: [CH-Joe Wicklund](#)
To: [CH-John Mulder](#); [Chad Ronchetti](#); [David Bolf](#)
Subject: ppt for tonight
Date: Monday, January 6, 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



From: [Chad Ronchetti](#)
To: [David Bolf](#); [CH-Joe Wicklund](#); [CH-John Mulder](#)
Subject: Pregame Meeting - WLSSD/Project Loon
Start: Tuesday, October 29, 2024 10:00:00 AM
End: Tuesday, October 29, 2024 10:30:00 AM
Location: NCE Offices

From: [Chad Ronchetti](#)
To: [PW-Paul Senst](#); [brian.wurdeman](#)
Cc: [Chris Bates](#); [brent.nasset](#)
Subject: Project Loon - Hydrant Flow Testing
Date: Monday, September 9, 2024 8:06:51 AM

Brian,

Copied here is Paul Senst, our Public Works Director. He can help you find the most appropriate hydrant and get you access for flow testing.

Just let me know if there is anything else I can do on this.

- Chad

Chad Ronchetti
Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#); [David Bolf](#); [Darren Jablonsky](#)
Subject: Project Loon - SLC\COH
Start: Monday, November 25, 2024 9:00:00 AM
End: Monday, November 25, 2024 10:00:00 AM
Location: Large Conference Room

Darren,

If you could forward to your team, that would be awesome.

Project action items spreadsheet

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=b1dd7783-63a1-4ca6-bb4b-b5d1f5f38f15&tenantId=f2fe22da-3c5c-47be-bba4-b71355baa581&threadId=19_meeting_MGFInj2YjArYwQwYS00ZGU3LThkZGMtODY3OTQ5MTRkOWU1@thread.v2&messageId=0&language=en-US>

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#); [David Bolf](#)
Subject: Project Loon - Team Check-in

Microsoft Teams Need help? <<https://aka.ms/JoinTeamsMeeting?omkt=en-US>>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGF1Njg2YjAtYWQwYS00ZGU3LThkZGMtODY3OTQ5MTRkOWU1%40thread.v2/0?context=%7b%22Tid%22%3a%22f2fc22da-3c5c-47be-bba4-b71355baa581%22%2c%22Oid%22%3a%22b1dd7783-63a1-4ca6-bb4b-b5d1f5f38f15%22%7d%7d>

Meeting ID: 278 418 450 906

Passcode: Kc5g3R

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=b1dd7783-63a1-4ca6-bb4b-b5d1f5f38f15&tenantId=f2fc22da-3c5c-47be-bba4-b71355baa581&threadId=19_meeting_MGF1Njg2YjAtYWQwYS00ZGU3LThkZGMtODY3OTQ5MTRkOWU1@thread.v2&messageId=0&language=en-US>

Project action items spreadsheet

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=b1dd7783-63a1-4ca6-bb4b-b5d1f5f38f15&tenantId=f2fc22da-3c5c-47be-bba4-b71355baa581&threadId=19_meeting_MGFInj2YjAtYwQwYS00ZGU3LThkZGMtODY3OTQ5MTRkOWU1@thread.v2&messageId=0&language=en-US>

From: Chad Ronchetti
To: David Bolf
Subject: Project Loon - WLSSD
Start: Wednesday, October 30, 2024 1:30:00 PM
End: Wednesday, October 30, 2024 2:30:00 PM
Location: Allele HQ - 30 W Superior St

From: [Chad Ronchetti](#)
To: bradley.brzezinski@state.mn.us; [Chris Bates](#)
Cc: aforsman@mnpower.com
Subject: Project Loon & Introductions w/ DEED
Date: Monday, September 9, 2024 8:29:31 AM

Brad,

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

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

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

Cheers,

- Chad

Chad Ronchetti
Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
To: [Darren Jablonsky](#)
Cc: [David Bolf](#)
Subject: Project Loon & Misc
Date: Wednesday, October 30, 2024 1:26:12 PM

Darren,

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

Something in the next couple weeks work for you all?

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

From: [Chad Ronchetti](#)
To: [Darren Jablonsky](#)
Subject: Project Loon | Hermantown
Date: Monday, November 25, 2024 1:57:00 PM

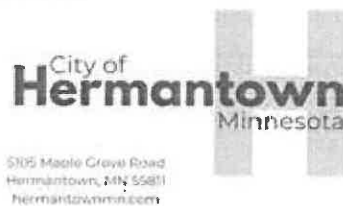
Darren,

More information on the Data Center Sales Tax incentive can be found here:
<https://mn.gov/deed/business/financing-business/tax-credits/data-center-credit/>

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

-Chad

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



From: [Chris Bates](#)
To: [Chad Ronchetti](#)
Cc: [Dan Lessor](#)
Subject: Project Loon | Incentives Consideration(s)
Date: Thursday, September 12, 2024 12:29:06 PM
Attachments: [Outlook-ogqv5grb](#)
[Outlook-pycpimp5](#)
[Outlook-qg4itaun](#)
[Outlook-loueuzw5](#)
[Outlook-vhhi1lqk](#)
[Outlook-zbubndwr](#)
[Outlook-w4vt43yx](#)
[Outlook-jyasetcn](#)
[Outlook-mvsxlamc](#)
[Outlook-nvp51jth](#)
[Outlook-zwhdhxpx](#)
[Outlook-qphwqwod](#)

Chad,

Please see below in regards to both job creation + project investment. Let us know if we can provide any additional context:

Project Investment:

- Investment of ~\$1B per phase (potentially 2 or more phases)

Job Creation:

- Construction Jobs: 600-1,500+ people on site during peak construction (dependent on capacity/# phases)
- Contract jobs/vender roles for hundreds of residents + local businesses
- Full Time Employees: ~50 per phase with averages wages of \$100k + benefits
 - Company has a strong preference to hire locally

Chris Bates, Development Manager

Data Center + Energy & Infrastructure

Mortenson Development, Inc.

700 Meadow Lane North

Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: [Chad Ronchetti](#)
To: [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#); [David Bolf](#)
Subject: Project Loon Action Item List
Date: Monday, November 25, 2024 8:58:00 AM

Team,

Below is the list in Google Sheets for the Project Loon action items. I will add it to the weekly project meeting invitation as well.

If you complete something on the list, something changes, or have another task to be completed, [please update the spreadsheet.](#)

<https://docs.google.com/spreadsheets/d/1TGf3lO6RyaPu-FV0D9WuDX8lgTjcBn7Y9OF-wfD57XQ/edit?usp=sharing>

-Chad

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



From: Chad Ronchetti
To: CH-John Mulder; David Bolf; CH-Eric Johnson
Cc: CH-Joe Wicklund
Subject: Project Loon Inducement Agreement
Date: Tuesday, November 19, 2024 10:28:00 AM
Attachments: 2024-11-19, Inducement Agreement Project Loon.docx

Team,

I am working with Project Loon to get an Inducement Agreement in place for our costs. Attached is the draft version. We need to fill in several things before I send the draft to the Project Loon team. Below I have identified who I think can best provide the estimate for each line item, or asked for clarification. All of these estimates are items that would not be addressed with a Development Agreement or covered by our fee schedule.

Please get me your estimates and incurred costs before Thanksgiving.

1. Exhibit A: Estimate of fees
 - a. Engineering: David Bolf
 - b. Legal: Steve Overom
 - c. Title: Do we anticipate any title work to be completed before DA execution? I can't think of any.
 - d. Environmental: Eric Johnson
 - e. Appraisals: ? I can't think of any.
 - f. City Administrative Costs: I've told the team we would only charge for outside consultant time.
 - g. Ehlers Financial: Chad
2. Exhibit B: Previously incurred costs
 - a. NCE
 - b. SEH
 - c. Others?

John & Joe – Once we enter into actual negotiations with Project Loon, we will need to let the Council know what we are up to because this agreement will not go to Council for approval. Happy to tag team that as we did before.

-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
To: CH-John Mulder; CH-Joe Wicklund; CH-Eric Johnson; David Bolf
Subject: Project Loon Team Meeting
Start: Wednesday, October 30, 2024 10:30:00 AM
End: Wednesday, October 30, 2024 12:00:00 PM
Location: Allele HQ - 30 W Superior St

- a. Wetland Permitting
- b. Municipal Approvals (Comp Plan, Rezone, AUAR)
- c. Water/Sewer Municipal Extensions
- d. Incentives

From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [CH-Joe Wicklund](#); [CH-John Mulder](#)
Subject: Project Loon Water/Waste Water RFIs
Date: Monday, September 9, 2024 8:24:01 AM
Attachments: [RFI - Waste Water Hermantown 2024-06-04.docx](#)
[RFI Water Hermantown 2024-06-04.docx](#)

David,

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

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

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

Appreciate your help,

- Chad

Chad Ronchetti
Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: CH-John Mulder
To: Chad Ronchetti; CH-Joe Wicklund
Subject: project loon
Date: Wednesday, September 18, 2024 12:41:17 PM

Chad and Joe

Just FYI
talked to the Mayor

My key points

Data Center next to MN Power substation
1 billion investment 50+ full time jobs. his response was "wow"
MN Power introduced this project to us
People at the County and City of Duluth are aware of this
We've started having David Bolf look at how we would provide water & sewer to this site
Building Company has reached out to Jordan Urshan and Kerry Juntunen

His comments:

Should we be talking about this extension of utilities in the Comp plan? I told him that we did make sure that this area would be planned for Business Light Manufacturing
He stated Brian would be interested in utility extensions – I said we were aware of that
He noted that we would want to be aware of reactions by Urshans

Just to keep everyone on the same page

John Mulder
City Administrator

City of Hermantown

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From: [Chad Ronchetti](#)
To: [PW-Paul Senst](#)
Subject: Project Team Access and Hydrant Flow Testing
Date: Friday, September 6, 2024 3:02:31 PM

Hi Paul,

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

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

Thanks, man!

- Chad

Chad Ronchetti
Economic Development Director

City of Hermantown

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Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [CH-Joe Wicklund](#); [CH-Eric Johnson](#)
Subject: Re:
Date: Friday, November 15, 2024 8:51:18 AM

We do not need to meet. Joe is out sick anyway.

Chad Ronchetti, Economic Development Director

City of Hermantown

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Sent from mobile

On Nov 15, 2024, at 08:32, David Bolf <david@nce-duluth.com> wrote:

Guys, is there a need to meet on project loon today? If so I will be there. I have not worked on anything since last weeks meeting.

I am trying to get out of meeting to free up time today.

Thanks


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

<image001.jpg>

From: Arik Forsman (MP)
To: Chad Ronchetti; Stacey Green (MP)
Subject: RE: [EXTERNAL MAIL] Loon-Adjacent?
Date: Thursday, December 5, 2024 4:08:06 PM

Interesting. That would be my best guess.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 5, 2024 3:43 PM
To: Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>
Subject: [EXTERNAL MAIL] Loon-Adjacent?



**Think
Twice**

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Is this Evolve maybe?

-Chad

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



From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, December 5, 2024 3:27 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE:

Hi Chad, expect a call from Greg Follmer on a project similar to Loon with similar NDA's on the following parcels:

395-0010-05590
395-0010-05690
395-0010-05610
395-0010-05770
395-0010-05780

I spoke with him briefly about zoning and big picture utility use and suggested he contact you.

Thanks
Eric

Eric Johnson
Community Development Director

City of Hermantown

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: [Chad Ronchetti](#)
To: [Arik Forsman \(MP\)](#); [Stacey Green \(MP\)](#)
Subject: RE: [EXTERNAL MAIL] Loon-Adjacent?
Date: Thursday, December 5, 2024 4:13:00 PM

Doesn't fit our zoning anyway. I'll keep you posted.

-Chad


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



From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Thursday, December 5, 2024 4:08 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Stacey Green (MP) <sgreen@mnpower.com>
Subject: RE: [EXTERNAL MAIL] Loon-Adjacent?

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Sent: Thursday, December 5, 2024 3:43 PM
To: Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>
Subject: [EXTERNAL MAIL] Loon-Adjacent?

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--

Is this Evolve maybe?

-Chad

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



From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, December 5, 2024 3:27 PM
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Thanks
Eric

Eric Johnson
Community Development Director

City of Hermantown

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: [Stacey Green \(MP\)](#)
To: [Chad Ronchetti](#); [Arik Forsman \(MP\)](#)
Subject: RE: [EXTERNAL MAIL] Loon-Adjacent?
Date: Thursday, December 5, 2024 4:21:32 PM
Attachments: [image001.png](#)


Thanks, Chad.

Stacey Green (she/her/hers)
Regional Development
Minnesota Power
30 W Superior St, Duluth, MN 55802
Cell: 218-461-6952
Email: sgreen@mnpower.com



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 5, 2024 4:13 PM
To: Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>
Subject: RE: [EXTERNAL MAIL] Loon-Adjacent?

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--

Doesn't fit our zoning anyway. I'll keep you posted.

-Chad


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



From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Thursday, December 5, 2024 4:08 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Stacey Green (MP) <sgreen@mnpower.com>
Subject: RE: [EXTERNAL MAIL] Loon-Adjacent?

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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 5, 2024 3:43 PM
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Is this Evolve maybe?

-Chad

Chad Ronchetti

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



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

Sent: Thursday, December 5, 2024 3:27 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: RE:

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I spoke with him briefly about zoning and big picture utility use and suggested he contact you.

Thanks

Eric

Eric Johnson
Community Development Director

City of Hermantown

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Eric.johnson@hermantownmn.com

From: [Stacey Green \(MP\)](#)
To: [Chad Ronchetti](#); [Chris Bates](#)
Cc: [Dan Lessor](#); [Arik Forsman \(MP\)](#)
Subject: RE: [EXTERNAL MAIL] RE: Loon - In-Person Meeting Agenda
Date: Wednesday, October 30, 2024 9:20:01 AM
Attachments: [image001.png](#)

Received. Thanks, Chad. See you soon.

Stacey Green (she/her/hers)
Regional Development
Minnesota Power
30 W Superior St, Duluth, MN 55802
Cell: 218-461-6952
Email: sgreen@mnpower.com



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 30, 2024 9:17 AM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>; Arik Forsman (MP) <aforsman@mnpower.com>; Stacey Green (MP) <sgreen@mnpower.com>
Subject: [EXTERNAL MAIL] RE: Loon - In-Person Meeting Agenda

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Chris,

Attached are the water modeling figures for our discussion as well.

I've also reattached the presentation, and I copied Stacey from MP, as she might be running the tech.

-Chad

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Ronchetti
Sent: Wednesday, October 30, 2024 8:10 AM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>; Arik Forsman (MP) <aforsman@mnpower.com>
Subject: RE: Loon - In-Person Meeting Agenda

Chris,

Attached is the presentation for today's Hermantown meeting with the Loon Team at 10:30.

-Chad

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Monday, October 28, 2024 8:50 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: Loon - In-Person Meeting Agenda

Chad,

Looking forward to meeting with you and the team on Wednesday. Ahead of our meeting, please see below for the agenda we would like to cover together. Can you distribute to the

rest of your team?

General Items

1. Introductions
2. Wetland Impacts / Permitting
3. Cultural Resources studies/permitting
4. Threatened and endangered studies/permitting
5. Municipal approvals
6. Traffic, site access & road improvements
7. Code analysis & inputs

Water & Wastewater

1. Water
 - a. Commissioned water study
 - b. Supply
 - c. Treatment
 - d. Conveyance
 - e. Rates
 - f. Flow & pressure testing
 - g. Water quality sampling
 - h. Water supply risk
 - i. Next steps
2. Wastewater
 - a. Study
 - b. Discharge
 - c. Treatment
 - d. Conveyance
 - e. Rates & fees
 - f. Metering
 - g. Next steps

Incentives

1. Tax Increment District (TID)
2. Tax Abatement Agreement (TAA)
3. Innovative Business Development Public Infrastructure (BDPI)

Thank you,

Chris Bates, Development Manager

Mortenson Development, Inc.

700 Meadow Lane North

Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: [Chad Ronchetti](#)
To: [Arik Forsman \(MP\)](#)
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 3:03:00 PM
Attachments: [image002.png](#)
[image004.png](#)

Got it. Thanks, Arik.

Maybe we, use the same pipe, attach our ask to Cloquets and lobby together. Could be powerful.

-Chad

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



From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Friday, October 4, 2024 2:46 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

Turns out Cloquet owns it.

Oh yeah, that is for the Lake Superior water line, bringing water to the mill. The City of Cloquet own and operates the line and they were asking for some funding to refurbish and upgrade the pumping stations to allow additional water to be pumped. I have not heard anything recently about that request.

To close the loop, we generally draw about 10-11 MGD from the Lake, with capacity up to 12.5 MGD. We would like to have the ability to supply the entire mill's needs from the Lake system when needed, which requires the upgrades to get capacity up to 18 MGD.

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From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Friday, October 4, 2024 1:28:11 PM

To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>

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

Subject: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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All,

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

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

Geyser erupts near Clough Island

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

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

Contributed / Cloquet Public Works Department

By **Maria Lockwood**

August 06, 2024 at 6:26 PM

[Comments](#)

Share
News reporting

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

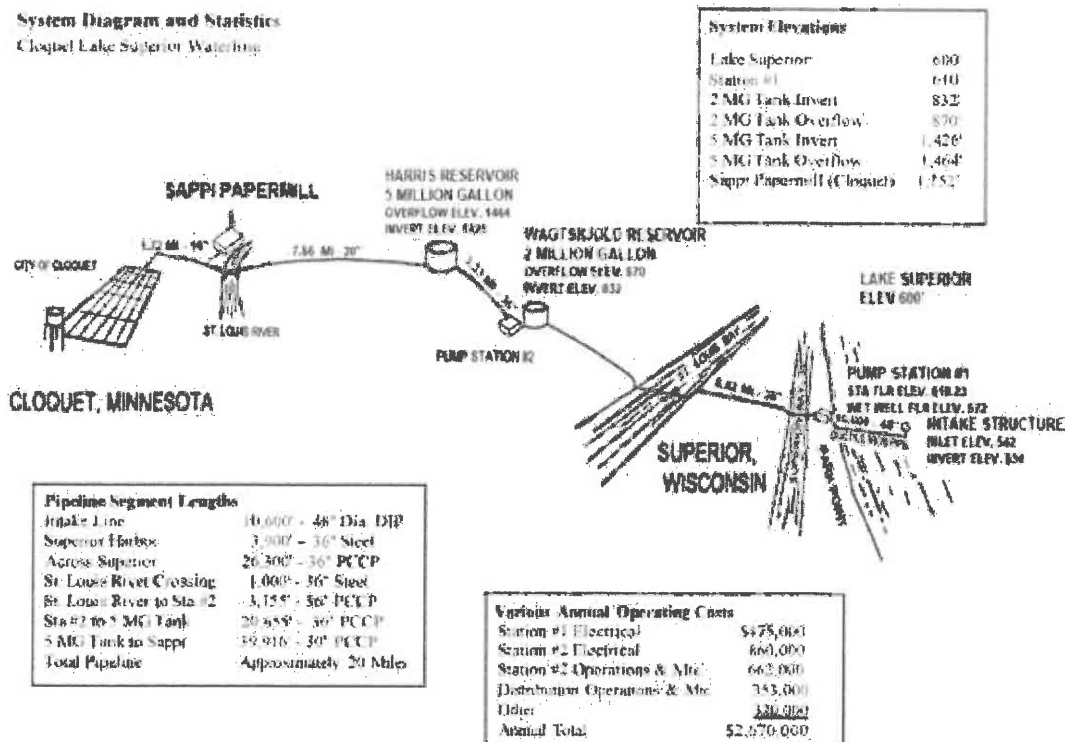
“They take water out of the St. Louis River during these types of outages,” Biebl said.

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

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

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

System Diagram and Statistics Cloquet Lake Superior Waterline



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

-Chad

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

City of
Hermantown
Minnesota

5705 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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

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

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

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

Chris Bates; Schumann, Kate

Subject: Project Loon - Sewer and Water Availability RFI

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

Where: Microsoft Teams Meeting

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Phone conference ID: 893 796 090#

Join on a video conferencing device

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

Video ID: 119 861 961 0

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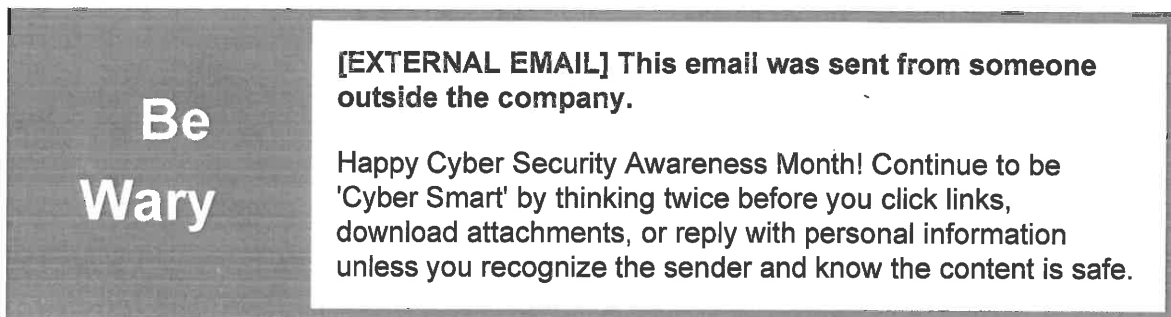
Enjoy your meeting!

[Org help](#)

04
From: [Arik Forsman \(MP\)](#)
To: [Chad Ronchetti](#)
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 3:27:31 PM
Attachments: [image002.png](#)
[image004.png](#)

Same thought.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, October 4, 2024 3:03 PM
To: Arik Forsman (MP) <aforsman@mnpower.com>
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI



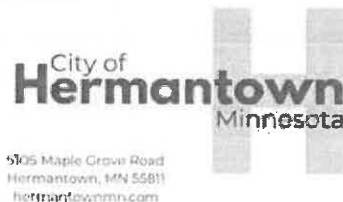
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Got it. Thanks, Arik.

Maybe we, use the same pipe, attach our ask to Cloquets and lobby together. Could be powerful.

-Chad

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



From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Friday, October 4, 2024 2:46 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Friday, October 4, 2024 1:28:11 PM

To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>

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

Subject: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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Contributed / Cloquet Public Works Department

By **Maria Lockwood**

August 06, 2024 at 6:26 PM

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

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

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

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

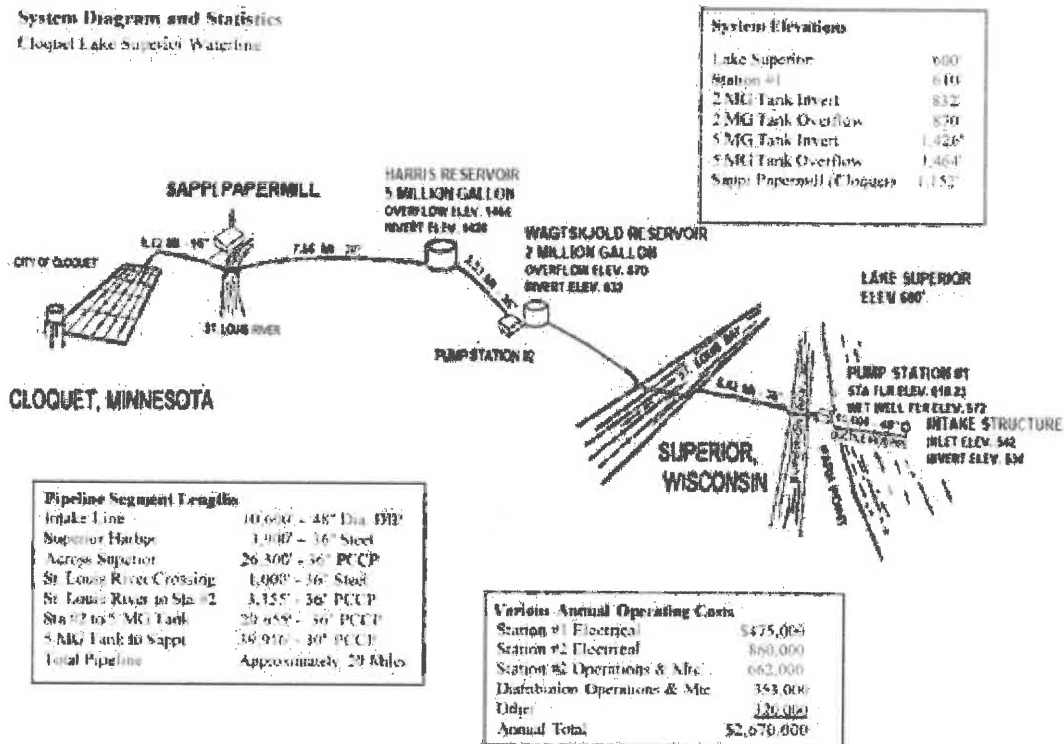
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Cloquet Lake Superior Waterline



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

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office: 218-729-3600

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hermantownmn.com

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

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

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

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

Subject: Project Loon - Sewer and Water Availability RFI

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

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From: [CH-Joe Wicklund](#)
To: [Chad Ronchetti](#)
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 3:10:45 PM
Attachments: [image002.png](#)
[image004.png](#)

Well, let's get that line up from 12.5 to 30.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, October 4, 2024 3:03 PM
To: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Subject: FW: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

Joe,

See below. Sappi uses all the water and wants more. We could attach our increase to theirs though in a joint ask, which is powerful.

-Chad

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



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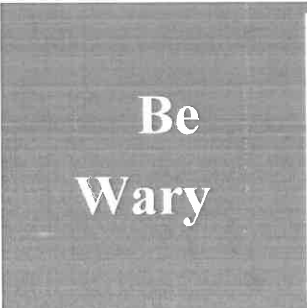
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Subject: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

 A graphic with the words "Be Wary" in a large, white, serif font on a dark, textured background.	<p>[EXTERNAL EMAIL] This email was sent from someone outside the company.</p> <p>Happy Cyber Security Awareness Month! Continue to be 'Cyber Smart' by thinking twice before you click links, download attachments, or reply with personal information unless you recognize the sender and know the content is safe.</p>
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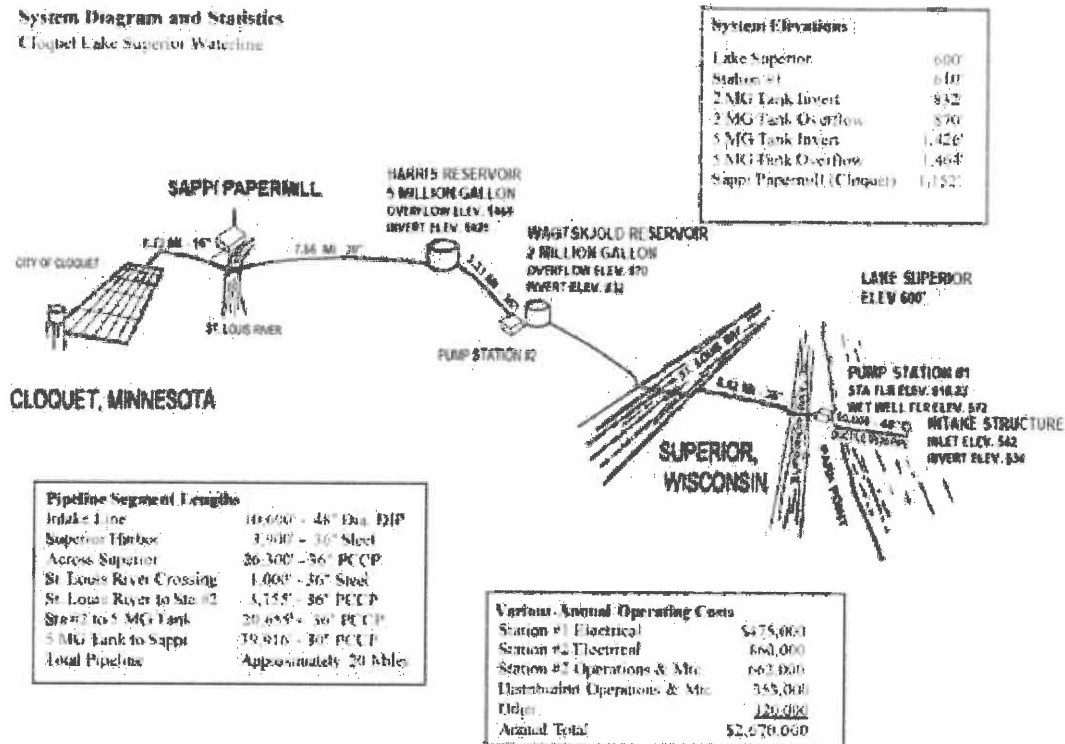
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Contributed / Cloquet Public Works Department

-Chad

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Economic Development Director
cronchetti@hermantownmn.com
office: 218-723-3600

City of
Hermantown
Minnesota

5705 Maple Grove Road
Hermantown, MN 55801
hermantownmn.com

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

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

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

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

Chris Bates; Schumann, Kate

Subject: Project Loon - Sewer and Water Availability RFI

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

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From: [Arik Forsman \(MP\)](#)
To: [Chad Ronchetti](#)
Cc: [CH-Joe Wicklund](#)
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 3:38:35 PM
Attachments: [image003.png](#)
[image005.png](#)

I would take Grant's lead on that.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, October 4, 2024 3:37 PM
To: Arik Forsman (MP) <aforsman@mnpower.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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Arik,

Thoughts about setting a meeting to chat about steps to making this happen? Who should be there? Feels like a combined legislative ask for Cloquet, Hermantown, St. Louis, and Carlton County in 2026.

-Chad

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



From: Arik Forsman (MP) <aforsman@mnpower.com>

Sent: Friday, October 4, 2024 3:27 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

Same thought.

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Sent: Friday, October 4, 2024 3:03 PM

To: Arik Forsman (MP) <aforsman@mnpower.com>

Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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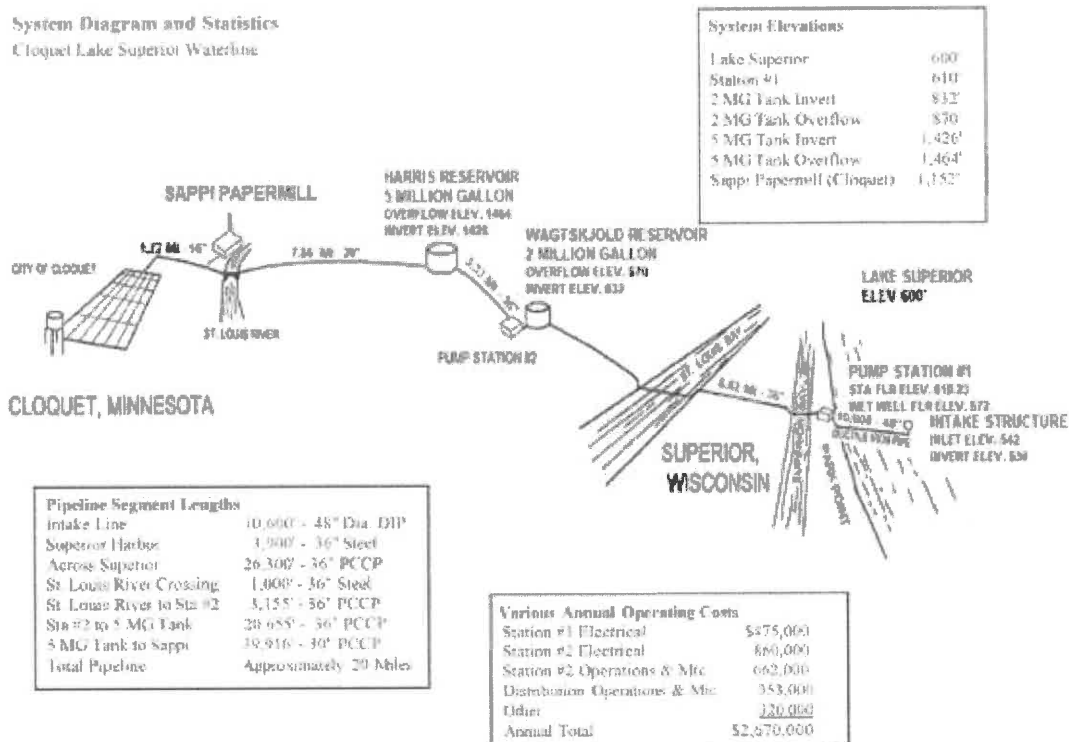
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From: Arik Forsman (MP)
To: Chad Ronchetti
Subject: Re: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 2:45:47 PM
Attachments: [image002.png](#)
[image004.png](#)

Turns out Cloquet owns it.

Oh yeah, that is for the Lake Superior water line, bringing water to the mill. The City of Cloquet own and operates the line and they were asking for some funding to refurbish and upgrade the pumping stations to allow additional water to be pumped. I have not heard anything recently about that request.

To close the loop, we generally draw about 10-11 MGD from the Lake, with capacity up to 12.5 MGD. We would like to have the ability to supply the entire mill's needs from the Lake system when needed, which requires the upgrades to get capacity up to 18 MGD.

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Well Being Notice: Receiving this email outside of normal working hours? Managing work and life responsibilities is unique for everyone. I have sent this email at a time that works for me. Please respond at a time that works for you.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, October 4, 2024 1:28:11 PM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Cc: David Bolf <david@nce-duluth.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; Chris Bates <Chris.Bates@mortenson.com>
Subject: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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All,

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

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

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

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

Contributed / Cloquet Public Works Department

By **Maria Lockwood**

August 06, 2024 at 6:26 PM

[Comments](#)

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News reporting

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

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

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

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

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

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

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

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

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

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

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

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

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

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

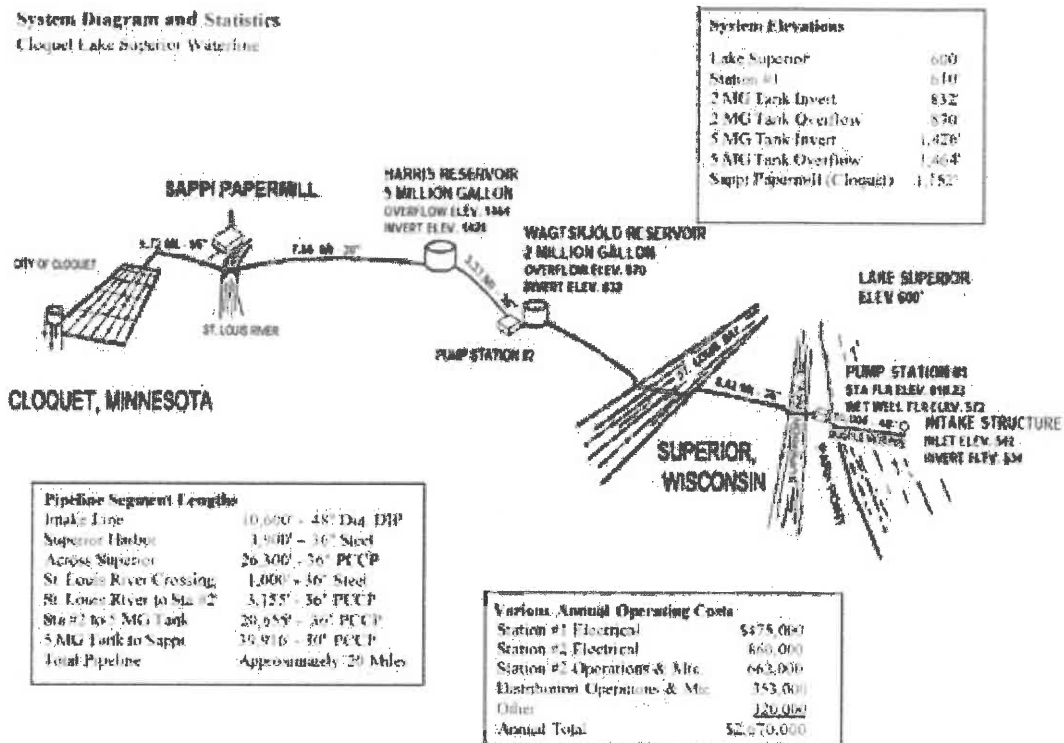
"They take water out of the St. Louis River during these types of outages," Biebl said.

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

"It definitely gives the city of Cloquet a lot more to handle and a lot more to deal with.

But it's definitely well worth it for us to be able to supply water to Sappi," he said.

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



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

-Chad

Chad Ronchetti

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

City of
Hermantown
Minnesota

505 Maple Green Road
Hermantown, MN 55811
hermantownmn.com

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

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

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

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

Subject: Project Loon - Sewer and Water Availability RFI

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

Where: Microsoft Teams Meeting

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Video ID: 119 861 961 0

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Org help

From: [Chad Ronchetti](#)
To: [Arik Forsman \(MP\)](#)
Cc: [CH-Joe Wicklund](#)
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 3:36:00 PM
Attachments: [image007.png](#)
[image009.png](#)

Arik,

Thoughts about setting a meeting to chat about steps to making this happen? Who should be there?
Feels like a combined legislative ask for Cloquet, Hermantown, St. Louis, and Carlton County in 2026.

-Chad

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



From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Friday, October 4, 2024 3:27 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

Same thought.

From: Chad Ronchetti <chronchetti@hermantownmn.com>
Sent: Friday, October 4, 2024 3:03 PM
To: Arik Forsman (MP) <aforsman@mnpower.com>
Subject: RE: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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Got it. Thanks, Arik.

Maybe we, use the same pipe, attach our ask to Cloquets and lobby together. Could be powerful.

-Chad

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



From: Arik Forsman (MP) <aforsman@mnpower.com>
Sent: Friday, October 4, 2024 2:46 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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Sent: Friday, October 4, 2024 1:28:11 PM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Brandt, Mike <

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

Subject: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI

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Contributed / Cloquet Public Works Department

By [Maria Lockwood](#)

August 06, 2024 at 6:26 PM

[Comments](#)

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Contributed / Cloquet Public Works Department

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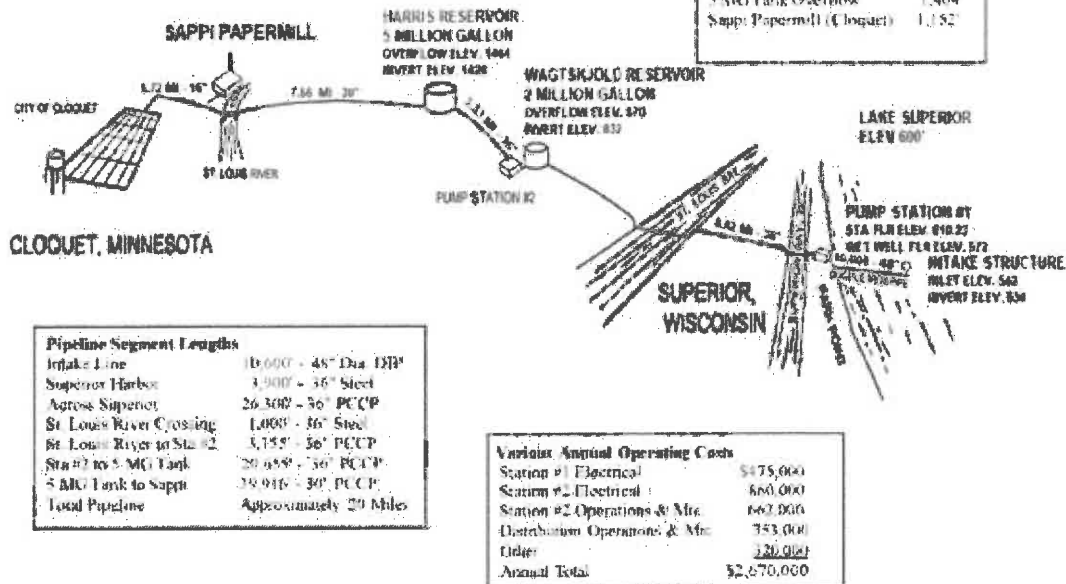
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System Diagram and Statistics
Cloquet Lake Superior Waterline



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

-Chad

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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

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

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

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

Chris Bates; Schumann, Kate

Subject: Project Loon - Sewer and Water Availability RFI

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

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From: [Chad Ronchetti](#)
To: [Bodin, Chet \(DEED\)](#)
Subject: Re: Accepted: Project Loon & Introductions w/ DEED
Date: Tuesday, September 10, 2024 3:05:46 PM

Thanks, Chet!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Sep 10, 2024, at 15:04, Bodin, Chet (DEED) <chet.bodin@state.mn.us> wrote:

Chad,

I'm looking forward to learning more about Project Loon and supporting you where I can.

Thanks so much,
Chet

Chet Bodin
Business & Community Development Manager | Northwest MN
Executive Director | Minnesota Business First Stop
Minnesota Department of Employment and Economic Development
616 America Ave NW #210, Bemidji, MN 56601
Mobile: 218-232-0022
Web<<http://mn.gov/deed>> | Twitter<<http://twitter.com/mndeed>> |
Facebook<<http://facebook.com/mndeed>>
[cid:image001.png@01DB0392.C5D3EB30]<<https://joinusmn.com/>>



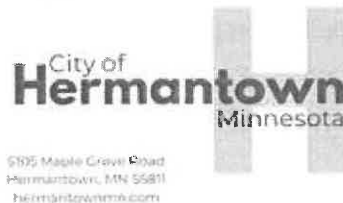
From: [Chad Ronchetti](#)
To: [Fristed, Travis](#)
Cc: [Larsen, Kenneth](#); [CH-Eric Johnson](#)
Subject: RE: AUAR Review Services
Date: Monday, January 6, 2025 5:27:00 PM
Attachments: [2025-01-07 Agreement for Consulting Services HEDA Braun Loon Phase I.doc](#)

Thanks, Travis. Attached is the amended PSA in redline. I will move forward with this, but let me know if you have issues with the redlines.

Once I get final approval from City Administrator, we'll have you sign it and then we'll sign for final execution.

-Chad

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



From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Monday, January 6, 2025 5:14 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

Hi Chad,
Reference to the GCs in the proposal has been removed (see attached.)

Thanks,

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, January 6, 2025 3:32 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

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If its under \$25K, I can do it administratively. This proposal was \$20k.

If you want to update the proposal to remove reference to the GCs you attached to the proposal, we'll be on our way.

Thanks!!

-Chad

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



From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Monday, January 6, 2025 12:39 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

Hi Chad,
I agree that the main body of the agreement should work with the GCs and proposal as an exhibit for the RGU services. Will you be editing page 1 or does it have to go through HEDA for review and approval?

Thanks,

From: Chad Ronchetti <chronchetti@hermantownmn.com>
Sent: Monday, January 6, 2025 8:05 AM
To: Fristed, Travis <TFristed@braunintertec.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

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Travis,

Happy new year. Just checking in on this PSA. Will this work for you on the RGU services?

-Chad

Chad Ronchetti

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Ronchetti

Sent: Thursday, December 19, 2024 4:27 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

Travis,

I spoke to Eric and this proposal looks great. I've attached the PSA from your work on the AUAR you completed for us. I'm thinking we can just reuse the agreement for this project.

If there are no issues, we can pull the GCs from the proposal you provided and attached the proposal to this agreement as an exhibit.

Thanks!

-Chad

Chad Ronchetti

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Fristed, Travis <TFristed@braunintertec.com>

Sent: Tuesday, December 17, 2024 1:11 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

Good Afternoon Chad,
Attached is the proposal for your review. Please let me know if you have any questions or concerns.

Thanks,

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Friday, December 13, 2024 3:42 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

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No worries. Have a great weekend.

-Chad

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



From: Fristed, Travis <TFristed@braunintertec.com>

Sent: Friday, December 13, 2024 3:17 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

Thanks Chad. This timeline sounds more realistic. I had to put a few fires out yesterday and today so the proposal will be issued Monday/Tuesday.

Have a great weekend.

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, December 12, 2024 2:15 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

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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: 218-725-3600

City of
Hermantown
Minnesota

505 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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

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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



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-PROJ0000000001>

<https://webapp.pca.state.mn.us/eqb-search/project-detail/257490?sild=257490-PROJ0000000001>

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



From: Chad Ronchetti
Sent: Wednesday, December 4, 2024 7:19 AM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Cc: Travis Fristed <TFristed@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

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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 feel 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
Eric.johnson@hermantownmn.com

From: [CH-John Mulder](#)
To: [Chad Ronchetti](#)
Cc: [CH-Eric Johnson](#)
Subject: RE: AUAR Review Services
Date: Monday, January 6, 2025 7:12:33 PM

Looks good - proceed

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: Monday, January 06, 2025 5:32 PM
To: CH-John Mulder <jmulder@hermantownmn.com>
Cc: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: FW: AUAR Review Services

John,

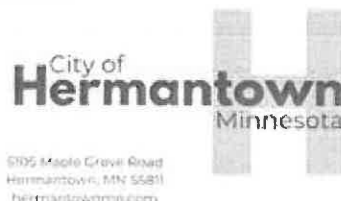
PSA with Braun for AUAR RGU review for Loon up to first Public Comment period. We reused the PSA from the last AUAR with Braun.

If you're good, we'll have them sign and have you sign after for final execution.

Please let know if we're good to move forward.

-Chad

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



From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Monday, January 6, 2025 5:14 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

Hi Chad,

Reference to the GCs in the proposal has been removed (see attached.)

Thanks,

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, January 6, 2025 3:32 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

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If its under \$25K, I can do it administratively. This proposal was \$20k.

If you want to update the proposal to remove reference to the GCs you attached to the proposal, we'll be on our way.

Thanks!!

-Chad

Chad Ronchetti

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

City of
Hermantown
Minnesota

5705 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Fristed, Travis <TFristed@braunintertec.com>

Sent: Monday, January 6, 2025 12:39 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

Hi Chad,

I agree that the main body of the agreement should work with the GCs and proposal as an exhibit for the RGU services. Will you be editing page 1 or does it have to go through HEDA

for review and approval?

Thanks,

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, January 6, 2025 8:05 AM
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,

Happy new year. Just checking in on this PSA. Will this work for you on the RGU services?

-Chad

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



From: Chad Ronchetti
Sent: Thursday, December 19, 2024 4:27 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

Travis,

I spoke to Eric and this proposal looks great. I've attached the PSA from your work on the AUAR you completed for us. I'm thinking we can just reuse the agreement for this project.

If there are no issues, we can pull the GCs from the proposal you provided and attached the proposal to this agreement as an exhibit.

Thanks!

-Chad

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



From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Tuesday, December 17, 2024 1:11 PM
To: Chad Ronchetti <ronchetti@hermantownmn.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

Good Afternoon Chad,
Attached is the proposal for your review. Please let me know if you have any questions or concerns.

Thanks,

From: Chad Ronchetti <ronchetti@hermantownmn.com>
Sent: Friday, December 13, 2024 3:42 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

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No worries. Have a great weekend.

-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-3600

City of
Hermantown
Minnesota

5705 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Friday, December 13, 2024 3:17 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

Thanks Chad. This timeline sounds more realistic. I had to put a few fires out yesterday and today so the proposal will be issued Monday/Tuesday.

Have a great weekend.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 12, 2024 2:15 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

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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

City of
Hermantown
Minnesota

505 Maple Grove Road
HERMANTOWN, MN 55811
hermantownmn.com

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

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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



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 –

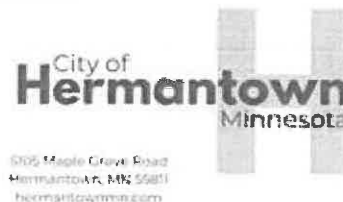
Looks like Kimley Horn did both the AUAR for Farmington and Rosemount.

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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.

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office: 218-729-3600



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Cc: Travis Fristed <TFristed@braunintertec.com>; Kenneth Larsen <KLarsen@braunintertec.com>

Subject: Re: AUAR Review Services

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Chad Ronchetti, Economic Development Director

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Sent from mobile

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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

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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,

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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

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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 feel free to contact myself and/or Chad Ronchetti to discuss further.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: [Chad Ronchetti](#)
To: [CH-Eric Johnson](#)
Subject: RE: AUAR Review Services
Date: Thursday, December 5, 2024 4:10:00 PM

Okie doke. It would occur without a residence. Is that allowed?

-Chad

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



From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, December 5, 2024 4:10 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: AUAR Review Services

Hi Chad, no one has talked to me but may have talked with Brandon. This MIGHT work as greenhouse, nursery; sales and production and permitted with a Special Use Permit. The only question is – does there need to be a residence on the property for this use as well or can it occur without a residence.

Thanks
Eric

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 5, 2024 4:05 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

That reminds me, I got a call from Ian Scherber yesterday. He said he is interested in purchasing parcel **395-0154-00010** for a nursery and some other potential ancillary uses. The lot out next to Smitty's Auto. He mentioned someone on his team spoke to you about this?

Let's connect on this tomorrow, if possible.

-Chad

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



From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, December 5, 2024 4:02 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: AUAR Review Services

No it doesn't. We have envisioned that land as a residential development someday.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 5, 2024 4:02 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

Thanks, Eric. That spot doesn't feel quite as right to me in terms of land use. You?

-Chad

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



From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Thursday, December 5, 2024 3:27 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: AUAR Review Services

Hi Chad, expect a call from Greg Follmer on a project similar to Loon with similar NDA's on the following parcels:

395-0010-05590

395-0010-05690
395-0010-05610
395-0010-05770
395-0010-05780

I spoke with him briefly about zoning and big picture utility use and suggested he contact you.

Thanks

Eric

Eric Johnson
Community Development Director

City of Hermantown

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: Chad Ronchetti <cronchetti@hermantownmn.com>
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

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-Chad