

From: "Mike Busick" <BusickM@StLouisCountyMN.gov>
To: "Darren Jablonsky" <JablonskyD@StLouisCountyMN.gov>
"Mary Garness" <GarnessM@StLouisCountyMN.gov>
"Dave Sipila" <sipilad@StLouisCountyMN.gov>
"Cory Leinwander" <LeinwanderC1@StLouisCountyMN.gov>
"Ben Thomas" <thomasb1@StLouisCountyMN.gov>
Date: 7/17/2025 3:27:35 PM
Subject: RE: Hermantown project

Yes, the 350,000 sq ft building and \$129,781,900 value do match my records.

The building is part manufacturing (300,000 sq ft) and part office (50,000 sq ft).

From: Darren Jablonsky
Sent: Thursday, July 17, 2025 10:03 AM
To: Mary Garness ; Dave Sipila ; Cory Leinwander ; Mike Busick ; Ben Thomas
Cc: Bradley Gustafson
Subject: FW: Hermantown project

Greetings Team,

Does this assessed value and run look correct to you all from your prior input.

Its only for one (1) 350,000 sq ft building.

Thoughts... Darren



Darren Jablonsky , Director

Economic and Community Development

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

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

jablonskyd@stlouiscountymn.gov
www.stlouiscountymn.gov



From: CH-Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, July 17, 2025 9:19 AM
To: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>
Subject: Fwd: Hermantown project

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

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You around tomorrow AM to discuss the attached?

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

Begin forwarded message:

From: Todd Hagen <thagen@ehlers-inc.com>
Date: July 17, 2025 at 08:01:17 CDT
To: CH-Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Jason Aarsvold <JAarsvold@ehlers-inc.com>, CH-John Mulder <jmulder@hermantownmn.com>, CH-Joe Wicklund <jwicklund@hermantownmn.com>, CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: FW: Hermantown project

Here's the updated TAF run at 65%. Todd.

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

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From: Todd Hagen <thagen@ehlers-inc.com>
Sent: Wednesday, July 9, 2025 9:47 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Jason Aarsvold <JAarsvold@ehlers-inc.com>; CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: FW: Hermantown project

Here's an updated TAF run. I apologize for the delay as we were having trouble with the program not calculating correctly. Todd.

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

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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, June 18, 2025 2:58 PM
To: Todd Hagen <thagen@ehlers-inc.com>
Cc: Jason Aarsvold <JAarsvold@ehlers-inc.com>; CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: FW: Hermantown project

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Thanks, Todd. We'll want to assume 20 with one declination.

-Chad

From: Todd Hagen <thagen@ehlers-inc.com>
Sent: Wednesday, June 18, 2025 2:44 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Jason Aarsvold <JAarsvold@ehlers-inc.com>; CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: FW: Hermantown project

Here's my first attempt at the estimated TAF cashflow from the info you gave me and what we've used before as the base value. For illustration purposes I assumed a maximum 15-years of assistance if all 3 taxing jurisdictions participate but can increase that to 20 years if at least 1 declines. Please double-check the local tax rates I used. I also assumed 1% annual inflation to the project value in this first phase. Let me know if you have any questions or would like anything changed at this point. I'm happy to meet and discuss as well. Thanks! Todd.

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

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From: Todd Hagen <thagen@ehlers-inc.com>
Sent: Friday, June 13, 2025 8:51 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Jason Aarsvold <JAarsvold@ehlers-inc.com>; CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: Re: FW: Hermantown project

Thanks for the update Chad I'll get working on that. Todd.

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

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On Jun 12, 2025 4:36 PM, Chad Ronchetti <cronchetti@hermantownmn.com> wrote:

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 & Jason,

Take a look at the below. As mentioned before, we would love to get rolling with the abatement runs. Would you like to meet to discuss or require anything else from us on this?

-Chad

From: Mike Busick <BusickM@StLouisCountyMN.gov>
Sent: Thursday, June 12, 2025 4:16 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Darren Jablonsky <JablonskyD@StLouisCountyMN.gov>; Dave Sipila <sipilad@StLouisCountyMN.gov>; Ben Thomas <thomasb1@StLouisCountyMN.gov>; Cory Leinwander <LeinwanderC1@StLouisCountyMN.gov>
Subject: Hermantown project

This correspondence is in response to your request for an "estimate of value" following the completion of planned construction on the southwest corner of Morris Thomas and Midway Road in Hermantown.

This estimate is based on the following information:

300,000 sq ft manufacturing facility– 36 ft side walls

40,000 sq ft office – 36 ft side walls

10,000 sq ft office – 9 ft side walls

Due to the extremely limited project information submitted, this estimate is rudimentary at best. Many assumptions have been made in an attempt to derive an estimate of value when complete. The

assumption has been made that the construction type will be of the highest quality and built on a foundation with no basement.

Total estimated value of the proposed project after completion to include land and buildings:
\$129,781,900

This value estimate may be different than the actual assessed value when complete, depending on the actual attributes of the completed building, market conditions, or other factors. Real estate values along with construction costs change over time, and can change significantly even in a short period of time. Estimated values at any present time are no guarantee of values in the future.

Mike Busick

Commercial Appraisal Supervisor

St. Louis County Assessors Department

2503 Rice Lake Rd

Duluth, MN 55811

(218) 733-2903