

Project Loon Discussion

7/8/2024

Application Deadline: Day before the 4th Monday

Application Material:

Site Plan – Grading Plan

Wetland Delineation

Reviewed at Technical Evaluation Panel (TEP) on 4th Monday

Less than Half acre

Half acre or more

City issues a Notice of Application (NOA)

15 Day comment period

Individual Permit

City issues Notice of Decision (NOD)

Army Corp of Engineering to determine

Decision

Wetland Credits

Army Corp issues approval

City issues noticed of Decision (NOD)

Wetland Credits??

Project Loon Discussion

7/8/2024

CIDP Applications Due 30 days prior to P&Z meetings (clear cutting requires a Special Use Permit)

Applications require:

1. Site Plan
2. Grading Plan
3. Utility Plan
4. SWPPP Plan (Stormwater)
5. Building elevations

Grading over 1 acre requires MPCA Permit

Concept/Preliminary level

Designed by Licensed/registered engineer

P&Z Meetings on the third Tuesday of the Month

Deadline	Meeting
7/20/2024	8/20
8/17	9/17
9/15	10/15

P&Z approval – applicant engineer prepares final plans

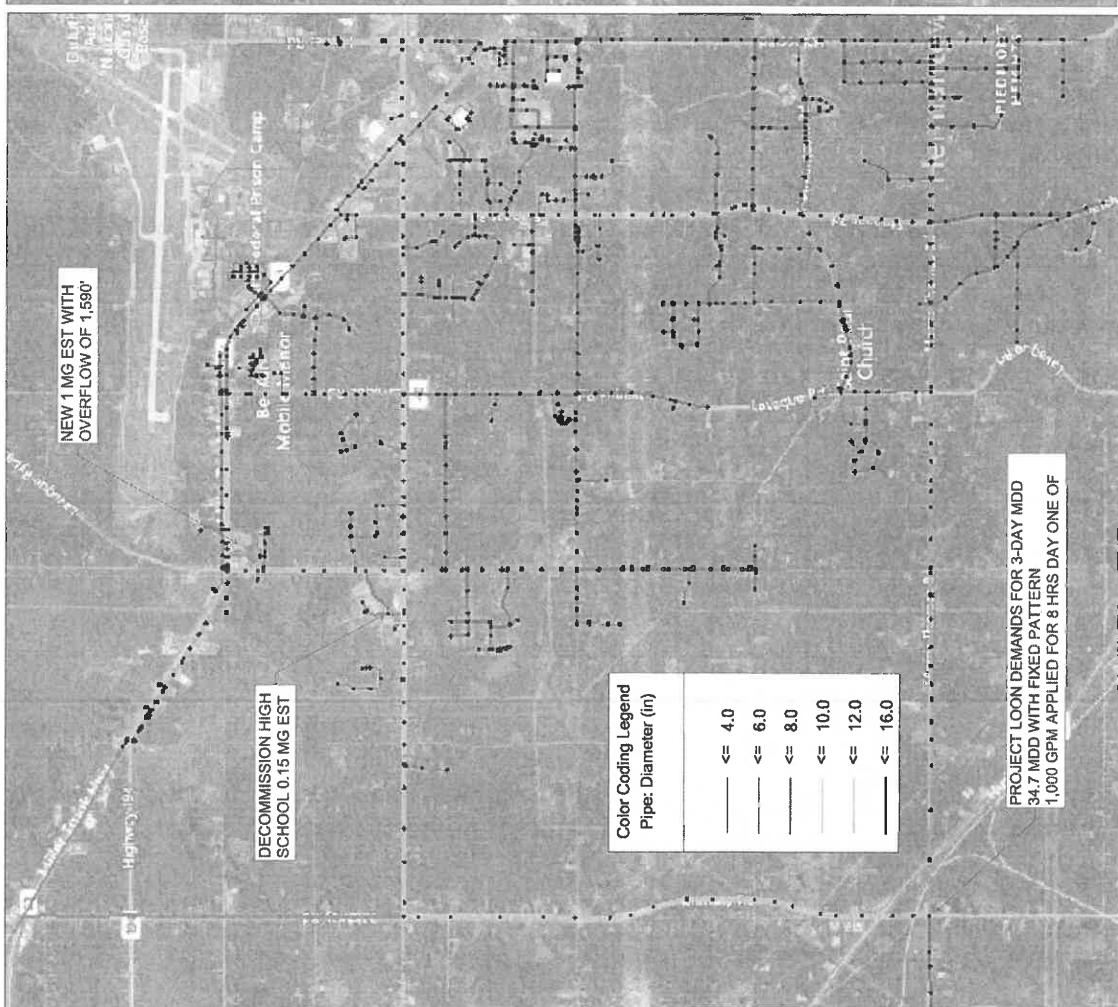
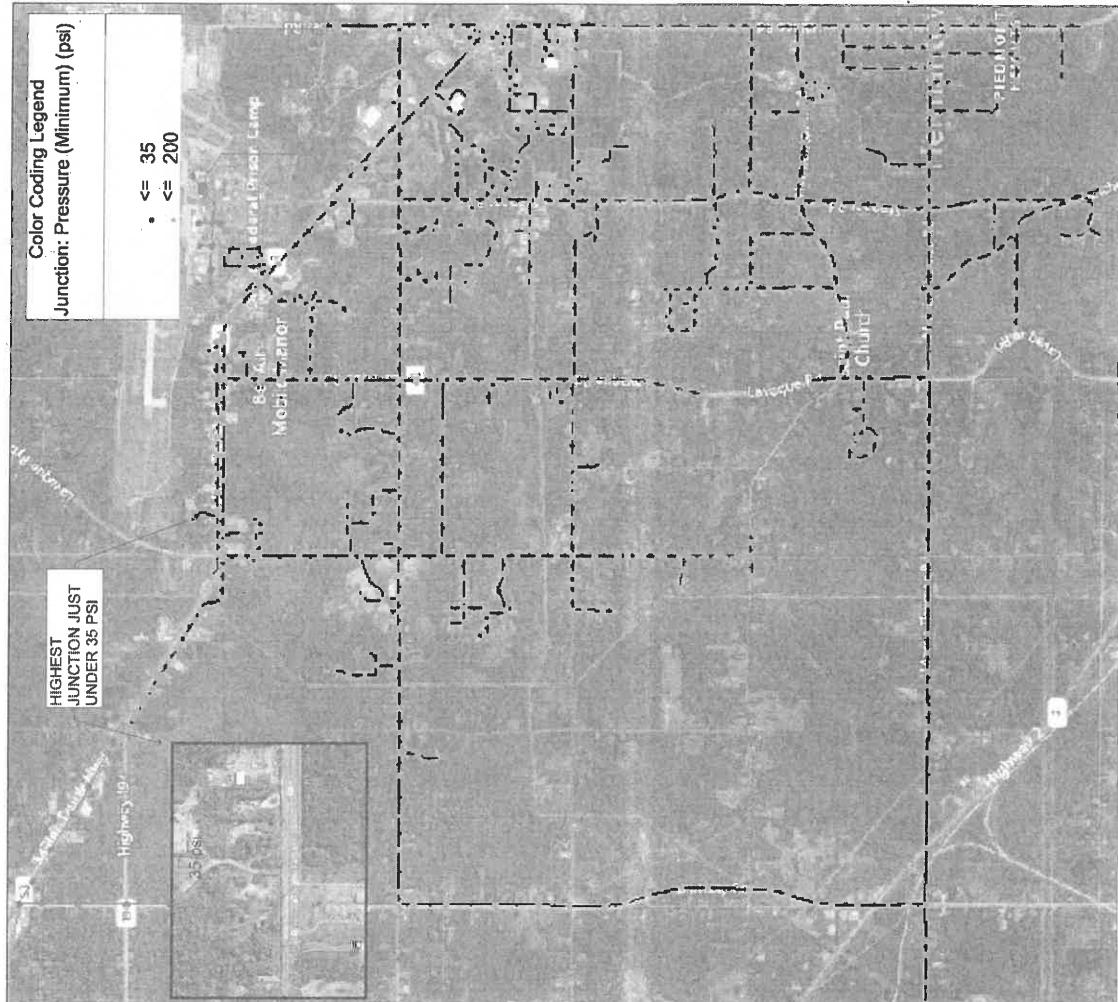
Staff reviews – issues CIDP

SUP – requires City Council action another 2-3 weeks

Erosion Control in place – Grading can commence

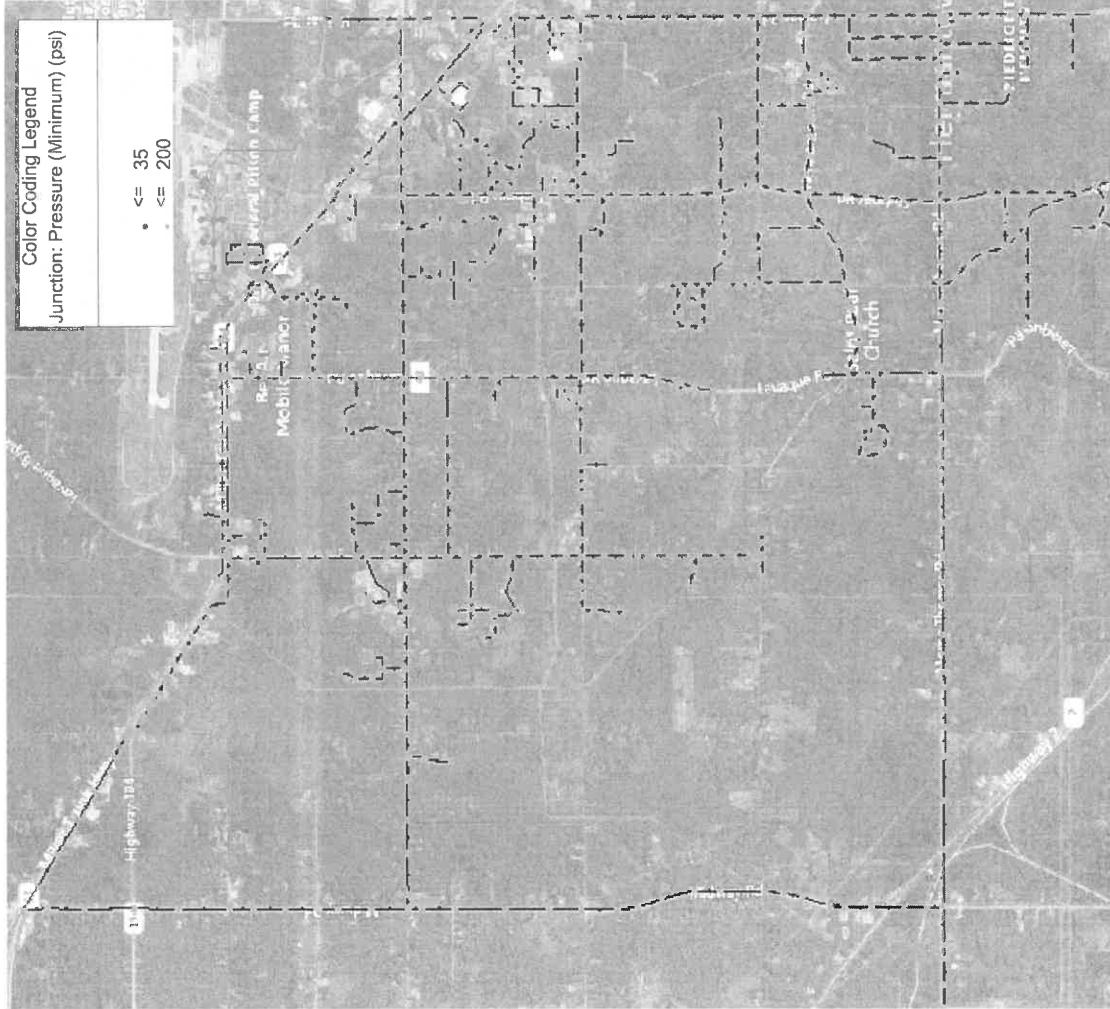
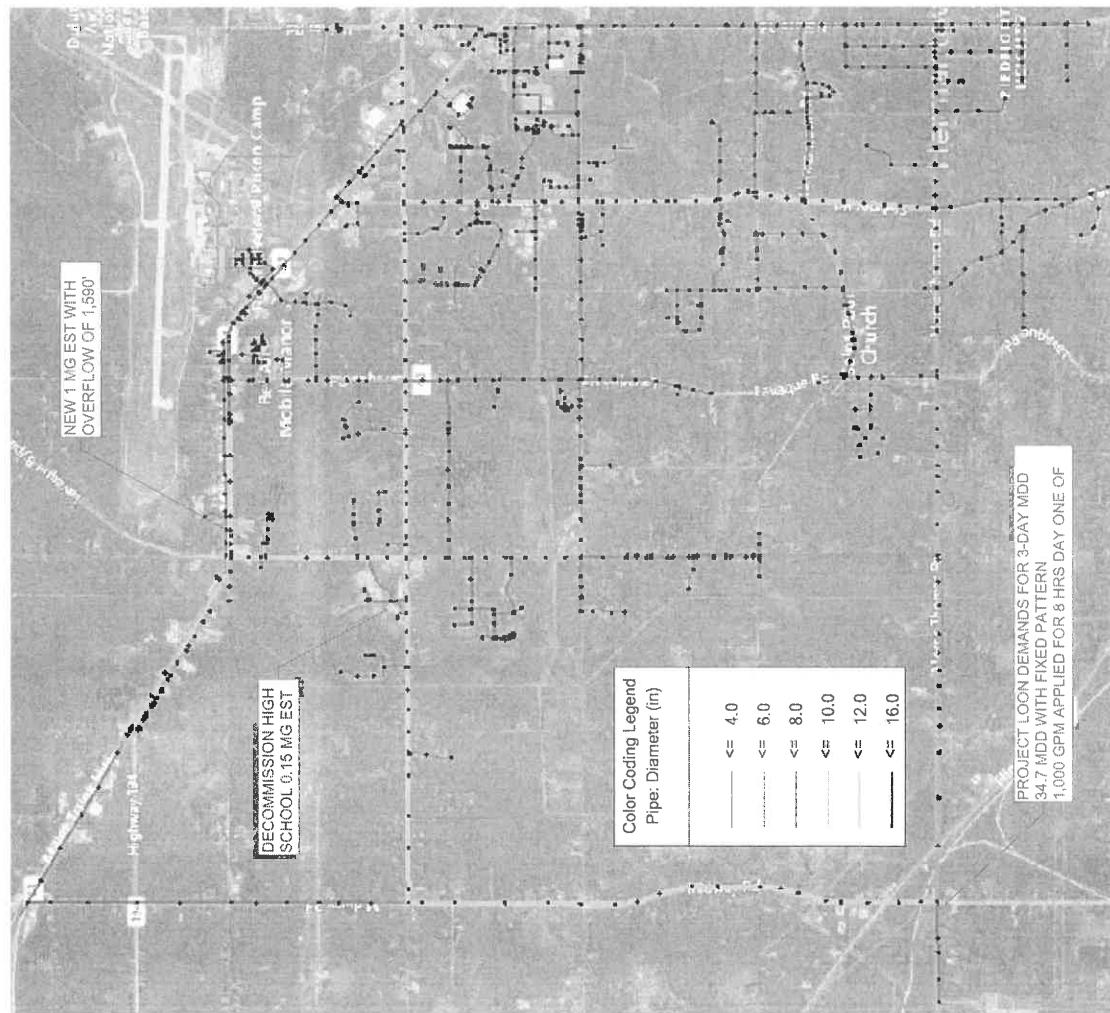
Option 1 – Reconstruct a 1 MG EST at existing tank location along highway 53 with an overflow of 1,590'

- o The existing pump curves at supply points seem to limit raising the tank to a max overflow of 1,567'. This overflow improves pressures but still leaves a few junctions along Norway Pines below 35 psi. Kimley-Horn added new pump curves at the supply points with higher head capacity to supply the system with the 3-day maximum day demand simulations.
- o The smaller tank at the high school would be decommissioned after new tank is constructed and online
- o Total elevated storage increases from 750,000 gallons to 1,000,000 gallons
- o Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria



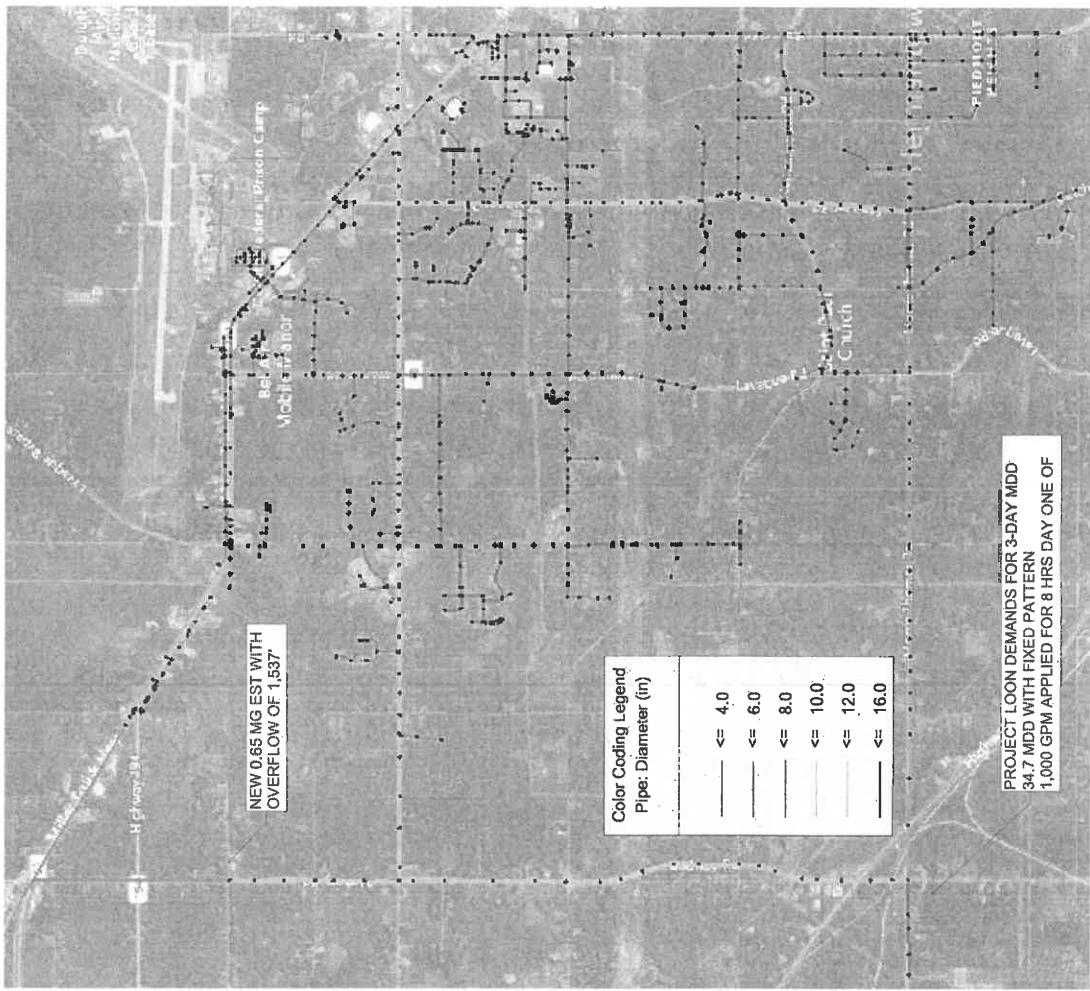
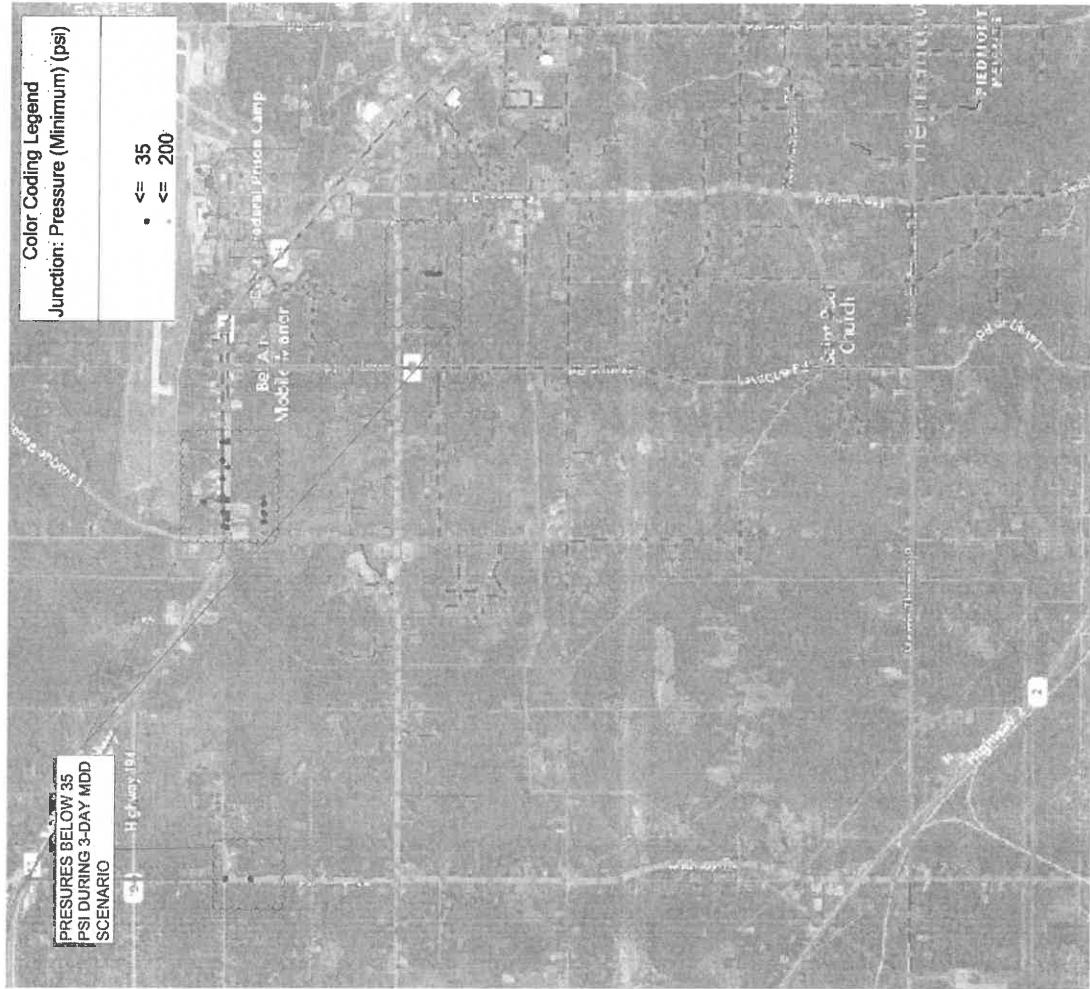
Option 1A – Future Level of Service in the Northwest

08" Pipe added to Option 1 for NW part of Hermantown to show future level of service if growth occurs. 030 gpm was added to the northwest junction to simulate potential growth in the area. Pressures are maintained above 35 psi.



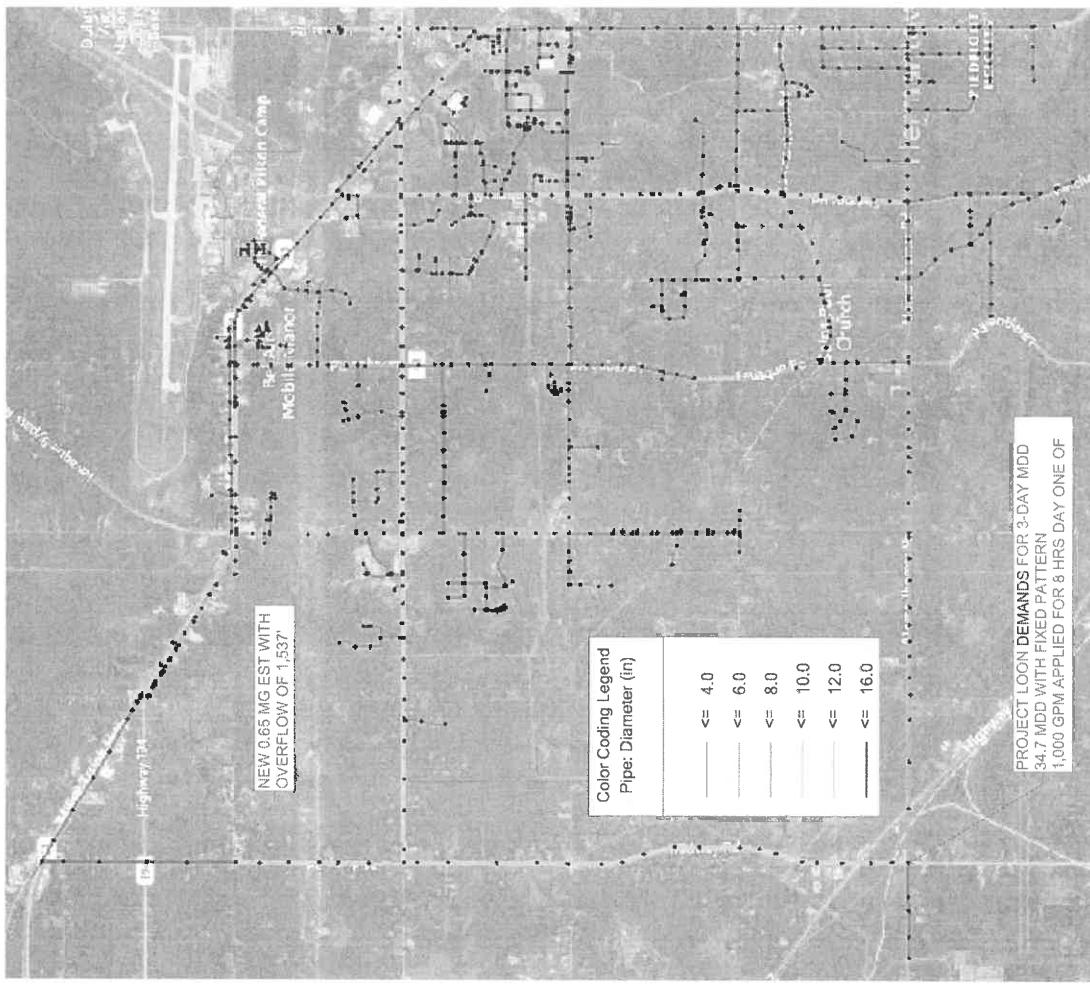
Option 2 – New 0.65 MG EST with overflow of 1,537' at existing park located at Rose and Midway.

- Provides more EST volume for Project Loon's demands
- Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
- Existing Hermantown level of service and emergency demand concerns remain for northern part of the system



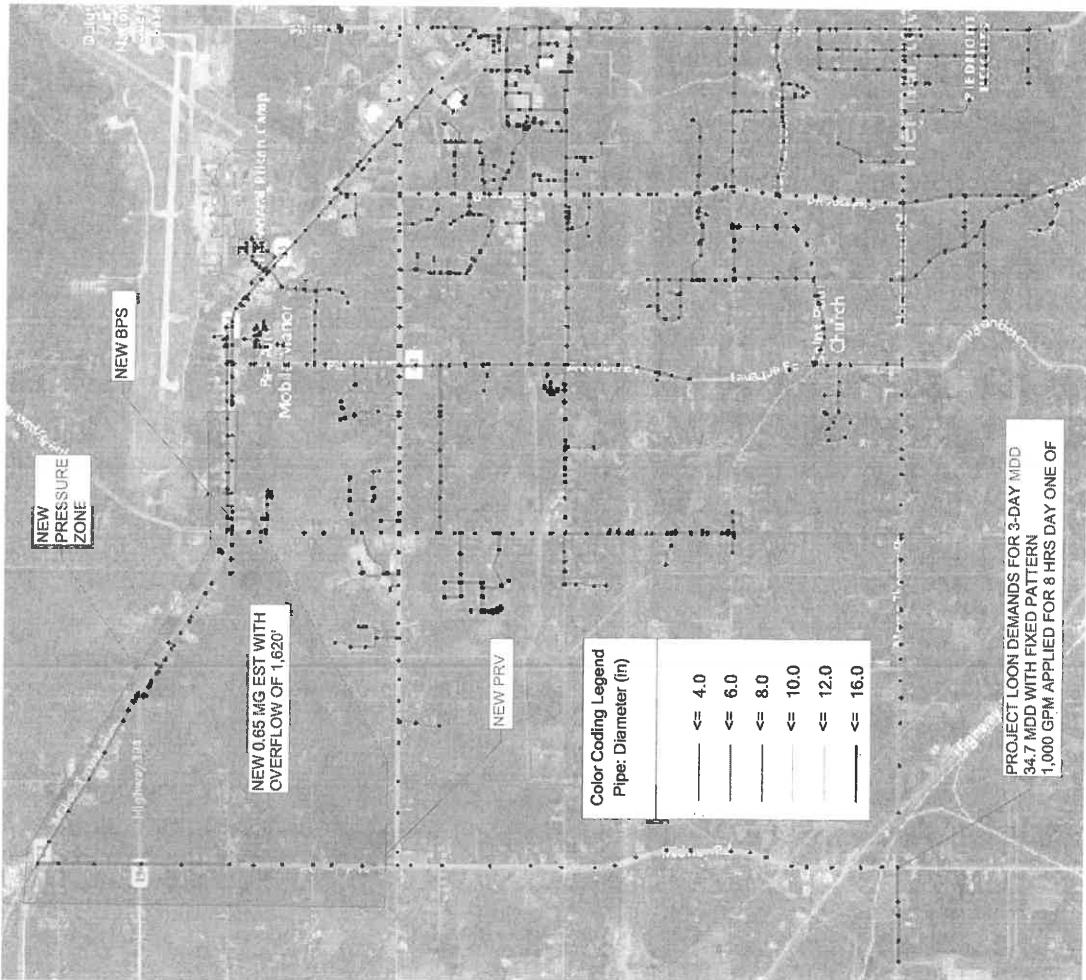
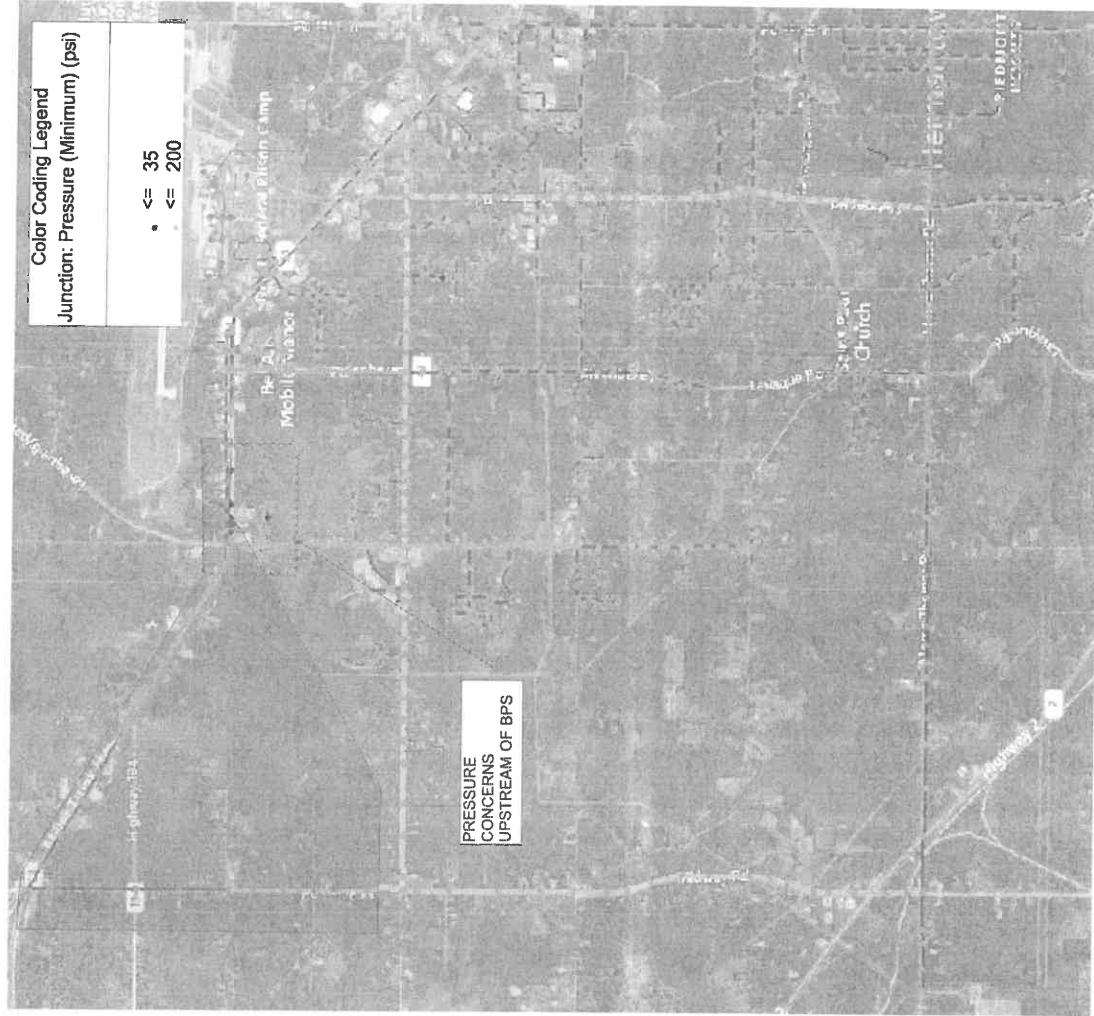
Option 2A – Future Level of service in the Northwest

o NW area does not have pressures greater than 35 psi due to elevation



Option 3 – New pressure zone in NW with 0.65 MG EST with overflow of 1,620', BPS, and PRV

- o Water main that matches existing diameters at edge of system is extended to Project Loon and has velocities < 2 fps and high pressures meeting standard level of service criteria
- o Level of service is increased for the NW pressure zone and area north of Highway 53. Level of service in other parts of the north will not be included in the new zone and will miss out on this benefit.
- o Complicated operations with the BPS, EST, and PRV.
- o EST is added to the system as additional buffer for Project Loon's demands, however, the PRV creates risk of malfunction/operational issues in the event of a fire in the lower pressure zone.



Kimley»Horn

May 20, 2025

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

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

Dear Mr. Ronchetti,

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

PROJECT UNDERSTANDING

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

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

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

SCOPE OF SERVICES

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

TASK 1 – PROJECT MANAGEMENT

1.1 General Coordination and Project Administration

Project administration/coordination activities will include the following:

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

- Sub-consultant coordination

1.2 Right-of-Way Meetings and Workshop

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

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

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

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

TASK 2 – PRELIMINARY PROPERTY INVESTIGATIONS

2.1 Title Commitments

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

2.2 Draft Parcel Exhibits and Property Summaries

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

2.3 Preliminary Appraisal Investigation

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

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

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

3.1 Final Parcel Exhibits

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

3.2 Legal Descriptions

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

3.3 Final Appraisals

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

3.4 Right-of-Way/Easement Acquisition Services

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

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

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

3.5 Engineering Support for Acquisition Services

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

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

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

SERVICES NOT INCLUDED

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

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

SCHEDULE

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

FEE AND BILLING

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

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

Estimated Fee Assumptions:

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

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

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

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

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

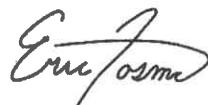
We appreciate the opportunity to work with the City of Hermantown on this project. Please contact me if you have questions or you need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



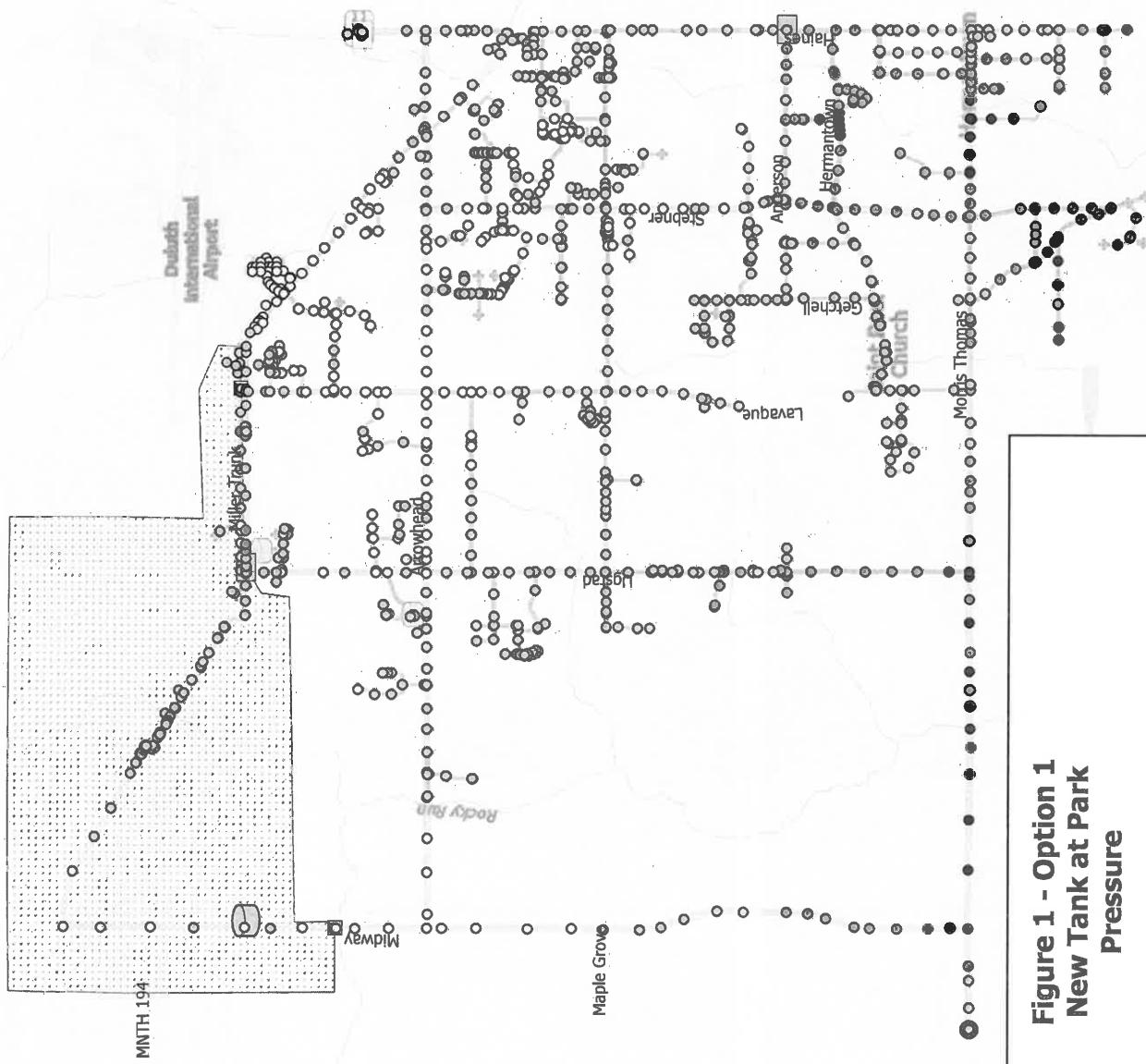
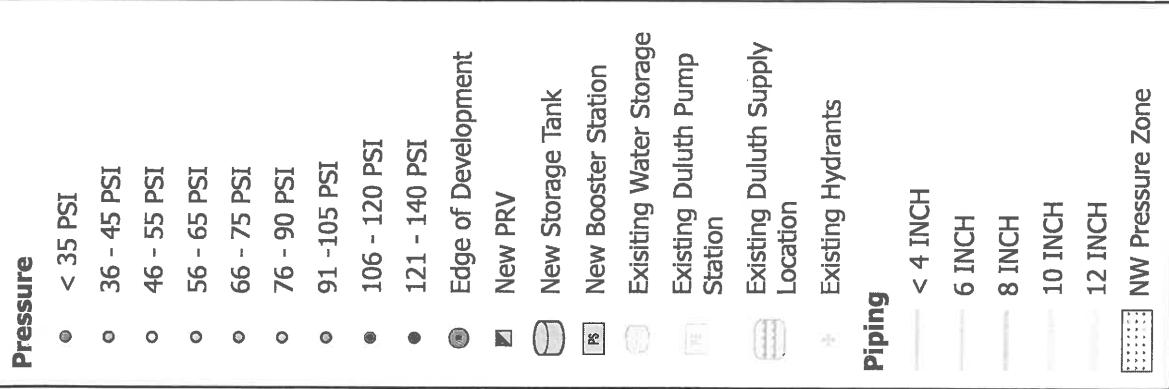
Chadd B. Larson, P.E.
Project Manager/Vice President



Eric Fosmo, P.E.
Vice President

Copy: Project File

Legend



**Figure 1 - Option 1
New Tank at Park
Pressure**

Legend

Available Fire Flow

- ◆ < 250 GPM
- ◆ < 500 GPM
- ◆ < 1000 GPM
- ◆ <1500 GPM
- ◆ < 2000 GPM
- ◆ < 2500 GPM
- ◆ < 3000 GPM
- ◆ < 3500 GPM
- ◆ Edge of Development
- ◆ New PRV
- ◆ New Storage Tank
- ◆ New Booster Station
- ◆ Existing Water Storage Station
- ◆ Existing Duluth Pump Station
- ◆ Existing Duluth Supply Location
- ◆ Existing Hydrants

Piping

- < 4 INCH
- 6 INCH
- 8 INCH
- 10 INCH
- 12 INCH

NW Pressure Zone

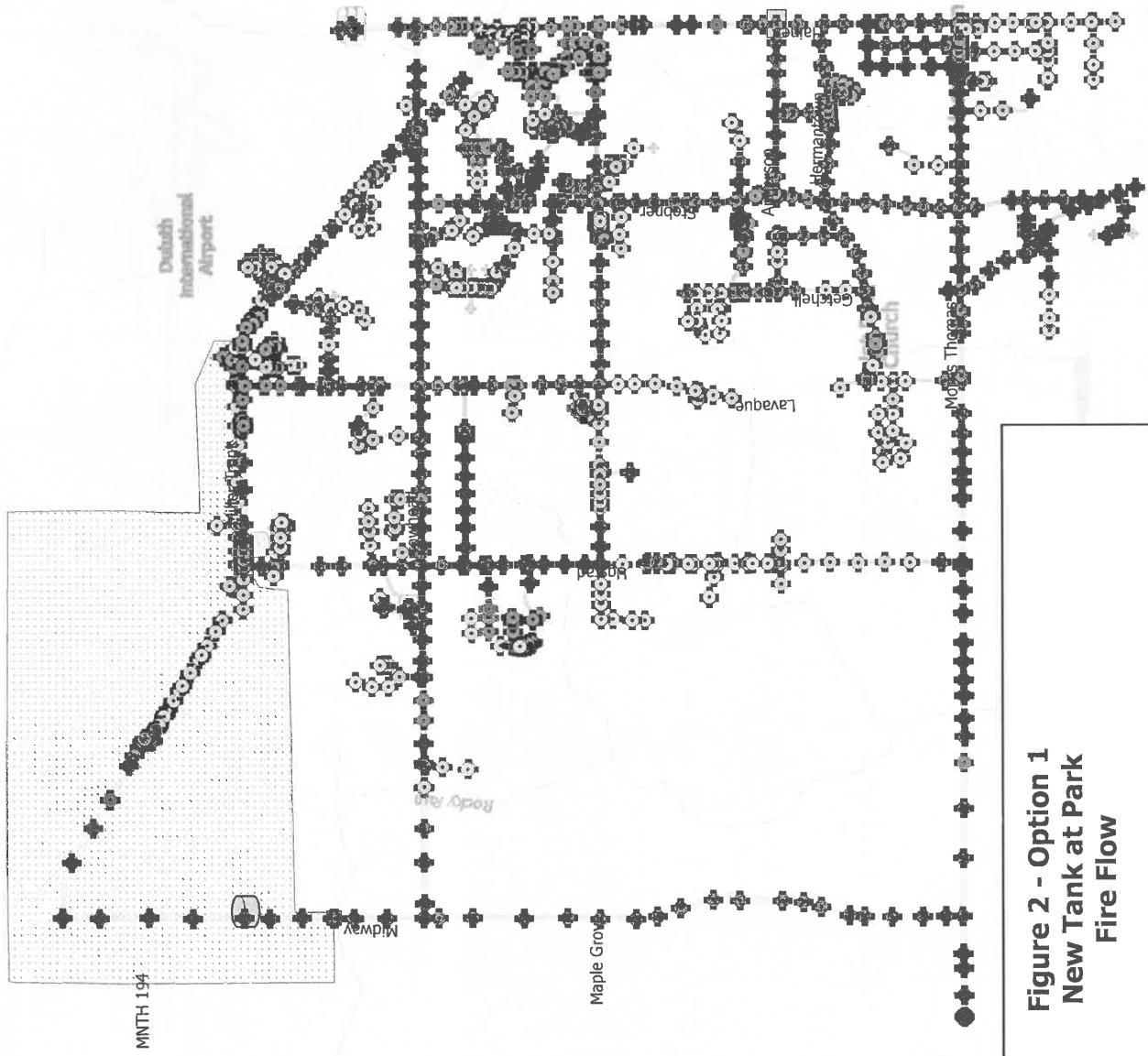
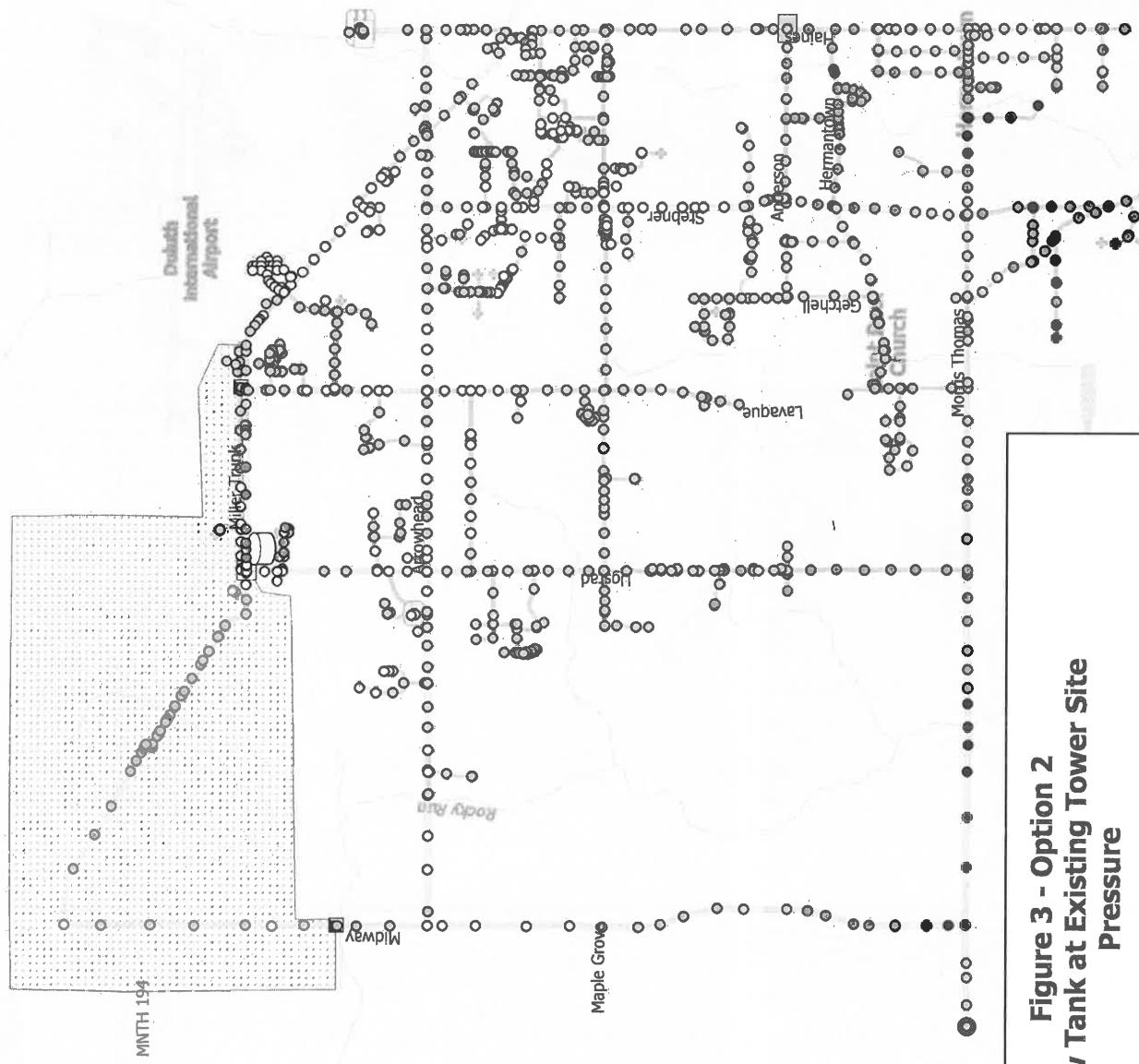
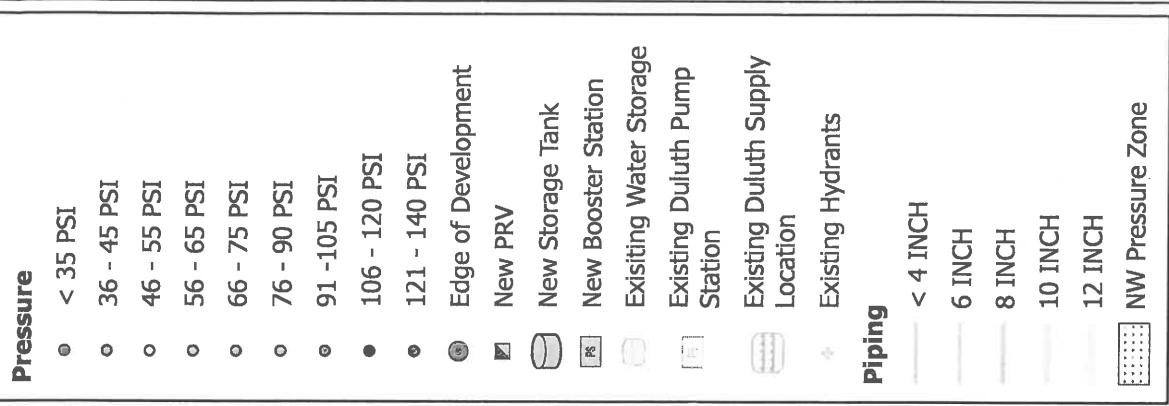


Figure 2 - Option 1
New Tank at Park
Fire Flow

0 0.35 0.7 1.4 2.1 2.8 Miles

St. Louis County (MN), Fond du Lac Reservation, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, USDA, USFWS
Sain
Lau
Bay

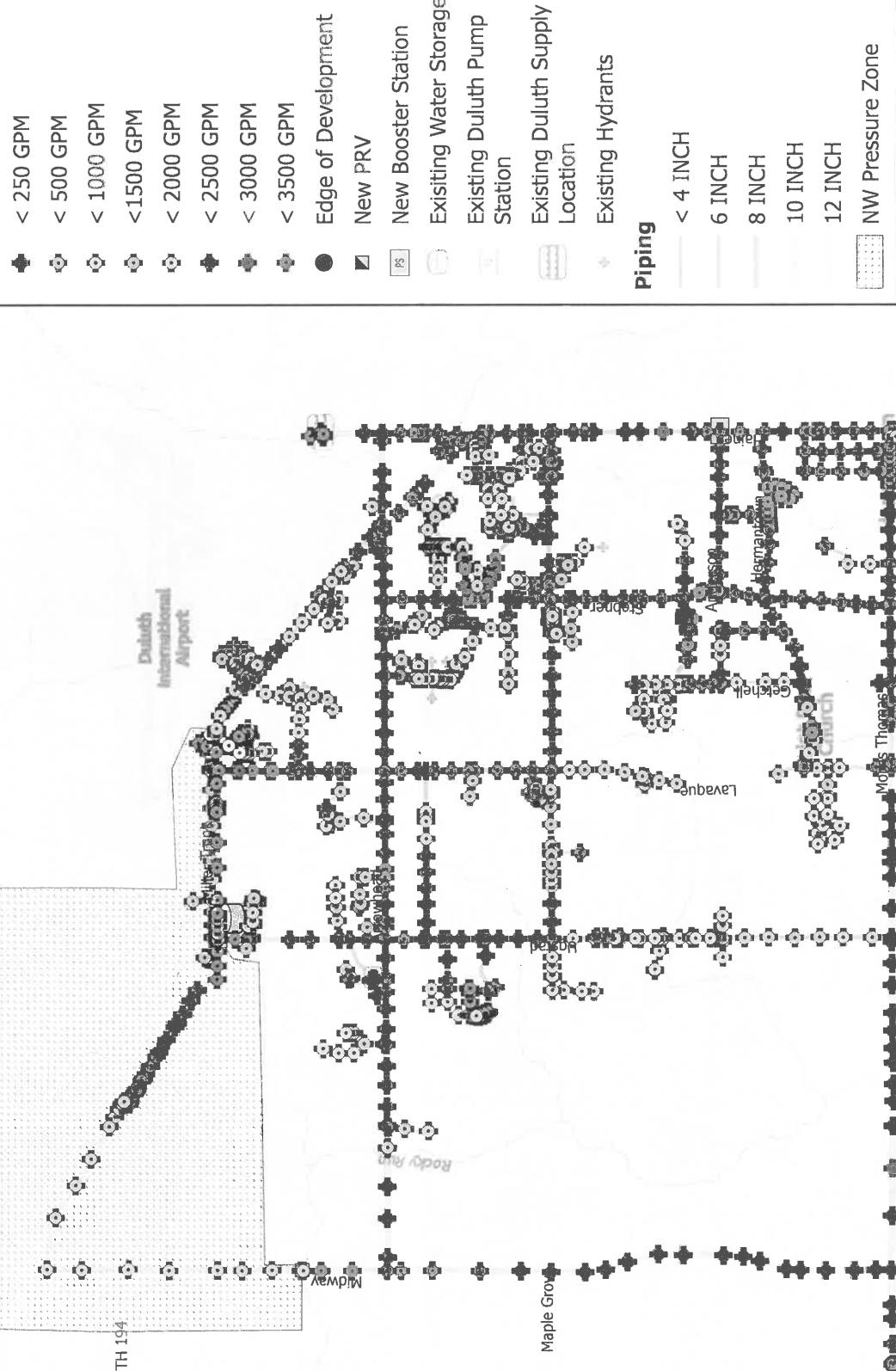
Legend



**Figure 3 - Option 2
New Tank at Existing Tower Site
Pressure**

St. Louis County (MN), Fond du Lac Reservation, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, Saiti, Louis Bay, METI/NASA, USGS, EPA, NPS, USDA, USFWS

0 0.35 0.7 1.4 2.1 2.8 Miles
N

Legend**Available Fire Flow**

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT ("Agreement") made and executed this 16 day of January, 2025 by Mortenson Development, Inc., a Minnesota corporation, (hereinafter called "Developer") in response to the following situation.

A. Developer has been engaged by a third-party client ("Client") to provide development services in connection with the construction of a large light-industrial facility ("Project") within the City of Hermantown ("City").

B. Developer wishes to evaluate the feasibility of constructing water and sewer extensions to serve the Project.

C. The Project will require considerable planning, fiscal consultation, legal and engineering work ("Public Involvement") to be done in order for final approvals to be provided by the Hermantown Economic Development Authority ("HEDA") or City or a development agreement to be entered into between Developer or Client and HEDA and/or the City.

D. Budgetary constraints on HEDA and City prevent them from being able to incur the expenses, estimates of which are set forth on Exhibit A, related to the Public Involvement (the "Expenses").

E. Neither HEDA nor City can incur the Expenses related to the Public Involvement at the risk to the general fund without a commitment from Developer to pay such Expenses whether this Project goes forward or not.

F. Developer has indicated that it is willing to pay the Expenses incurred by HEDA and/or City for the Public Involvement related to the consideration of the Project and is willing to enter into this Agreement to provide an agreement to pay the Expenses of the Public Involvement to induce City and HEDA to continue consideration of the Project.

G. It is the purpose of this Agreement to evidence the understanding of the parties that the City and HEDA will not incur costs and expenses related to the Public Involvement other than the Expenses and that Developer will pay all costs of the Expenses.

H. Developer understands the foregoing and is willing to enter into this Reimbursement Agreement to provide the commitment needed by HEDA and City to continue with the Public Involvement.

NOW, THEREFORE, it is hereby agreed by Developer as follows:

1. Developer acknowledges and agrees that, except for the obligations of Developer under this Reimbursement Agreement neither HEDA, City nor Developer has any obligation to

the other until and unless a definitive Development Agreement has been executed and delivered by HEDA and/or City and Developer or Client.

2. Developer hereby agrees that it will pay all costs, including attorneys' fees, zoning administrator fees, building official fees, fiscal consultant fees, engineering fees and other fees, costs and expenses incurred by HEDA or City in connection with the Project, to the extent such fees, costs and expenses are set forth in the Expenses on Exhibit A attached hereto or otherwise approved by Developer in writing and are incurred by the City or HEDA prior to the Expiration Date described in Section 5 below, whether or not the Project is completed and whether or not a Development Agreement is ever entered into between the Developer or Client and HEDA and/or City. Such amounts will be paid to the City or HEDA from the Deposit after HEDA or City submits an invoice to Developer for any such Expenses. Notwithstanding the foregoing, the liability of Developer hereunder shall not exceed Two Hundred Twenty-Five Thousand and No/100 Dollars (\$225,000.00) without the prior written consent of Developer, in which case any Expenses incurred by the City or HEDA in excess of the Deposit amount shall be paid by Developer within thirty (30) days after HEDA or City submits an invoice to Developer for any such Expenses.

3. Developer agrees to initially deposit ("Deposit") with HEDA the sum of Two Hundred Twenty-Five Thousand and No/100 Dollars (\$225,000.00) within ten (10) days after the date of this Agreement. These funds may be used by HEDA to reimburse itself or City for any Expenses after HEDA or City has submitted an invoice to Developer for any such Expenses.

4. Developer agrees that HEDA and/or City has undertaken work and incurred Expenses related to the Project in the amount as shown on the invoice attached hereto as Exhibit B. Upon receipt of the Deposit, HEDA shall be immediately entitled to reimburse itself from the Deposit to pay such costs.

5. Developer's obligation to pay costs and expenses incurred by the City or HEDA pursuant to this Agreement will expire on the earlier of: (a) December 31, 2025 or (b) delivery of written notice of termination by Developer to the City (the earlier of such dates being the "**Expiration Date**"). Developer will have no obligation to pay any costs or expenses incurred by the City or HEDA after the Expiration Date. Any portion of the Deposit that the City or HEDA has not used to reimburse for Expenses incurred prior to the Expiration Date shall be refunded to Developer within ten (10) days after the Expiration Date.

6. Amounts incurred for Expenses that are paid pursuant to this Agreement will not be charged back to the Developer under the Development Agreement entered into with regard to the Project.

IN WITNESS WHEREOF, Developer has caused this Agreement to be duly executed in its name and behalf on or as of the date first above written.

MORTENSON DEVELOPMENT, INC.,
a Minnesota corporation

By



Its Vice President, General Manager

EXHIBIT A
Estimated Categories of Expenses
For Public Involvement

Estimated Categories of Expenses for Public Involvement		
Category	Individual Expense	Total Expense
<u>Engineering</u>		
SEH Water Modeling	\$25,000.00	
Northland Consulting Engineers, LLP	\$10,000.00	
Further prelim engineering including feasibility study, prelim plans, meetings with Duluth, Saint Louis County, WLSSD	\$65,000.00	
Total Engineering		\$100,000.00
<u>Environmental</u>		
AUAR Review	\$100,000.00	
Total Environmental		\$100,000.00
<u>Legal</u>		\$25,000.00
Title		\$0.00
Appraisals		\$0.00
City Administrative Costs		\$0.00
Ehlers Financial		\$0.00
Total Expense		\$225,000.00

EXHIBIT B
Initial Expenses

Initial Expenses include a total of \$10,762.23 from the Engineering category from Exhibit A.

Initial Expense Summary:

Preliminary Engineering from City Engineer Consultant (NCE): \$2,267.50

Water System Modeling from Consultant (SEH): \$8,501.73

TOTAL: \$10,762.23



Northland Consulting Engineers LLP

102 S 21st Ave West, Suite #1
Duluth, MN 55806, United States
Tel: (218) 727-5995 Fax: (218) 727-7779
info@nce-duluth.com

EXHIBIT B

INVOICE

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

INVOICE DATE: 9/30/2024
INVOICE NO: 2024-1233
BILLING THROUGH: 9/30/2024

24-8004 - Hermantown Section 31 PER

Managed By: David G Bolf

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
Preliminary Engineering Phase 24-8004 Hermantown Section 31 PER	\$1.00	226,750.00	\$2,267.50	\$0.00	\$2,267.50
Design Engineering Phase 24-8004 Hermantown Section 31 PER	\$1.00	-	\$0.00	\$0.00	\$0.00
Construction Engineering 24-8004 Hermantown Section 31 PER	\$1.00	-	\$0.00	\$0.00	\$0.00
TOTAL	\$3.00		\$2,267.50	\$0.00	\$2,267.50

SUBTOTAL **\$2,267.50**

AMOUNT DUE THIS INVOICE **\$2,267.50**

This invoice is due on 10/30/2024

ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$2,267.50	\$0.00	\$2,267.50

Please make payments to Northland Consulting Engineers LLP, 102 S 21st Ave West., Duluth, MN 55806



Invoice

EXHIBIT B

Invoice Number: 479742

Short Elliott Hendrickson, Inc. FEIN: 41-1251208 | 651.490.2000 | 800.325.2055

**BILL TO:**

Attn: Accounts Payable
City of Hermantown
5105 Maple Grove Rd
Hermantown MN 55811

REMIT PAYMENT TO:

Short Elliott Hendrickson, Inc.
PO Box 64780
Saint Paul, MN 55164-0780

Pay This Amount	\$8,501.73
Due Date	15-JAN-25
Invoice Date	16-DEC-24
Bill Through Date	30-NOV-24
Terms	30 NET
SEH Customer Acct #	23647
Customer Project #	
Agreement / PO #	182387
Authorized Amount	\$25,000.00
Authorized Amount Remaining	\$16,498.27
Project Manager	Chad Katzenberger ckatzenberger@sehinc.com 218.855.1700
Client Service Manager	Tyler Yngsdal tyngsdal@sehinc.com 218.279.3000
Accounting Representative	Tori Babb vbabb@sehinc.com 651.490.2000

Project #	Project Name	Project Description
182387	HERMT Water System Modeling	Water System Modeling Support Services

Notes:**CC:**

cronchetti@hermantownmn.com

Direct

Personnel	Hours	Rate	Amount
Administrative Assistant	1.00	116.75	\$116.75
Senior Project Engineer	3.50	237.14	\$829.99
Senior Project Engineer	3.00	237.11	\$711.34
Senior Project Engineer	2.00	237.11	\$474.22
Senior Project Engineer	2.00	237.10	\$474.21
Senior Project Engineer	2.50	237.11	\$592.78
Senior Project Engineer	0.25	237.08	\$59.27
Senior Admin Assistant	0.75	148.19	\$111.14
Staff Engineer	7.00	150.94	\$1,056.60
Staff Engineer	5.50	150.94	\$830.18
Staff Engineer	4.00	150.94	\$603.77
Staff Engineer	4.50	150.94	\$679.23
Staff Engineer	3.00	150.94	\$452.83
Staff Engineer	10.00	150.94	\$1,509.42



Invoice

Invoice Number: 479742

Short Elliott Hendrickson, Inc. FEIN: 41-1251208 | 651.490.2000 | 800.325.2055

Personnel

	Hours	Rate	Amount
	49.00		\$8,501.73
Invoice total			\$8,501.73

Project Billing Summary

	<u>Current Amount</u> <u>Due</u>	Previously Invoiced	Cumulative
Totals	\$8,501.73	\$0.00	\$8,501.73

PROJECT LOON

City Engineer Coordination Meeting April 29, 2025, 9:00 AM

Agenda

1. INTRODUCTIONS

2. PROJECT SCHEDULE

A. Status of Project Authorization

- a. Brian – Authorization is expected to be late the week of May 13. Brian noted that every week that authorization pushes delays final construction date.

B. Schedule

- Preliminary Engineering
 - o Preliminary Engineering will begin after project authorization is acquired. Chadd noted that the schedule may need to be condensed to achieve a 2027 construction completion date.
 - o
- Final Design
- Construction
 - o Brian noted that long-eared bats requirements will need to be accommodated. Tree clearing will occur at the end of winter. On site activities would begin in Spring 2026.
 - o Eric noted that easement acquisition schedule may conflict with tree clearing schedule of off-site work. Eric noted that the property acquisition can occur at a minimum of 120 to 150 days.
 - o David noted that water and sewer through Morris Thomas. Not as much row needed for watermain on south side. North side will require a mixture of permanent and temporary easement – utility easement in favor of City since county ROW for sanitary sewer construction.
 - o It was noted that DNR has authority over creek crossings.

3. PLAN PRODUCTION

A. City Standards for Construction

- David sent over Standards for Construction prior to the meeting
- Daivd noted that EJCDC is used for contracts. David noted that this will not be a City Contract, so City General conditions will not apply.
- 2022 Standard Specifications for Construction do not be to included in the project manual, just referenced. David noted that CEAM does not need to be incorporated – Standard Specification for Construction includes enough information regarding Sanitary Sewer and Watermain.

- *Standard Detail Plates*
 - i. *Standard Detail Plates can be referenced or included in the project plan set – City does not have a preference*
 - ii. *Plans should be consistent with Kimley-Horn typical plan sets.*
 - iii. *David noted that numbering should be numerical*
- *Storm Water Ordinance*
 - i. *David noted that this is broken out into 1060 and 1080*
 - 1. *1060 – temporary*
 - 2. *1080 – permanent*
 - ii. *This will be specific to the private site, not the public plan set*
 - iii. *It was noted that some impervious area will be added with lift station sites, parking lots, and turn lanes. Keep new impervious areas at lift station site under 5,000 square feet.*
- *Record Drawings*
 - i. *David noted that there is a section in the standard specifications regarding record drawings*
 - 1. *Water*
 - a. *All apparatuses need to be shot with a GPS*
 - b. *CSV, PDF, and CAD file should be provided*
 - c. *Anything that deviated from plans should be included on record drawings.*
 - d. *Elevations and locations should include information to include in GIS system*
 - 2. *Sanitary Sewer*
 - a. *Note where rock is hit and what was done to avoid rock sections*
 - b. *Top of Casting, Invert on manholes*
 - c. *Valve information on forcemain*
 - d. *Deviations from plans on Lift Stations.*
 - e. *David has provided a recent project manual for Lift Stations to use as a reference. David noted that this example reflects a City Project.*
 - f. *David noted that a project labor agreement may be required based on funding. City prefers not to have a labor agreement included. It was noted that this should be excluded even if the project is privately constructed.*
- *Previous Studies*
 - i. *David noted that this folder provides history on the project corridor*
 - ii. *Morris Thomas Sanitary Sewer will be pumped two or three times. It will flow to Thompson Lift Station. Thomas Lift Station Capacity is outlined in the 2025-0317 Thompson Lift Station calculations. David noted that the capacity can not be exceeded without upgrading the existing lift station.*
 - iii. *David noted that additional flows follow WLSSD standards*

- iv. *It was noted that 77,300 GPD for future flows. 50,000 GPD is anticipated from Project Loon. Remaining excess of 25,000 GPD is expected after Project Loon – 96 Homes.*
- v. *David noted that the total capacity at the Thompson Lift Station is 71,032 GPD. It runs once a day currently. The pumps will not need to be resized for the future*
- vi. *David's expectation is that Kimley-Horn will take the studies and determine what the resulting capacity at Thompson Lift Station*
- vii. *David noted that there is a water and sewer ordinance. If located within 400' of main must hook up to main within urban service area. Exceptions for connection if on site treatment meets requirements. There is an unknown number of future connections. The public will need to know – ask who may be connected at public meeting. Kimley-Horn need to build connections into plan set.*
- viii. *David noted that the urban service ordinance is currently being revised within the City.*

B. CAD Software

- Deliverables

C. Bidding Documents

- Project Manual
- Plans
- Other Deliverables

D. Record Drawings

- Example/Go-By

4. REVIEW PREVIOUS STUDIES

5. WATER DISTRIBUTION SYSTEM

A. System Upgrades

- City Requirements (Future Service) vs. Project Loon Needs
 - *David note SEH revised water model to accommodate two options:*
 - *Option 2: The existing 600,000 gallon tank, make higher pressure zone, install prv and pump - \$6.4 M at the existing site.*
 - *David noted that watermain could run down 194*
 - *12" watermain*
 - *Raise existing tank*
 - *1 booster station in new high zone*
 - *2 prvs between zones*
 - *City not interested in modifying existing tower*

- *Option 1: Elevated Storage at the Fire Hall, PRV, and Pump – \$5.1M*
 - Allows for better pressure in Northwest
 - New water Tower
 - New Booster Station
 - New PRV Station
 - Is 8" necessary on south road on Ugstad road
 - Prefer Option 1 over Option 2
- Brian noted that elevated storage tank is needed to keep existing condition
- David noted that there is sewer on south side of 194 – watermain 10' away from sewer or north side. Pipe to likely be bored with minimal restoration.
- Uma noted that an additional call should be held between SEH and Kimley-Horn to discuss options 1 and 2.

B. Public vs Private System (Onsite)

- a. *Use SEH Option 1 as taking off point for the project*
- b. *Valve on Morris Thomas will be the delineator between public and private.*

C. Booster Pumps and PRV's

- a. *Option 1*
- b. *David to provide pump and metering station plans from SEH*

D. New Elevated Storage Tank Location

- a. *It was noted that record drawings of existing storage tanks have been provided by David*
- b. *David noted that the proposed tank will match the existing EST color and font*
- c. *AUAR archeological survey requirement is included in scope*
- d. *David inquired about and requirements related to how close a storage tank is located to a building? Need to perform due diligence before moving forward with option 1. Uma noted a 250' x 250' area for construction and clearance. It was noted that this is approximate based on conversations with manufacturers*
- e. *David noted that there is likely a 150' x 150' area available. Uma to evaluate if that is an option*
- f. *Brian noted that survey will be conducted for the entire fire station parcel*
- g. *David noted that a stand pipe is not preferred. Include base stem and bulb*

6. SANITARY SEWER SYSTEM

A. Preferred Alignment

- Morris Thomas to Lavaque to Thomson Road Lift Station
 - *David noted there will be a location at creek crossing*

- *David noted that the existing sanitary sewer is 2" – low pressure. Sanitary sewer connection to Thompson LS will need to be evaluated*
- *David note the low pressure system is owned by the City*
- *It is likely that the proposed sanitary sewer will conflict with rock section*
- *Parallel forcemain and gravity sewer to provide services to adjacent properties*

B. Review Thompson Road Lift Station Capacities

- Review of Anticipated Flows

C. Potential New Lift Stations

- 2-3 New Lift Stations – Route Dependent
- Electrical Power to Lift Station
- Realign sanitary sewer down morris Thomas, not midway
- 20' max depth
- 0.5% min grade for 8"
- Coordinate with County Staff regarding railroad crossing proposed at midway

7. UTILITY ALIGNMENTS

- a. *Watermain on South side of Roadway existing*
- b. *Sanitary Sewer on North side of Roadway existing*
- c. *Watermain requires 8' cover*
- d. *TE 10' off of ROW line from center of ditch*
- e. *Having utilities on the same side would reduce row acquisition*
- f. *County will likely want utilities in ditch bottom or backslope, not inslope*
- g. *Wetland delineation, rock, and other utilities will dictate the utility alignments*
- h. *Utility relocation will be a City cost due to utility agreements within County ROW*
- i. *David recommends utility coordination meeting to discuss the project corridor*
- j. *10' offset between sanitary and watermain*
- k. *Minimum 5' offset between forcemain and gravity sewer from sanitary sewer maintenance perspective*
- l. *Services to properties is to be determined. Watermain services would likely be easily directionally drilled. Sanitary services may be more difficult*
- m. *Midway – number of parcels crossing will determine what side of the roadway should be. David noted 6" water services will be installed along midway*
- n. *David noted water and sanitary services will be installed along Morris Thomas, a portion southern of Midway*
- o. *David noted that Project Loon and City costs will need to be separated. Services will be a City Cost.*

- p. It was noted that unit price vs lump sum bidding has not been discussed. Future conversation with Mortenson. David noted that project preliminary cost estimates should delineate Loon and City Costs
- q. Alignments will be developed once survey and Geotech information. NWI wetland information could be used to start. Wetland impacts are likely temporary and will be restored after construction.
- r. Lift Stations will likely fall in wetlands

8. WETLAND DELINEATION

A. Project Corridor Delineation

- a. Susan noted that delineation will take 3 days with 4 people
- b. Delineation within the existing row, supplement when known acquisitions are known. Can avoid two mobilizations, but would need right of entry agreements in place.
- c. David noted that the City would send a consent form to residents to sign. Consent form allows for survey, soil borings, and wetland delineations to take place outside of right of way.
- d. David noted that St. Louis County does not consider ditches wetlands.
- e. Lift Stations will require right of entry.
- f. Survey and wetland delineation collection process is ideally documented. This may lead to project schedule delays.
- g. Wetland delineation will be needed as a requirement of the wetland permit – regardless of trenchless utility installation.
- h. Alt 1 – send ROE to all adjacent properties
- i. Alt 2 – send to specific properties where data collection is known to be needed.
- j. David noted the City gets reasonable responses
- k. KH to draft form this week and sent out early the week of 5/5

B. Agency Coordination

- TEP Review
 - Can be done without flags. It depends how far away the construction limit is offset from right of way limit. It depends on the nature of the project.
- Notice of Decision

C. Wetland Mitigation Plan

9. GEOTECHNICAL EVALUATION

A. Morris Thomas Road – Anticipate Rock Excavation

- a. Outcroppings of rock is present along Morris Thomas road
- b. Would like to avoid rock sections – above/around
- c. Braun noted that Midway is less of a concern for rock
- d. David noted that there are several creek crossings – perform boring on each side of creek crossing 10'-15' deep
- e. Braun to send boring map to City for review once prepared

B. Soil Borings

- Recommend Soil Borings Every 200-500 feet
 - *Braun noted that boring depth of 24' along morris Thomas and 10' borings along midway. David noted that there is a possibility that utilities may be on n/s*
 - *Braun noted that power lines are located along south side of morris Thomas – cannot bore within 15' of power lines*
 - *Braun noted borings should be collected at:*
 - *Directional Drilling locations*
 - *Lift Stations*
 - *David noted that 400-500 foot range. Braun agrees with the approach.*
- Lift Station Borings (2 at each location)
 - *Will need to identify water table*
 - *Will want to identify if there is a dewatering element*
- Permits to Perform Borings
 - Traffic Control

C. Preblast Condition Surveys – 500-foot Radius from Rock Blasting

- a. *Section in the construction specification*
- b. *Documentation of pre and post blasting conditions of any structures within 500' radius*
- c. *Likely perform a well survey – wells are commonly damaged in blasting operations*
- d. *Claims are common when blasting is used*
- e. *Braun noted that they may do pre blast condition survey – David noted they may not be due to liability conditions. Brandon to inform project team.*

10. LAND ACQUISITION

- a. *City led – separate contract between City and Kimley-Horn*

A. Temporary Easements

B. Permanent Easements

C. City Acquired Property

D. Review City Process

- Offers and City Council Action

11. PERMITS

A. Sanitary Sewer

- WLSSD Sanitary Sewer Extension
 - CAF Determination
 - Board Approval to Extend Urban Service Area

- MPCA Sanitary Sewer Extension
- B. Water Main
 - Minnesota Department of Health
 - MN Department of Labor and Industry
- C. CN Railroad Permit – Utility Crossing Permit
- D. St. Louis County – Work in ROW Permit
- E. MnDOT – Work in ROW Permit
 - Utility Permit?
- F. MNDNR - MPARS
 - Utility License to Cross Public Waters
- G. MPCA Storm Water Permit
- H. FAA/MnDOT Permit for Elevated Storage Tank
 - a. *MnDOT controls with permit*
 - b. *David noted that flight path aligns with 194*
 - c. *Eric Johnson manages airport zoning*

12. PUBLIC AND AGENCY INVOLVEMENT

- A. St. Louis County Involvement
 - a. *TBD on County Staff involvement*
 - b. *County Staff would like to be notified throughout plans*
 - c. *David – Access and public infrastructure meeting with County. A monthly meeting would be adequate*
- B. Utility Coordination Process
 - a.
- C. Public Engagement Process
 - a. Right-of-Entry and project utility layout
 - b. Further discussion is needed

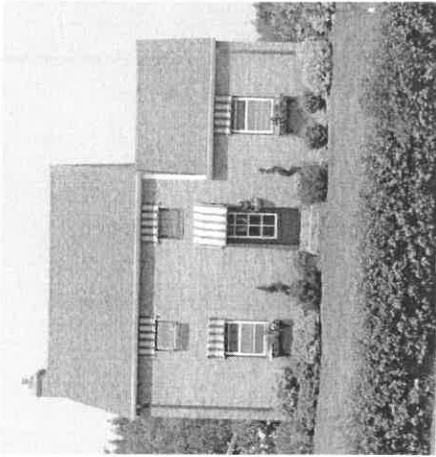
13. OTHER

14. 3:00 Meeting

- a. Watermodeling from SEH
 - i. *City preferred option is putting tank at ball field on Rose Rd*
 - ii. *City to evaluate model with SEH*
 - iii. *Running watermain down 194 instead of 53*
 - iv. *Evaluating if Ugstad Rd is needed*
- b. *Developer's engineers to put cost and splits together. City will review and approve. Chad Ronchetti agrees with approach.*

- c. Brian – May 13th authorization
 - i. Try to find alternative way to expedite public project scope to be released this week.
 - ii. KH will need notice and right-of-entry to start Geotech, survey, and wetland delineation
- d. Right-of-Way
 - i. Process and City Staff Involvement
 - 1. Point of Contact is Chad Ronchetti for City of Hermantown
 - 2. Kimley-Horn is developing a proposal for Right-of-Way
 - 3. Another agreement between Loon Leadership and City on payment
 - 4. Chad noted that the agreements and contracts coordination between City and Kimley-Horn should begin
- e. Right of Entry
 - i. Chadd noted that there is a desire to send out a right-of-entry letter for geotechnical, survey, and wetland delineation.
 - ii. Letter should be drafted and reviewed by City Attorney
 - iii. Right-of-entry should come on City of Hermantown letterhead
 - iv. Chad noted that there should be a priority on what letter
 - v. Brian noted that there should be two versions that includes and does not include geotechnical language
 - 1. Eric noted that the majority of geotechnical collection can happen in right-of-way. Would prefer to send two right of entry letters
 - vi. Public information meeting to inform residents and notify residents of right of entry letter
 - 1. Chad noted that timing should be determined by Kimley-Horn.
 - 2. Eric noted that the meeting should happen before right of way process. May be difficult to accommodate a public meeting before Geotech, survey, and wetland delineation. Additional context of the project should be included in letter
 - 3. Survey will be flown
 - 4. Geotech within right-of-way to start
 - 5. Wetland Delineation can be done on desktop and field walk and NWI. Delineation outside of right-of-way can be delayed 1 or 2 months
 - 6. Mid June – have informational meeting and send mailer
 - 7. David noted that the City Staff will ask the utility commission recommend the council to move forward.
 - 8. City needs a recommendation from Utility commission to city council

INTRODUCTIONS



town STAFF:

- John Mulder - City Administrator
- Chad Ronchetti - Economic Development Director
- Eric Johnson - Community Development Director
- David Bolf - City Engineer (contracted w/ Northland Consulting Engineers)

City of Hermantown Minnesota

EAW/EIS/AUAR

AUAR

- Intended to analyze different development scenarios where a specific development is unknown
- Intended to provide flexibility in developments

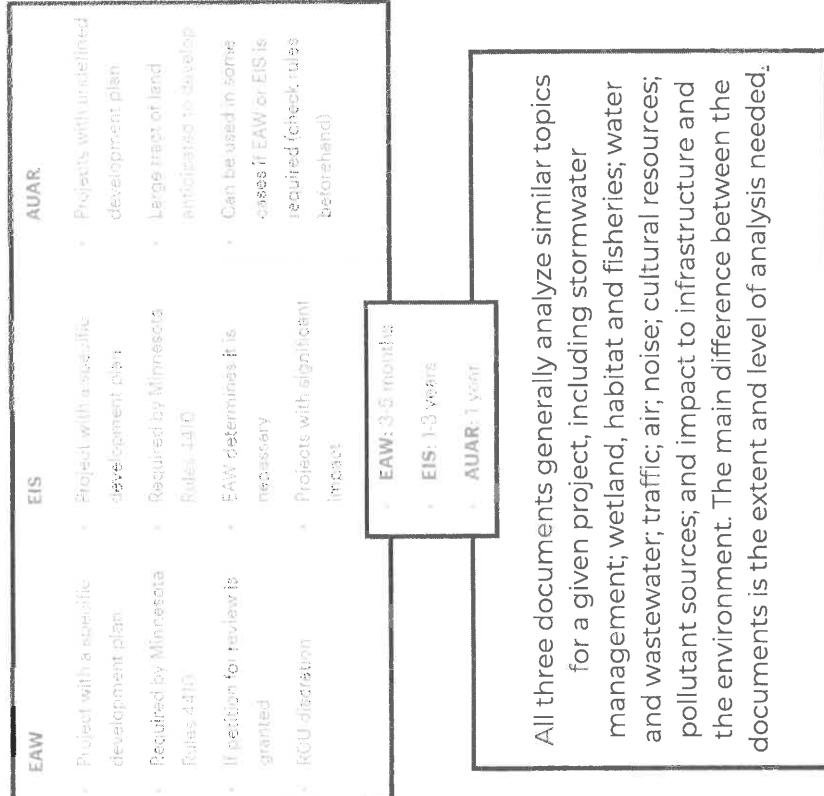
EAW

- Intended to understand the possible impacts of a specific project with a development plan established
- Required by MN Rules 4410
- EAW trigger with construction of a new light industrial facility equal to or in excess of 300,000 square feet (third class city)

EIS

- Project with specific development plan
 - Mandatory EIS trigger with construction of a new light industrial facility equal to or in excess of:
 - 750,000 square feet (third class city)

General Summary - When to use what environmental document



Cultural/T&E

- These will be influenced by the determination of EAW/EIS need

WETLAND PERMITTING



- Current Status

- Application submitted: \$200 fee paid
 - If impacts identified, reviewed as part of delineation review – fee is the \$250.00 vs. \$200.00
 - Wetland impacts can be reviewed after delineation - will require separate submission.
- Can be done any time during the year

- Next Steps

- Upon receipt of complete application to City, staff issues a Notice of Application (NOA) and schedules a Technical Evaluation Panel (TEP) meeting (expected for 10/28 TEP)
 - Applications can be received up until day of scheduled delineations (4th Monday of each month).
 - After 15 business days and TEP review, a Notice of Decision (NOD) is issued

- Wetland Impact Thresholds

- < 10,890 SF = de minimus exemption
- > 10,890 SF but < 21,780 SF - reviewed and approved by TEP w/ USACE review & input
- > 21,780 SF = individual permit
 - administrated by USACE
- Impacts > 10,890 SF required to purchase wetland credits for full impact amount

MUNICIPAL APPROVALS

Comprehensive Plan:

- Anticipated completion, ratification, and adoption: December 2024

Rezoning (Zoning Map Amendment):

- Properties to be rezoned to Business & Light Manufacturing (BLM)
- BLM an allowable rezone with Comp Plan adoption
- Process: All application materials must be submitted **one month** prior to Planning & Zoning (P&Z) meeting
- **P&Z meets monthly - 3rd Tuesday at 7 p.m.**
 - Following materials needed:
 - Rezoning Application - \$400 application fee
 - Application for Zoning Certificate
 - Plat Plan showing the locations, dimensions, and nature of any structure involved, including setbacks from property lines
 - Certificate of Title, Abstract of Title, or Title Opinion showing the legal description and the current fee owner of the property which will be affected by the Commercial-Industrial Development Permit, and written consent of the fee owner(s) of the property (refer to Resolution #83-04)
 - Names and addresses of all property owners within 350' of the affected property - City provided

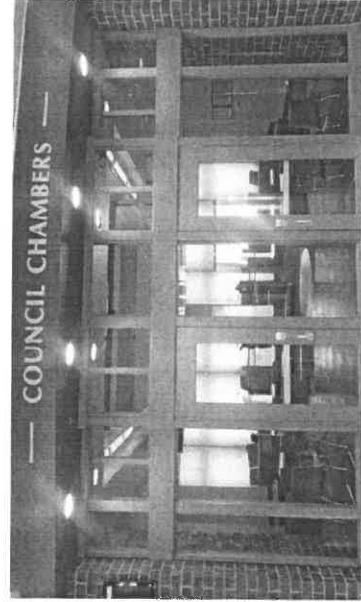
MUNICIPAL APPROVALS CONT

Commercial Industrial Development Permit (CIDP)

- Pre application meeting between City and the developer and developer's engineer – concept level site design
- Submission of CIDP application – preliminary level engineering and stormwater plans (site, grading, utility, stormwater, building elevation/rendering)
- Applications due **30 days** prior to 3rd Tuesday of month – date of Planning and Zoning (P&Z) Commission meeting
 - \$450 Application Fee
 - Application reviewed by staff to determine completeness. If complete, staff schedules P&Z meeting
 - P&Z reviews and approves application
 - No City Council action required
- Upon P&Z approval, developer's engineer finalizes plans
- Final construction plans submitted to City for review.
 - Upon approval, staff issues formal CIDP and stormwater certificate
- Typically **45-60 day process**

Development Agreement

- Outlines agreement between City and developer
 - Addresses public infrastructure (roads, sidewalks, utilities) and establishes financial surety
 - Addresses stormwater system and establishes financial surety
 - Addresses financial incentives (TIF/TAF)
 - Addresses Park Dedication Fee (\$1,100/acre)
 - Typically done after CIDP and SUP approvals but can run concurrently
 - Typically 90-120 day process



Code Analysis & Inputs: Stormwater

City Code Sections 1060 (ESC) & 1080 (Post-Construction)

New Development

- MS4 STATEMENT OF COMPLIANCE
- STORMWATER MANAGEMENT PLAN DESIGN REQUIREMENTS
 - NO NET INCREASE IN PEAK DISCHARGE RATES
 - NO NET INCREASE IN RUNOFF VOLUME
 - NO NET INCREASE IN TSS PHOSPHORUS
 - NO NET INCREASE IN TOTAL PHOSPHORUS

STORMWATER MANAGEMENT PLAN ITEMS

- Stormwater Management Plan Pre-Application Meeting Verification Slip - Signed
- Cover Sheet - Signed by the Design Engineer
- Stormwater Management Plan Submittal Checklist
- Stormwater Management Plan Summary Form
- Table of Contents
- Project Summary
- Pre-Project and Post-Project Pervious and Impervious Areas
- Pre-Project Conditions
- Complete Analysis of Pre-Project Conditions with Drainage Exhibits
- Post-Project Conditions
- Complete Analysis of Post-Project Conditions with Drainage Exhibits
- Discussion of Project's Peak Flows, TSS Removal, Temperature, and Volume Controls
- Description of BMP's Location, Functioning, and Routing
- Statement of Project Performance in context of City's Stormwater Ordinance
- ESCP or SWPPP Documents
- Stormwater Management BMP Operations, Inspections, and Maintenance Plan
- Full Plan Set (11" x 17")
- Appendices (Geotechnical Report, Modeling Output, Exhibits, etc.)
- Electronic Submittal (PDF of Full Report and Modeling Files)

Code Analysis & Inputs: Fuel Storage & Performance Standards

- Zoning Chapter 535.04.6 - Oil, Fuel Storage
- Identified on a current survey
- Located 150 feet from adjacent residential properties
- 100 feet from wetland or floodplain

- **Zoning Chapter 535.07 - Performance Standards**
- Vibrations Prohibited
 - discernable by feel beyond property line for 5+ minutes (cumulative) in any one hour
 - Particle velocity > 0.035 inch/second
- Noise
 - Levels inside and out must meet federal, state, local requirements

Water / Sewer Extensions

Water Model Figures

Water/Sewer Extensions Cont.

Conceptual Schedule

Schedule Begins at Executed
Development Agreement

Timeframe	Duluth Interconnect (2) Pump Station	New 1.0 MG High Zone Water Tower - Northwest	Northwest Booster Station & PRVs	Low Zone Trunk WM	High Zone Trunk WM
Q1	Design	Water Tower Siting		Preliminary Design	
Q2	Design & Bidding	Site Procurement, Survey, Geotech		Design	
Q3	Construction	Preliminary Design	Preliminary Design	Final Design & Bidding	Preliminary Design
Q4	Construction	Final Design & Bidding	Design	Construction	Design
Q1	Startup & Commissioning	Contracting	Design	Construction	Final Design & Bidding
Q2		Construction Kickoff	Design & Bidding	Construction	Construction
Q3		Construction	Construction	Construction	Construction
Q4		Construction	Construction	Construction	Construction
Q1		Tank Shop Fabrication	Construction	Startup & Commissioning	Startup & Commissioning
Q2		Construction	Construction		
Q3		Construction			
Q4		New Water Tower Online			

Incentives

Tax Abatement Financing

- Abatement is NOT unilateral
 - City, County, School must all grant abatement
- Property taxes captured or deferred, up-front payment is made.
 - Not required to be in Development District.
 - Hermantown has limited capacity remaining.
- Term
 - 15 yrs
 - 20 under special circumstance
- Value limit
 - \$200,000/yr

Innovative Business Development Public Infrastructure

- MN DEED Program
 - City is the applicant
- Publicly owned infrastructure related to a development project
 - Wastewater collection and treatment systems, drinking water systems, storm sewers, utility extensions, telecommunications infrastructure, etc.
- Funding available
 - 50% City match required
 - Must be available at time of application
 - No funding limits
- Larger levels of funding may be requested if there is significant leverage, job creation, tax base increase
 - Based on number of applications
 - Limited by fund balance
 - Funding availability and award amounts will be determined solely by DEED



Incentives Cont.

Tax Increment Financing

- Economic Development District
 - Project Qualifications
 - discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;
 - result in increased employment in the state; or
 - result in preservation and enhancement of the tax base of the state
 - Term
 - eight years after receipt by the authority of the first increment for an economic development district

- But-for
 - But-for the TIF, the project would have located in another municipality/state
 - Development District
 - there is a need for new development in areas of a city that are already built up in order to provide employment opportunities, to improve the tax base, and to improve the general economy of the state...
 - cities are authorized to develop a program for improving a district of the city to provide impetus for commercial development; to increase employment

- TIF Districts can only be created within the identified Development District



Project Loon Meeting – 09/06/2024

Attendees

- COH
 - Joe Wicklund
 - John Mulder
 - **Chad Ronchetti - PM**
- Mortenson
 - **Chris Bates – PM** – Due Diligence
- Kimley Horn (KH)
 - **Brian Wurdeman – Project Lead** – Civil Engineer
 - Trisha Sieh – Civil Engineer – Lead Data Center Practice
 - Brent Nasset –

Water/Wastewater

- Modeling has begun
 - Prelim Engineering
 - Committed to Nov 1
 - Cost & Route
- Needs?
 - Phase I
 - Domestic water and fire
 - 2K GMP for 4 hrs
 - Future Phase
 - 4+ MGD
 - Cost/Timeline
 - Water sampling
 - **ACTION** – Water testing needed (Firehall #2) – Coordinate Access
 - **ACTION** – Connect with WLSSD
 - Wait on future phase demands
- Water/Watewater RFI
 - Extension vs. onsite well/sanitary
 - **ACTION** – meeting between NCE/KH
- Flow test
 - Hydrant testing
 - **ACTION** - City to coordinate access

Incentives

- DEED Incentives
 - **ACTION** – Set meeting w/ Mort & DEED

Land Acquisition

- Engaged Jordan and Kerry
 - Open but not embracing
 - Communicating “industrial project”

Job Creation and Total Private Investment

- **MORTENSON ACTION** - Will connect with project team and get us something

Environmental Review

- What is the threshold on SF?
 - Light industrial land use
 - <https://www.revisor.mn.gov/rules/pdf/4410.4300/2014-01-18%2006:10:24+00:00>
- KM would lead and COH would review
 - EAW or AUAR
 - COH mentioned desire for AUAR

Comp Planning

- COH offered to take advantage of the opportunity to marry Comp Plan to future land use

Attendees

Eric Fosmo – Public Infrastructure – KH
Chadd Laron – Public Infrastructure – KH
Uma Vempati – Public Infrastructure (water/wastewater) – KH
Leila Bunge – Water/wastewater – KH

K – Project Loon
R – PL
K – PL (water/wastewater)

Water/Wastewater

Infrastructure Siting

- Available city owned lands preferred

ROW

- Identify areas where ROW is necessary
 - Lift station parcel creation
 - Utility easements

Action Items (AIs)

- Deliverables
 - COH
 - Flow test for hydrants
 - Water model
 - KH
 - Sanitary flow and makeup
- Construction Administration – who?
- Meeting with City of Duluth

Environmental Review / Entitlements

AUAR

- Released mid-march
- Target completion by mid-September

Transportation

Action Items (Als)

- Follow up with county on Midway road access

Incentives

TAF/TIF

Action Items (Als)

- Week after next (week of 10th)
 - Set meeting with Ehler's and PL team
- Find attorney

Project Size

- 4-5 phase
- "high hundreds of millions"
- Hundreds of construction jobs – over ~7 years
- Jobs – 50/phase (\$150-200k/yr)

EXHIBIT A
AGREEMENT FOR CONSULTING SERVICES
FOR CONSULTING SERVICES FOR THE STUDY OF HYDRAULIC WATER
MODELING AND PLANNING

THIS AGREEMENT FOR CONSULTING SERVICES ("Agreement") is made effective as of the 4th day of November, 2024 by and between the **City of Hermantown**, hereinafter referred to as "City", and **Short Elliott Hendrickson, Inc.** "Consultant", hereinafter referred to as "Consultant", in response to the following situation:

- A. City desires to obtain pre-design services for the On Call Hydraulic Water Modeling and Planning ("Project").
- B. Consultant submitted a submitted a response to the City's request for consulting services solicited by the City; and
- C. Consultant is willing to provide consulting services to City pursuant to the terms of this Agreement.

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

1. **Services to be Performed.**
 - 1.1 The scope of services to be provided to City by Consultant is as set forth in the Proposal.
 - 1.2 The principal contact person for Consultant is Chad Katzenberger.
2. **Personnel.** Consultant will secure, at its own expense, all personnel required to perform the services under this Agreement, and such personnel shall not be the employee(s) of, nor have a contractual relationship with, City.
3. **Assignability.** Consultant shall not assign any interest in this Agreement, shall not contract with others to perform Consultant's services and shall not transfer any interest in this Agreement without the prior written approval of City. The subcontractors identified in the Proposal are hereby approved.
4. **Agreement Period.** This Agreement shall be effective as of the date hereof and shall continue until terminated as provided in paragraph 5 hereof.

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

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

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

7.1 Comprehensive general liability insurance that covers the consultant services performed by Consultant for City with a combined single limit of liability of at least One Million Dollars (\$2,000,000.00).

7.2 Errors and omissions or equivalent insurance that covers the consultant services performed by Consultant for City with a combined single limit of liability of at least One Million Dollars (\$2,000,000.00).

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

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

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.

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

Consultant shall deliver to City, concurrent with the execution of this Agreement, one or more certificate(s) of insurance evidencing that Consultant has the insurance required by this Agreement in full force and effect. City shall be named as additional insured under such policy(ies). The insurer will provide at least thirty (30) days prior written notice to City, without fail, of any cancellation, non-renewal, or modification of any the policy(ies) or coverage evidenced

by said certificate(s) for any cause, except for nonpayment of premium. The insurer will provide at least ten (10) days prior written notice to City, without fail, of any cancellation of any of the policy(ies) or coverage evidenced by said certificate(s) for nonpayment of premium. Consultant shall provide City with appropriate endorsements to its policy(ies) reflecting the status of City as an additional insured and requiring that the foregoing required notice of cancellation, material alteration or non-renewal be provided City by the insurance company providing such insurance policy to Consultant.

The Consultant shall require any subcontractor permitted by City under Section 3 hereof to perform work for Consultant on the Project to have in full force and effect the insurance coverage required of the Consultant under this Agreement before any subcontractor(s) begin(s) work on the Project. Consultant shall require any such subcontractor to provide to Consultant and City a Certificate of Insurance evidencing that such subcontractor has the insurance required by this Agreement in full force and effect. The Consultant and City shall be named as additional insureds under such policies. The insurer will provide thirty (30) day written notice to City and Consultant, without fail, of any cancellation, non-renewal, or modification of the policy(ies) or coverage evidenced by said certificate(s) for any cause, except for nonpayment of premium. The insurer will provide at least ten (10) days prior written notice to City and Consultant, without fail, of any cancellation of any of the policy(ies) or coverage evidenced by said certificate(s) for nonpayment of premium. City and Consultant shall also be provided with appropriate endorsements to its policy(ies) reflecting the status of City and Consultant as an additional insured and requiring that the foregoing required notice of cancellation, material alteration or non-renewal be provided City and Consultant by the insurance company providing such insurance policy(ies).

8. Compensation. Consultant shall be compensated for the services to be performed hereunder as set forth in the Proposal. Consultant shall submit to City itemized statements of services rendered during each month setting forth the date such services were rendered, a description of the services rendered, the person performing such services and the amount of time expended in performing such services. The Consultant's compensation shall not exceed \$25,000 and shall be based on actual hours spent in the performance of Consultant's services.

9. Recordkeeping. Consultant hereby agrees:

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

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

10. No Prohibited Interest. Consultant represents and warrants to City that no employee, officer or agent of City, any member of the family of any such person, any partner of

any such person or any organization which employs or is about to employ any of the above has a financial or other interest in the business of Consultant.

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

12. Intellectual Property Rights. For the purposes of this Agreement, Project Materials means copyrights and all works developed 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. 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.

13. Notices. Any notice required to be given under this Agreement shall be deemed sufficient if in writing, sent by mail to the last known office address of Consultant, or to City at 5105 Maple Grove Road, Hermantown, Minnesota 55811 to the attention of Chad Ronchetti, Economic Development Director

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

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

16. Data Practices Act. Consultant acknowledges that City is subject to the provisions of the Minnesota Government Data Practices Act.

Consultant must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by City in accordance with this Agreement and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by Consultant in accordance with this Agreement. The civil remedies of Minnesota Statutes § 13.08, apply to Consultant and City.

Minnesota Statutes, Chapter 13, provides that all government data are public unless otherwise classified. If Consultant receives a request to release the data referred to in this Section, Consultant must immediately notify City and consult with City as to how Consultant should respond to the request. Consultant's response shall comply with applicable law, including that the response is timely and, if Consultant denies access to the data, that Consultant's response references the statutory basis upon which Consultant relied. Consultant does not have a duty to provide public data to the public if the public data is available from City.

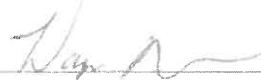
17. Choice of Law and Venue. All matters relating to the validity, construction, performance, or enforcement of this Agreement shall be determined in accordance with the laws of the State of Minnesota. All legal actions initiated with respect to or arising from any provision contained in this Agreement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

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

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, City and Consultant have executed this Agreement for Consulting Services as of the date first above written.

CITY:
City of Hermantown

By 
Its Mayor

And By 
Its City Clerk

CONSULTANT:
Short Elliott Hendrickson Inc.

By 
Its Principal

Exhibit A –On Call Hydraulic Modeling and Water System Planning Services

SEH previously constructed and calibrated a hydraulic water model for the City of Hermantown. This contract is for the update and utilization of the model for various system planning and operational decisions. Below is a summary of anticipated tasks to be included as part of this work:

1. **Model Maintenance and Updates:** Maintain and update the existing hydraulic model using data provided by the city to ensure it accurately reflects current system conditions as directed by the City staff
2. **Development Impact Analysis:** Analyze the impacts of proposed developments on the water system using the updated model, assessing capacity and necessary infrastructure improvements. **Operational Capacity Assessments** Evaluate the operational capacity of the water system to accommodate potential new water customers and ensure system reliability.
3. **Scenario Modeling for System Optimization.**
4. **Perform scenario modeling to explore options for system optimization, including pressure management, expansion strategies, and energy efficiency.**
5. **Technical Reporting and Documentation:** Provide detailed reports and technical memos summarizing analysis results, recommendations, and model updates for city records and planning purposes as directed by the City.

Our experienced water system modeling team at SEH is well-prepared to enhance and update your model. The effectiveness of a water model relies heavily on the quality of the data used for updates. We have assembled a professional team specializing in advanced water system modeling techniques. Our goal is to serve as your trusted partner, evaluating available model data updates and interpreting model results.

Schedule: Work is to be completed on a task-by-task basis as directed by the City and agreed to by the Engineer.

Payment:

The estimated fee is subject to a not-to-exceed amount of \$25,000 including expenses and equipment.

The following rates are estimated for the Staff working on this project:

Senior Engineer / Project Manager \$190 - \$250/hour

Project Engineer \$140 - \$190/hour

Technician \$130 - \$180/hour

Administrative \$110 - \$150/hour

From: CH-Alissa McClure
Subject: 12/16 Agenda Packet
Date: Wednesday, December 11, 2024 3:38:49 PM
Attachments: [2024-12-16 Agenda Packet OCR'd.pdf](#)
[image003.png](#)

Good afternoon,

Attached please see the agenda packet for Monday's meeting.

Thank you,

Alissa McClure

City Clerk | City of Hermantown
5105 Maple Grove Road | Hermantown, MN 55811
P: (218) 729-3600
amcclure@hermantownmn.com



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From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: Accepted: 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

From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: Accepted: 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

From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: Accepted: MDI <> Hermantown | Loon
Start: Friday, November 15, 2024 2:00:00 PM
End: Friday, November 15, 2024 2:45:00 PM
Location: Microsoft Teams Meeting

CH-Chad Ronchetti

From: Chad Ronchetti
Sent: Friday, September 6, 2024 1:13 PM
To: Chris Bates
Subject: Accepted: MDI <> KH <> Hermantown Loon

From: [Chad Ronchetti](#)
To: [Wurdeman, Brian](#)
Subject: Accepted: Project Loon - Sewer and Water Availability RFI
Start: Friday, October 4, 2024 12:00:00 PM
End: Friday, October 4, 2024 1:00:00 PM
Location: Microsoft Teams Meeting

From: [Chad Ronchetti](#)
To: [Valencia, Catalina \(DEED\)](#)
Subject: Accepted: Project Loon & Introductions w/ DEED
Start: Monday, September 23, 2024 1:00:00 PM
End: Monday, September 23, 2024 2:00:00 PM
Location: Microsoft Teams Meeting

From: Bodin, Chet (DEED)
To: Chad Ronchetti
Cc: Valencia, Catalina (DEED)
Subject: Accepted: Project Loon & Introductions w/ DEED
Start: Monday, September 23, 2024 1:00:00 PM
End: Monday, September 23, 2024 2:00:00 PM
Location: Microsoft Teams Meeting
Attachments: [image001.png](#)

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/mnndeal>> | Facebook <<http://facebook.com/mnndeal>>
<<https://joinusmn.com/>>

From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: Accepted: Project Loon | MDI<>DEED Pt. 2
Start: Friday, November 8, 2024 11:00:00 AM
End: Friday, November 8, 2024 11:45:00 AM
Location: Microsoft Teams Meeting

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

Project action items spreadsheet

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

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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_MGFINjg2YjAtYWQwYS00ZGU3LThkZGMtODY3OTQ5MTRkOWU1@thread.v2&messageId=0&language=en-US>

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

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

Gotta cancel this morning. I need to work from home so I can lay flat. Call me if you need something.

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<https://docs.google.com/spreadsheets/d/1TGf3L06RyaPu-EV0D9WuDX8IgTjcBn7Y9OF-wfD57XQ/edit?usp=sharing>

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Meeting ID: 278 418 450 906

Passcode: Kc5g3R

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=b1dd7783-63a1-4ca6-bb4b-b5d1f5f38f1.5&tenantId=f2fc22da-3c5c-47be-bba4-b71355baa581&threadId=19_meeting_MGF1Njg2YjAtYWQwYS00ZGU3LThkZGMtODY3OTQ5MTRkOWU1@thread.v2&messageId=0&language=en-US>

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: Declined: Project Loon - Team Check-in

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

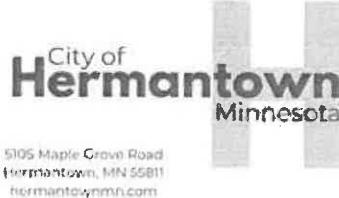
From: [Chad Ronchetti](#)
To: [CH-Joe Wicklund](#)
Subject: FW: [EXTERNAL MAIL] RE: Project Loon - Sewer and Water Availability RFI
Date: Friday, October 4, 2024 3:02:00 PM
Attachments: [image002.png](#)
[image004.png](#)

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



510S Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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.

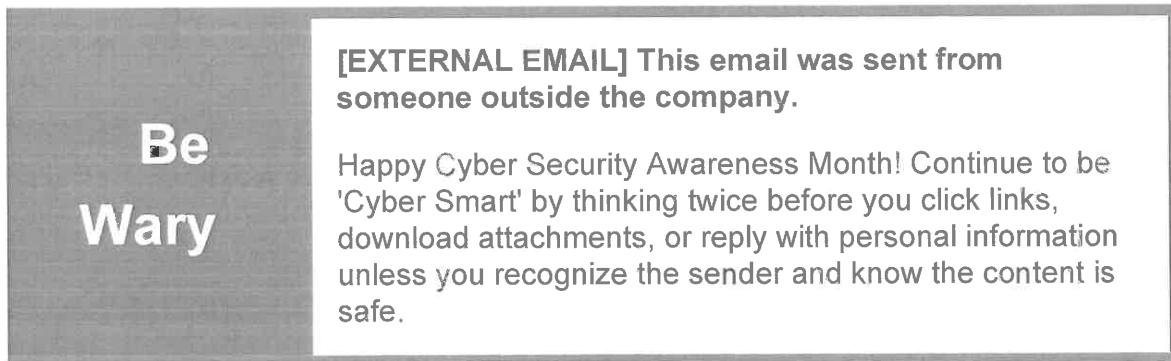
Oh yeah, that is for the Lake Superior water line, bringing water to the mill. The City of Cloquet own and operates the line and they were asking for some funding to refurbish and upgrade the pumping stations to allow additional water to be pumped. I have not heard anything recently about that request.

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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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



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,

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.

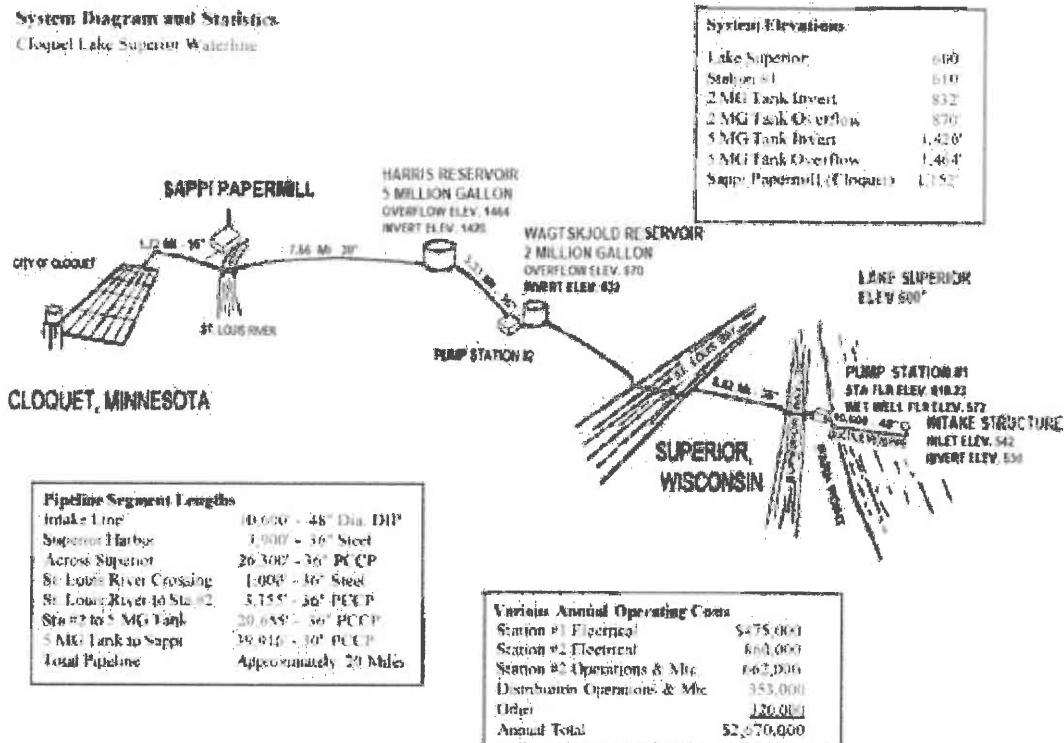
"They take water out of the St. Louis River during these types of outages," Biebl said.

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

City of
Hermantown
Minnesota

205 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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

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

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

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

Chris Bates; Schumann, Kate

Subject: Project Loon - Sewer and Water Availability RFI

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

Where: Microsoft Teams Meeting

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From: [Chad Ronchetti](#)
To: [CH-Kevin Orme](#)
Subject: FW: 12/16 Agenda Packet
Date: Monday, December 16, 2024 4:31:00 PM
Attachments: [2024-12-16 Agenda Packet OCR'd.pdf](#)
[image003.png](#)

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55811
Hermantownmn@city.hmn.us

From: CH-Alissa McClure <aMcClure@hermantownmn.com>

Sent: Wednesday, December 11, 2024 3:39 PM

Subject: 12/16 Agenda Packet

Good afternoon,

Attached please see the agenda packet for Monday's meeting.

Thank you,

Alissa McClure

City Clerk | City of Hermantown

5105 Maple Grove Road | Hermantown, MN 55811

P: (218) 729-3600

amclure@hermantownmn.com



DATA PRACTICES NOTICE: E-mail correspondence to and from the City of Hermantown may be public data subject to the Minnesota Data Practices Act, Minnesota Statute, Chapter 13, and/or may be disclosed to third parties.

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#)
Cc: [CH-Eric Johnson](#)
Subject: FW: AUAR Review Services
Date: Monday, January 6, 2025 5:32:00 PM
Attachments: [2025-01-07 Agreement for Consulting Services HEDA Braun Loon Phase I.pdf](#)

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.

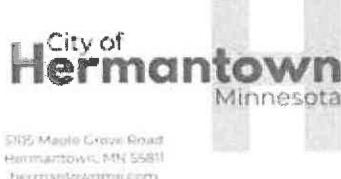
If you're good, we'll have them sign and have you sign after for final execution.

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



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

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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



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



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,

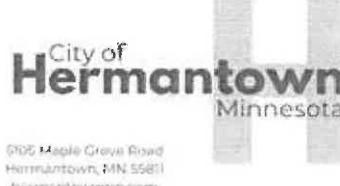
From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, December 13, 2024 3:42 PM
To: Fristed, Travis <TFristed@braunintertec.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

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No worries. Have a great weekend.

-Chad

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



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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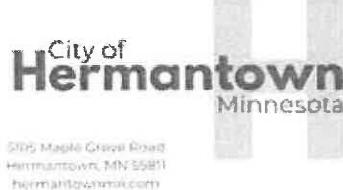
Travis,

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



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



505 Maple Grove Road
Hermantown, MN 55811

hermantownmn.com

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

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

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

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

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

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618

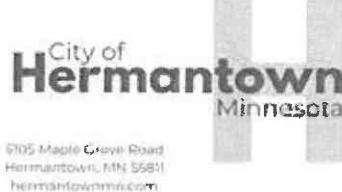
Eric.johnson@hermantownmn.com

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#)
Subject: FW: AUAR Review Services
Date: Tuesday, January 7, 2025 9:35:00 AM
Attachments: [2025-01-07 Agreement for Consulting Services HEDA Braun Loon Phase I-1.pdf](#)

For your signature.

-Chad

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



6105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Fristed, Travis <TFristed@braunintertec.com>
Sent: Tuesday, January 7, 2025 9:31 AM
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,
Please see attached.

Thanks,

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Tuesday, January 7, 2025 7:55 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,

Attached is the final PSA. If you would please sign and return it, we will then get you a fully executed copy.

I haven't spoken to the Loon team since before the holiday break, but I still anticipate a March time period of the initial review.

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-5600



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

Sent: Monday, January 6, 2025 5:32 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,

There's a small misspelling in the second paragraph A. ("reviewing") but other than that it looks good.

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, January 6, 2025 5:28 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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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
ronchetti@hermantownmn.com
office: 218-729-3600



5705 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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.

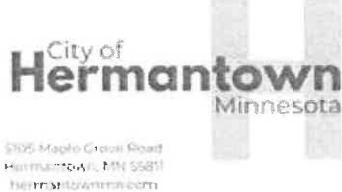
If you want to update the proposal to remove reference to the GCs you attached to the proposal, we'll be on our way.

Thanks!!

-Chad

Chad Ronchetti

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



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: 218-729-3600



6105 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



6105 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,

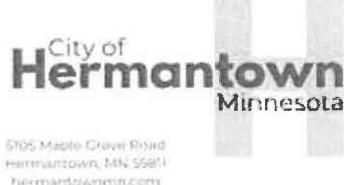
From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, December 13, 2024 3:42 PM
To: Fristed, Travis <TFristed@braunintertec.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

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No worries. Have a great weekend.

-Chad

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



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

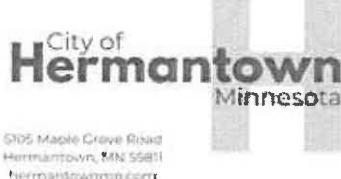
Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Travis,

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

-Chad

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



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

Chad,

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

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

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

Travis,

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

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

-Chad

Chad Ronchetti

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



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.

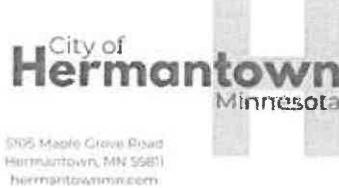
<https://webapp.pca.state.mn.us/eqb-search/project-detail/259881?sild=259881-PROJ0000000001>
<https://webapp.pca.state.mn.us/eqb-search/project-detail/257490?sild=257490-PROJ0000000001>

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 fee 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: CH-Eric Johnson
To: Chad Ronchetti; CH-Joe Wicklund; CH-John Mulder
Subject: FW: City of Hermantown NOA
Date: Tuesday, October 29, 2024 3:47:15 PM
Attachments: [Wetland and Photo Points.png](#)

FYI

Eric

From: Mayer, Susan <Susan.Mayer@kimley-horn.com>
Sent: Tuesday, October 29, 2024 12:51 PM
To: Martin, Samuel (DNR) <samuel.martin@state.mn.us>; CH-Eric Johnson <eric.johnson@hermantownmn.com>; R.C. Boheim (RC.Boheim@southstlouisswcd.org) <RC.Boheim@southstlouisswcd.org>; Demmer, David (BWSR) <david.demmer@state.mn.us>; andy.kasun@southstlouisswcd.org; Chambers, Andrew R CIV USARMY CEMVP (USA) <Andrew.R.Chambers@usace.army.mil>; USACE_Requests_MN <USACE_Requests_MN@usace.army.mil>
Subject: RE: City of Hermantown NOA

Hi all,

We did seek this DNR-mapped public watercourse during our site investigation, but did not identify any watercourses/drainages in the approximate location. I have attached a few photos from various areas we expected to encounter the watercourse, as well as a reference map of the delineated Wetland 1 with the approximate locations of these photos. I also attached a photo of the culvert our team located extending beneath Midway Road.

Susan Mayer | Environmental Scientist
Kimley-Horn | 767 Eustis Street, Suite 100, St. Paul, MN 55114
Direct: 612-254-7320 | Mobile: 414-510-2229 | [Kimley-Horn.com](#)

From: Martin, Samuel (DNR) <samuel.martin@state.mn.us>
Sent: Tuesday, October 29, 2024 11:43 AM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>; R.C. Boheim (RC.Boheim@southstlouisswcd.org) <RC.Boheim@southstlouisswcd.org>; Demmer, David (BWSR) <david.demmer@state.mn.us>; andy.kasun@southstlouisswcd.org; Chambers, Andrew R CIV USARMY CEMVP (USA) <Andrew.R.Chambers@usace.army.mil>; USACE_Requests_MN <USACE_Requests_MN@usace.army.mil>
Cc: Mayer, Susan <Susan.Mayer@kimley-horn.com>
Subject: RE: City of Hermantown NOA

Hi,

I believe there is an unnamed stream that goes through the Loon property. See the attached photo. If I am getting the location wrong let me know.

Thanks.
Sam

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Friday, October 25, 2024 10:15 AM
To: R.C. Boheim (<RC.Boheim@southstlouisswcd.org>); Demmer, David (BWSR) <david.demmer@state.mn.us>; andy.kasun@southstlouisswcd.org; Chambers, Andrew R CIV USARMY CEMVP (USA) <Andrew.R.Chambers@usace.army.mil>; Martin, Samuel (DNR) <samuel.martin@state.mn.us>; USACE_Requests_MN <USACE_Requests_MN@usace.army.mil>
Cc: Mayer, Susan <Susan.Mayer@kimley-horn.com>
Subject: City of Hermantown NOA

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

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

Hello everyone, please find the attached NOA for a multi-parcel project located in the SW corner of the City of Hermantown. We will be reviewing this project at Monday's TEP meeting.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.
Hermantownmn.com [[hermantownmn.com](http://Hermantownmn.com)] - 218.729.3618
Eric.johnson@hermantownmn.com

From: CH-Eric Johnson
To: [Chad Ronchetti](#); [CH-Joe Wicklund](#); [CH-John Mulder](#)
Subject: FW: City of Hermantown NOA
Date: Tuesday, October 29, 2024 3:47:36 PM
Attachments: [2024-10-29LoonProjectProperty.pdf](#)

FYI – Per my previously sent message.

Thanks
Eric

From: Martin, Samuel (DNR) <samuel.martin@state.mn.us>
Sent: Tuesday, October 29, 2024 11:43 AM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>; R.C. Boheim <RC.Boheim@southstlouisswcd.org> <RC.Boheim@southstlouisswcd.org>; Demmer, David (BWSR) <david.demmer@state.mn.us>; andy.kasun@[southstlouisswcd.org](#); Chambers, Andrew R CIV USARMY CEMVP (USA) <Andrew.R.Chambers@usace.army.mil>; USACE_Requests_MN <USACE_Requests_MN@usace.army.mil>
Cc: Mayer, Susan <Susan.Mayer@kimley-horn.com>
Subject: RE: City of Hermantown NOA

Hi,

I believe there is an unnamed stream that goes through the Loon property. See the attached photo. If I am getting the location wrong let me know.

Thanks.
Sam

From: CH-Eric Johnson <eric.johnson@hermantownmn.com>
Sent: Friday, October 25, 2024 10:15 AM
To: R.C. Boheim <RC.Boheim@southstlouisswcd.org> <RC.Boheim@southstlouisswcd.org>; Demmer, David (BWSR) <david.demmer@state.mn.us>; andy.kasun@[southstlouisswcd.org](#); Chambers, Andrew R CIV USARMY CEMVP (USA) <Andrew.R.Chambers@usace.army.mil>; Martin, Samuel (DNR) <samuel.martin@state.mn.us>; USACE_Requests_MN <USACE_Requests_MN@usace.army.mil>
Cc: Mayer, Susan <Susan.Mayer@kimley-horn.com>
Subject: City of Hermantown NOA

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Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

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

Hello everyone, please find the attached NOA for a multi-parcel project located in the SW corner of

the City of Hermantown. We will be reviewing this project at Monday's TEP meeting.

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [[hermantownmn.com](http://Hermantownmn.com)] - 218.729.3618
Eric.johnson@hermantownmn.com

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#); [David Bolf](#)
Subject: FW: In-Person Meeting | 10/30
Date: Tuesday, October 15, 2024 3:23:00 PM
Importance: High

Team,

See below. The Project Loon team would like to meet and discuss a few items (see below agenda).

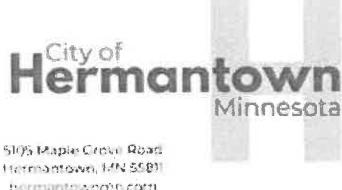
I think it would be a great show of presence and excitement if we were all to be in attendance.

Please let me know if you:

1. Can attend
2. Have a preferred time

-Chad

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Tuesday, October 15, 2024 3:17 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: In-Person Meeting | 10/30

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: [Chad Ronchetti](#)
To: CH-John Mulder; CH-Joe Wicklund; CH-Eric Johnson; [David Bolf](#)
Subject: FW: Loon - In-Person Meeting Agenda
Date: Monday, October 28, 2024 9:12:00 AM

Team,

See the below agenda. I have started on a presentation deck, and I'll make sure it lines up with the below.

@David Bolf – Can you make sure we get the correct information for the water/wastewater?

Thanks,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-529-3600



205 Maple Grove Road
Hermantown, MN 56651
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

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: [Chad Ronchetti](#) on behalf of [Chris Bates](#)
To: [CH-Eric Johnson](#); [brian.wurde](#)man; [Chad Ronchetti](#)
Cc: [Payne, Ashley](#); [Dan Lessor](#)
Subject: FW: Loon | AUAR Conversation

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

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, December 5, 2024 3:55 PM
To: Chris Bates; brian.wurdeman; Chad Ronchetti
Cc: Payne, Ashley; Dan Lessor
Subject: Loon | AUAR Conversation
When: Monday, December 9, 2024 3:00 PM-3:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Feel free to forward invite to other members of your respective teams.

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

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjMzYzZkNjMtYWZmNy00ZDkzLTg4NGYtZmQ5NjA4YzZiY2Ew%40thread.v2/0?context=%7b%22Tid%22%3a%22e36ecb8a-b131-4d08-9307-3b1b3d68c6bd%22%2c%22Oid%22%3a%22cabc27ee-a5cc-4419-9f17-4f50ee326274%22%7d>

Meeting ID: 241 959 430 683

Passcode: Dr7gR6wh

Join on a video conferencing device

Tenant key: mortensonteams@m.webex.com <mailto:mortensonteams@m.webex.com>

Video ID: 112 425 918 7

More info <<https://www.webex.com/msteams?confid=1124259187&tenantkey=mortensonteams&domain=m.webex.com>>

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=cabc27ee-a5cc-4419-9f17-4f50ee326274&tenantId=c36ecb8a-b131-4d08-9307-3b1b3d68c6bd&treadId=19_meeting_NjMzYzZkNjMtYWZmNy00ZDkzLTg4NGYtZmQ5NjA4YzZiY2Ew@thread.v2&messageId=0&language=en-US>

From: [Chad Ronchetti](#) on behalf of [Chris Bates](#)
To: [CH-Eric Johnson](#); [brian.wurdeiman](#); [Chad Ronchetti](#)
Cc: [Payne, Ashley](#); [Dan Lessor](#)
Subject: FW: Loon | AUAR Conversation

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, 05 December 2024 21:54:47 UTC
To: Chris Bates; brian.wurdeiman; Chad Ronchetti
Cc: Payne, Ashley; Dan Lessor
Subject: Loon | AUAR Conversation
When: Monday, December 9, 2024 9:00 PM-9:30 PM.
Where: Microsoft Teams Meeting

Feel free to forward invite to other members of your respective teams.

Microsoft Teams Need help?<<https://aka.ms/JoinTeamsMeeting?omkt=en-US>>
Join the meeting now<https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjMzYzZkNjMtYWZmNy00ZDkzLTg4NGYtZmQ5NjA4YzZiY2Ew%40thread.v2/0?context=%7b%22Tid%22%3a%22e36ecb8a-b131-4d08-9307-3b1b3d68c6bd%22%2c%22Oid%22%3a%22cabc27ee-a5cc-4419-9f17-4f50ee326274%22%7d>
Meeting ID: 241 959 430 683
Passcode: Dr7gR6wh

Join on a video conferencing device
Tenant key: mortensonteams@m.webex.com
Video ID: 112 425 918 7
More info<<https://www.webex.com/msteams?confid=1124259187&tenantkey=mortensonteams&domain=m.webex.com>>
For organizers: Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=cabc27ee-a5cc-4419-9f17-4f50ee326274&tenantId=e36ecb8a-b131-4d08-9307-3b1b3d68c6bd&threadId=19_meeting_NjMzYzZkNjMtYWZmNy00ZDkzLTg4NGYtZmQ5NjA4YzZiY2Ew@thread.v2&messageId=0&language=en-US>

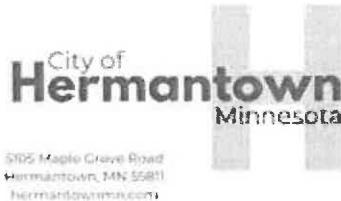
From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: FW: Loon | Reimbursement Agreement
Date: Monday, December 16, 2024 11:00:00 AM
Attachments: [City of Hermantown W-9.pdf](#)

Chris,

Attached.

-Chad

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



From: CH-Mindy Wilson <mwilson@hermantownmn.com>
Sent: Monday, December 16, 2024 10:59 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Loon | Reimbursement Agreement

Sorry, I was out Friday.

Attached.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, December 13, 2024 2:48 PM
To: CH-Mindy Wilson <mwilson@hermantownmn.com>
Subject: FW: Loon | Reimbursement Agreement

Mindy,

Can you shoot me a W9 for HEDA? Pretty please?

-Chad

Chad Ronchetti

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, December 13, 2024 2:47 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Loon | Reimbursement Agreement

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

Thanks,
Chris

Chris Bates, Development Manager

Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



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

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

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

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

-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218.729.3600



5105 Maple Grove Road
Hermantown, MN 55801
hermantownmn.com

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

Chad,

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

Thanks,
Chris

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

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



From: Chris Bates
Sent: Monday, December 9, 2024 1:12 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: Loon | Reimbursement Agreement

Chad,

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

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Chris Bates, Development Manager

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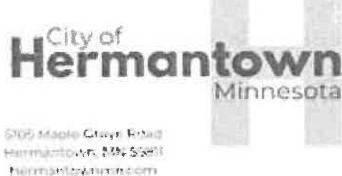
From: [Chad Ronchetti](#)
To: [CH-Mindy Wilson](#)
Subject: FW: Loon | Reimbursement Agreement
Date: Friday, December 13, 2024 2:48:00 PM

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Can you shoot me a W9 for HEDA? Pretty please?

-Chad

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



600 Maple Grove Road
Hermantown, MN 56601
Hermantownmn.com

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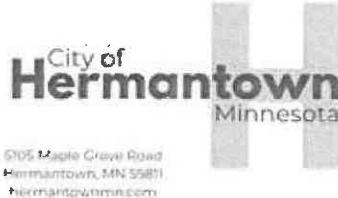
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cronchetti@hermantownmn.com
office: 218-729-3600



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chris.bates@mortenson.com

www.mortenson.com/Development



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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](#)
To: [PW-Paul Senst](#)
Subject: FW: Project Loon - Sewer and Water Availability RFI
Date: Thursday, October 17, 2024 9:34:00 AM

Paul,

Are you the guy to ask about the below request?

-Chad

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



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

Hi Chad,

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

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

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

Thank you,

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

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

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

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All,

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

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

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

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 11, 2024, at 10:55, Chad Ronchetti <cronchetti@hermantownmn.com> wrote:

Loon Team,

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

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

Thanks!!

-Chad

<image002.jpg>

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

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

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 253 413 257 372

Passcode: 2PCXSU

[Dial in by phone](#)

[+1 984-204-1608.893796090#](tel:+19842041608893796090#) United States, Raleigh

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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

[More info](#)

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

<image003.png>

Enjoy your meeting!

[Org help](#)

From: [Chad Ronchetti](#)
To: [PW-Paul Senst](#)
Cc: [David Bolf](#)
Subject: FW: Project Loon - Sewer and Water Availability RFI
Date: Monday, November 4, 2024 8:40:53 AM
Attachments: [image004.png](#)

Paul,

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



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

Good Morning Chad,

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

Thank you,

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

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

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

Appreciate the update, Brian.

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

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-749-3600



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

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

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

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

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- Peak demand – what is expected for total demand on a peak day, and how often would it occur.
- Total annual water use expected.

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

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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

Thanks!!

-Chad

<image002.jpg>

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

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

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

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

Subject: Project Loon - Sewer and Water Availability RFI

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

Where: Microsoft Teams Meeting

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 253 413 257 372

Passcode: 2PCXSU

[Dial in by phone](#)

[+1 984-204-1608,,893796090#](tel:+19842041608,,893796090#) United States, Raleigh

Find a local number
Phone conference ID: 893 796 090#

Join on a video conferencing device

Tenant key: 340760667@t.plcm.vc

Video ID: 119 861 961 0

[More info](#)

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

<image003.png>

Enjoy your meeting!

[Org help](#)

~1

From: [Chad Ronchetti](#)
To: [CH-John Mulder](#); [CH-Joe Wicklund](#)
Subject: FW: Project Loon | Incentives Consideration(s)
Date: Wednesday, September 18, 2024 11:57:00 AM
Attachments: [Outlook-qphwqwd](#)

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, September 12, 2024 12:29 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: Project Loon | Incentives Consideration(s)

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: [Arik Forsman \(MP\)](#)
Subject: FW: Project Loon | Incentives Consideration(s)
Date: Thursday, September 12, 2024 1:23:00 PM
Attachments: [Outlook-qphwqwd](#)

-Chad

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



5109 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: [Chad Ronchetti](#)
To: ["Brzezinski, Bradley \(DEED\)"](#)
Subject: FW: Project Loon | Incentives Consideration(s)
Date: Friday, November 22, 2024 3:11:00 PM
Attachments: [Outlook-qphwqwod](#)

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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Sent: Thursday, September 12, 2024 12:29 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
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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: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: FW: Project Loon Modeling Figures
Date: Friday, January 3, 2025 5:12:34 PM
Attachments: [Existing System.pdf](#)
[Pipe & Booster Station Improvements & NW Pressure Zone - Pressure & Fire Flow Maps.pdf](#)
[Pipe & Booster Station Improvements & NW Pressure Zone - 4.0 MGD Project Loon Maps.pdf](#)
[Pipe & Booster Station Improvements & NW Pressure Zone.pdf](#)

I think the last map is the best one for discussion.

From: Heather Schumacher <hschumacher@sehinc.com>
Sent: Tuesday, October 29, 2024 4:01 PM
To: David Bolf <david@nce-duluth.com>
Cc: Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Project Loon Modeling Figures

David,

Attached are the following modeling figures for Project Loon.

- Existing System – Infrastructure Map
- Pipe & Booster Station Improvements & NW Pressure Zone – Infrastructure Map & Hydrant Flow Curve
- Pipe & Booster Station Improvements & NW Pressure Zone – Pressure & Fire Flow Maps
- Pipes & Booster Station Improvements & NW Pressure Zone – 4.0 MGD Project Loon – Pressure & Fire Flow Maps & Hydrant Flow Curve

Here are the pipe length estimates for the different options:

Length of Pipe	Option 1	Option 2	Option 3
8-inch Piping (miles)	1.0	1.0	1.0
16-inch Piping (miles)	7.1	7.1	10.4

Please let me know if you have any questions or would like any changes made to the maps.

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

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: FW: Project Loon Modeling Figures
Date: Wednesday, October 30, 2024 9:09:27 AM
Attachments: [Existing System.pdf](#)
[Pipe & Booster Station Improvements & NW Pressure Zone - Pressure & Fire Flow Maps.pdf](#)
[Pipe & Booster Station Improvements & NW Pressure Zone - 4.0 MGD Project Loon Maps.pdf](#)
[Pipe & Booster Station Improvements & NW Pressure Zone.pdf](#)

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

From: [Chad Ronchetti](#)
To: [David Bolf](#)
Cc: [CH-Joe Wicklund](#)
Subject: FW: Project Loon Modeling Figures
Date: Monday, January 6, 2025 9:55:00 AM
Attachments: [Pipe & Booster Station Improvements & NW Pressure Zone.pdf](#)

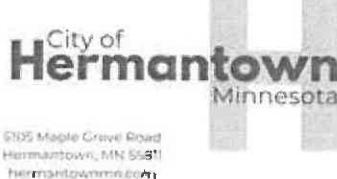
Thanks, David. We agree.

You'll have the joy of walking through this with the council during the presentation.

-Chad

Chad Ronchetti

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



From: David Bolf <david@nce-duluth.com>
Sent: Friday, January 3, 2025 5:12 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Project Loon Modeling Figures

I think the last map is the best one for discussion.

From: Heather Schumacher <hschumacher@sehinc.com>
Sent: Tuesday, October 29, 2024 4:01 PM
To: David Bolf <david@nce-duluth.com>
Cc: Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Project Loon Modeling Figures

David,

Attached are the following modeling figures for Project Loon.

- Existing System – Infrastructure Map
- Pipe & Booster Station Improvements & NW Pressure Zone – Infrastructure Map & Hydrant Flow Curve
- Pipe & Booster Station Improvements & NW Pressure Zone – Pressure & Fire Flow Maps
- Pipes & Booster Station Improvements & NW Pressure Zone – 4.0 MGD Project Loon – Pressure & Fire Flow Maps & Hydrant Flow Curve

Here are the pipe length estimates for the different options:

Length of Pipe	Option 1	Option 2	Option 3
8-inch Piping (miles)	1.0	1.0	1.0
16-inch Piping (miles)	7.1	7.1	10.4

Please let me know if you have any questions or would like any changes made to the maps.

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

From: David Bolf
To: Chad Ronchetti; CH-Joe Wicklund
Subject: FW: Project Loon Modeling Figures
Date: Monday, January 6, 2025 2:32:22 PM
Attachments: [Figure 1 - Existing System v2.pdf](#)
[Pipe Booster Station Improvements NW Pressure Zone v2.pdf](#)
[Pipe Booster Station Improvements NW Pressure Zone - 4.0 MGD Edge of Development Maps.pdf](#)
[Pipe Booster Station Improvements NW Pressure Zone - Pressure Fire Flow Maps v2.pdf](#)

I had SEH update. See attached.

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

David,

Attached are updated figures.

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

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

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

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

Thanks Bolf

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Heather Schumacher <hschumacher@sehinc.com>
Sent: Tuesday, October 29, 2024 4:01:47 PM
To: David Bolf <david@nce-duluth.com>
Cc: Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Project Loon Modeling Figures

David,

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Please let me know if you have any questions or would like any changes made to the maps.

Thank you,
Heather Schumacher, EIT
Graduate Engineer
Short Elliott Hendrickson Inc
320.250.8059 mobile
www.sehinc.com
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From: [CH-John Mulder](#)
To: [Chad Ronchetti](#); [CH-Joe Wicklund](#)
Subject: FW: Public Facility Authority Awards More Than \$265 Million for Infrastructure Projects Statewide
Date: Tuesday, December 31, 2024 2:56:57 PM

I do not know much if anything about this grant program – but is this a possible source for our loon project???

John Mulder
City Administrator

City of Hermantown

Working together to serve and build our community.

[Hermantownmn.com](#) - 218.729.3600

From: DEED Media <MNDEED@public.govdelivery.com>
Sent: Tuesday, December 31, 2024 11:37 AM
To: CH-John Mulder <jmulder@hermantownmn.com>
Subject: Public Facility Authority Awards More Than \$265 Million for Infrastructure Projects Statewide

Minnesota Department of Employment and Economic Development Press Release

Public Facility Authority Awards More Than \$265 Million for Infrastructure Projects Statewide

Mary Haugen
Mary.Haugen@state.mn.us

December 31, 2024
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Funding supports 27 projects across Minnesota

St. Paul, MN – The Minnesota Public Facilities Authority (MPFA) today announced more than \$265 million in loans and grants awarded to 27 wastewater and drinking water infrastructure projects during the first three months of the fiscal year.

The funds help cities replace aging infrastructure and make system improvements to protect public health and improve water quality. Since its inception in 1987, the MPFA has provided \$6.1 billion for public infrastructure programs statewide.

“Funding from the MPFA positively affects our communities, and it will help them grow and develop for years to come,” said **Department of Employment and Economic Development (DEED) Commissioner Matt Varilek, the chair of the MPFA**. “Keeping our water clean, drinkable and accessible will always be a top priority as we work to help communities flourish.”

“The MPFA provides crucial financing and technical assistance to help communities build public infrastructure that protects public health and the environment,” said **Jeff Freeman, executive director of the Minnesota Public Facilities Authority**. “Investing in the wellbeing of Minnesota’s infrastructure is a catalyst to economic growth and prosperity.”

Of the \$265 million total, \$182 million comes from the MPFA’s Clean Water State Revolving Fund and Drinking Water State Revolving Fund. The funds are supported by federal appropriations through the U.S. Environmental Protection Agency, state match appropriations and revolving loan repayments. These revolving funds help communities replace aging wastewater and drinking water infrastructure and build or upgrade treatment plants to comply with standards in the federal Clean Water Act and Safe Drinking Water Act.

Some projects also received state grant funds from the MPFA’s Point Source Implementation Grant program and Water Infrastructure Fund (WIF) program. In some cases, funding was also provided by special state appropriations, the federal USDA Rural Development and local sources.

Projects and MPFA funding amounts listed below:

Cologne, \$1.06 million

The project will design improvements to the existing wastewater treatment facility and related infrastructure.

Kandiyohi County, \$22.36 million

The project is phase two of the rehabilitation of the wastewater treatment facility that includes a reduction in phosphorus discharge to meet permit requirements.

Lewis and Clark Joint Powers Board, \$22 million

The project consists of an equity contribution to Lewis and Clark Rural Water System,

Inc. to expand its capacity to deliver additional water to the cities of Luverne and Worthington and the Lincoln Pipestone and Rock County Rural Water Systems.

Rice Lake, \$1.8 million

The project will install a sanitary sewer gravity main and force main along Martin Road.

Inver Grove Heights, \$2.17 million

The project will rehabilitate the drinking water treatment plant.

Dayton, \$1.75 million

The project will construct a wellhead treatment plant.

Clearbrook, \$5.6 million

The project consists of engineering work for construction of a new drinking water treatment plant including treatment for manganese, as well as other improvements to the city's drinking water infrastructure, including water tower and treatment facility rehabilitation.

Trosky, \$3.95 million

The project will construct a sewer collection system, lift station, force main and two cell stabilization ponds.

Atwater, \$7.85 million

The project will replace the sanitary sewer and water main on the north side of the city.

Chisholm, \$1.73 million

The project will replace the aging sanitary sewer, manholes, lift station and water main as part of the 5th Street South rehabilitation project.

Pelican Rapids, \$6.29 million

The project will rehabilitate the sanitary sewer collection system and replace the aging water main, hydrants and gate valves along Trunk Highway 59 and Trunk Highway 108.

Edgerton, \$1.54 million

The project will replace aging cast iron water mains.

Redwood Falls, \$9.45 million

The project will rehabilitate the wastewater treatment plant, including upgrades to reduce the discharge of phosphorus.

Annandale, \$647,864

The project will rehabilitate the existing 300,000-gallon elevated storage tank.

Evansville, \$628,361

The project will improve the sanitary sewer collection system and install a new generator.

West Saint Paul, \$1.7 million

The project will design and construct a lift station and force main.

Aurora, \$24.85 million

The project will construct a new drinking water treatment plant, water intake and transmission lines to serve the City of Aurora and White Township.

Lino Lakes, \$32.5 million

The project will construct a new iron and manganese gravity filtration water treatment plant and associated facilities.

Frazee, \$914,371

The project consists of replacing aging sanitary sewer lines, manholes and aging water mains along East Main Avenue.

Lowry, \$306,700

The project consists of water main replacement and looping.

Hill City, \$9.83 million

The project will construct a new drinking water treatment plant, including treatment for iron and manganese and the replacement of well pumps.

Bird Island, \$445,158

The project consists of water main replacement and looping in the area of 11th Street and Birch Avenue.

Staples, \$324,330

The project will replace the aging water main on 2nd Street Northeast.

Saint Cloud, \$22.67 million

The project will replace the existing force main from a lift station to the wastewater treatment facility and cover design costs for rehabilitation of the anaerobic digesters.

Eagle Bend, \$1.8 million

The project consists of sewer collection and infrastructure improvements along US Highway 71 and various city streets.

Oak Park Heights, \$1.4 million

The project will construct a third drinking water well and pumphouse.

Rochester, \$80 million

The project will rehabilitate and upgrade the wastewater treatment plant to meet more stringent phosphorus effluent limits.

DEED is the state's principal economic development agency, promoting business recruitment, expansion and retention, workforce development, international trade and community development. Find out how DEED delivers for Minnesota by visiting the [DEED website](#), [JoinUsMn.com](#), [CareerForceMN.com](#) or follow us on X.

###

Upon request, this information can be made available in alternate formats for people with disabilities by contacting the DEED Communications Office at 651-259-7161.

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DEED is an equal opportunity employer and program provider.

GovDelivery logo

This email was sent to jmulder@hermantownmn.com using GovDelivery Communications Cloud on behalf of:
Minnesota Department of Employment and Economic Development · Great Northern Building, 180 E 5th St
Suite 1200, St. Paul, MN 55101 · (800) 657-3858

