

# Chad Ronchetti

Economic Development Director  
[cronchetti@hermantownmn.com](mailto: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](mailto:eric.johnson@hermantownmn.com)>

**Cc:** Travis Fristed <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>; Kenneth Larsen <[KLarsen@braunintertec.com](mailto: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](mailto: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](http://Hermantownmn.com) [[hermantownmn.com](http://hermantownmn.com)] - 218.729.3618

[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Tuesday, December 3, 2024 4:10 PM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>; Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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](mailto:eric.johnson@hermantownmn.com)>  
**Sent:** Tuesday, December 3, 2024 1:42 PM  
**To:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** [Fristed, Travis](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [Larsen, Kenneth](#); [CH-Eric Johnson](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Monday, January 6, 2025 5:14:08 PM  
**Attachments:** [Hermantown RGU Assistance Proposal 20250106.pdf](#)

---

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

Thanks,

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, January 6, 2025 3:32 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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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](mailto:cronchetti@hermantownmn.com)  
office: 218.729.5600



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

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Monday, January 6, 2025 12:39 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)>

**Sent:** Monday, January 6, 2025 8:05 AM

**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>

**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson

<[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)

office: 218-729-2600

City of  
**Hermantown**  
Minnesota

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

**From:** Chad Ronchetti

**Sent:** Thursday, December 19, 2024 4:27 PM

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**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson

<[eric.johnson@hermantownmn.com](mailto: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

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office: 218-729-3600



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Hermantown, MN 55831  
[hermantownmn.com](http://hermantownmn.com)

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Tuesday, December 17, 2024 1:11 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Friday, December 13, 2024 3:42 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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No worries. Have a great weekend.

-Chad

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---

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Friday, December 13, 2024 3:17 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 12, 2024 2:15 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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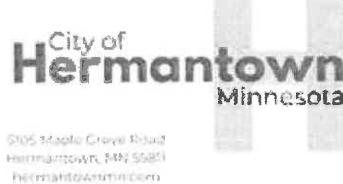
Travis,

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

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[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
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**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Wednesday, December 11, 2024 2:38 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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 3<sup>rd</sup>, so beginning the review on/after January 6<sup>th</sup> 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. 13<sup>th</sup> for the City's consideration.

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, December 9, 2024 4:15 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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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 3<sup>rd</sup> 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

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



9105 Maple Grove Road  
Hermantown, MN 55811  
hermantownmn.com

---

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**To:** Travis Fristed <[TFRisted@braunintertec.com](mailto:TFRisted@braunintertec.com)>  
**Cc:** Kenneth Larsen <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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Just FYI –

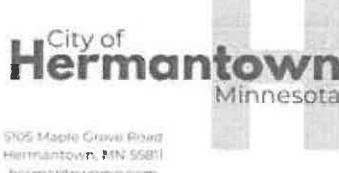
Looks like Kimley Horn did both the AUAR for Farmington and Rosemount.

<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.

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Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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Hi Travis, I can make either work.

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Eric Johnson  
Community Development Director

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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.

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

Thank you  
Eric

Eric Johnson  
Community Development Director

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** Chad Ronchetti  
**To:** CH-Eric Johnson  
**Subject:** RE: AUAR Review Services  
**Date:** Thursday, December 5, 2024 4:04:00 PM

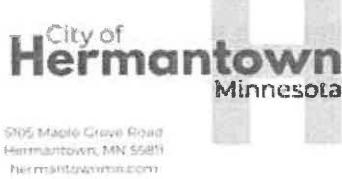
---

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

Let's connect on this tomorrow, if possible.

-Chad

**Chad Ronchetti**  
Economic Development Director  
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office: 218-729-3600



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**Sent:** Thursday, December 5, 2024 4:02 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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

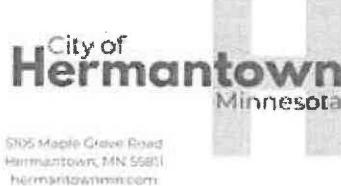
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**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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

-Chad

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**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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

**395-0010-05590**

**395-0010-05690**

**395-0010-05610**

**395-0010-05770**

**395-0010-05780**

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

Thanks

Eric

Eric Johnson  
Community Development Director

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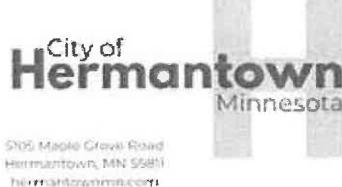
<https://webapp.pca.state.mn.us/eqb-search/project-detail/259881?sild=259881-PROJ00000000001>

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

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Eric Johnson  
Community Development Director

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**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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](mailto:eric.johnson@hermantownmn.com)>  
**Sent:** Tuesday, December 3, 2024 1:42 PM  
**To:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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.

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If you can please let me know of your interest in assisting the City as well as a ballpark cost for your services. Please also 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](http://Hermantownmn.com) [[hermantownmn.com](http://hermantownmn.com)] - 218.729.3618  
[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** Fristed, Travis  
**To:** [Chad Ronchetti](#)  
**Cc:** [Larsen, Kenneth](#); [CH-Eric Johnson](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Tuesday, December 17, 2024 1:11:02 PM  
**Attachments:** [RGU Assistance Proposal - City of Hermantown, OTB207999.pdf](#)

---

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

Thanks,

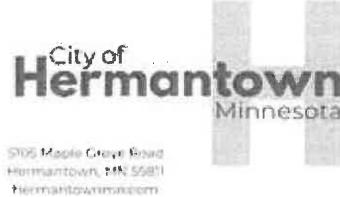
**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Friday, December 13, 2024 3:42 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Friday, December 13, 2024 3:17 PM  
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**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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 12, 2024 2:15 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Wednesday, December 11, 2024 2:38 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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 3<sup>rd</sup>, so beginning the review on/after January 6<sup>th</sup> 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. 13<sup>th</sup> for the City's consideration.

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, December 9, 2024 4:15 PM

**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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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 3<sup>rd</sup> 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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



**From:** Chad Ronchetti  
**Sent:** Thursday, December 5, 2024 3:25 PM  
**To:** Travis Fristed <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
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Just FYI –

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

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

-Chad

## Chad Ronchetti

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



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**Sent:** Wednesday, December 4, 2024 7:19 AM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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**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

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Hi Travis, I can make either work.

Chad – how is your schedule the next two days?

Thanks  
Eric

Eric Johnson  
Community Development Director

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

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**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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Thank you  
Eric

Eric Johnson  
Community Development Director

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** [Chad Ronchetti](#)  
**To:** [CH-Eric Johnson](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Thursday, December 5, 2024 4:01:00 PM

---

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

-Chad

## Chad Ronchetti

Economic Development Director

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

office: 218-729-3600



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

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

**Subject:** RE: AUAR Review Services

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

**395-0010-05590**

**395-0010-05690**

**395-0010-05610**

**395-0010-05770**

**395-0010-05780**

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

Thanks

Eric

Eric Johnson  
Community Development Director

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

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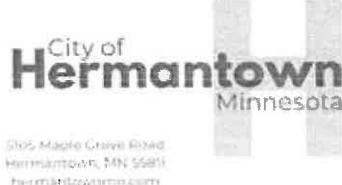
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[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218-729-5600



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

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Chad Ronchetti, Economic Development Director

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Sent from mobile

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Eric Johnson  
Community Development Director

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Thank you

Eric

Eric Johnson  
Community Development Director

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** [CH-Eric Johnson](#)  
**To:** [Chad Ronchetti](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Thursday, December 5, 2024 4:45:26 PM

---

Not overly clear IMO. We could probably go either way. I'll pose the question to Gunnar for his 2 cents.

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 5, 2024 4:11 PM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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

-Chad

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



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

---

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

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

Thanks  
Eric

---

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

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

Let's connect on this tomorrow, if possible.

-Chad

## Chad Ronchetti

Economic Development Director

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

office: 218-729-3600



5105 Maple Grove Road  
Hermantown, MN 55831  
[hermantownmn.com](http://hermantownmn.com)

**From:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>

**Sent:** Thursday, December 5, 2024 4:02 PM

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

**Subject:** RE: AUAR Review Services

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

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

**Sent:** Thursday, December 5, 2024 4:02 PM

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

Thanks  
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Eric Johnson  
Community Development Director

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[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

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**Sent:** Tuesday, December 3, 2024 4:10 PM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>; Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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**From:** [CH-Eric Johnson](#)  
**To:** [Chad Ronchetti](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Thursday, December 5, 2024 4:09:36 PM

---

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

Thanks  
Eric

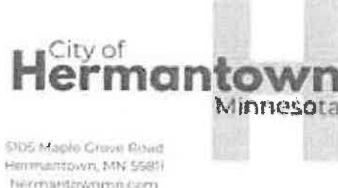
**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 5, 2024 4:05 PM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

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

Let's connect on this tomorrow, if possible.

-Chad

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



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Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
office: 218.729.3600



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**395-0010-05690**  
**395-0010-05610**  
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Thanks

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Thanks  
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**From:** CH-Eric Johnson  
**To:** Chad Ronchetti  
**Subject:** RE: AUAR Review Services  
**Date:** Thursday, December 5, 2024 4:02:29 PM

---

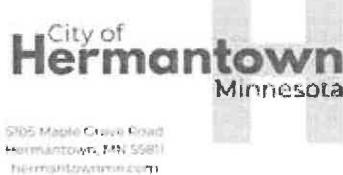
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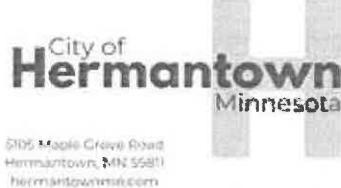
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**To:** [Fristed, Travis](#)  
**Cc:** [Larsen, Kenneth](#); [CH-Eric Johnson](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Tuesday, January 7, 2025 7:54:00 AM  
**Attachments:** [2025-01-07 Agreement for Consulting Services HEDA Braun Loon Phase I-1.pdf](#)

---

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



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**Sent:** Monday, January 6, 2025 5:32 PM  
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**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, January 6, 2025 5:28 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
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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  
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5105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

---

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Monday, January 6, 2025 5:14 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, January 6, 2025 3:32 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-5600



6105 Maple Grove Road  
Hermantown, MN 55821  
[hermantownmn.com](http://hermantownmn.com)

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Monday, January 6, 2025 12:39 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
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**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,

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**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](mailto:cronchetti@hermantownmn.com)  
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[hermantownmn.com](http://hermantownmn.com)

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**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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.

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

Thanks,

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**Subject:** RE: AUAR Review Services

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No worries. Have a great weekend.

-Chad

**Chad Ronchetti**  
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[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
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**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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 12, 2024 2:15 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>

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

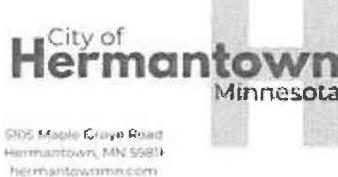
**Caution:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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



5105 Maple Grove Road  
Hermantown, MN 55811  
hermantownmn.com

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Wednesday, December 11, 2024 2:38 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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 3<sup>rd</sup>, so beginning the review on/after January 6<sup>th</sup> 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. 13<sup>th</sup> for the City's consideration.

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, December 9, 2024 4:15 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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 3<sup>rd</sup> 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



605 Maple Grove Road  
Hermantown, MN 55801  
hermantownmn.com

**From:** Chad Ronchetti

**Sent:** Thursday, December 5, 2024 3:25 PM

**To:** Travis Fristed <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>

**Cc:** Kenneth Larsen <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto: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](mailto:eric.johnson@hermantownmn.com)>  
**Cc:** Travis Fristed <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>; Kenneth Larsen <[KLarsen@braunintertec.com](mailto: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](mailto: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](http://Hermantownmn.com) [[hermantownmn.com](http://hermantownmn.com)] - 218.729.3618  
[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Tuesday, December 3, 2024 4:10 PM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>; Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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](mailto:eric.johnson@hermantownmn.com)>  
**Sent:** Tuesday, December 3, 2024 1:42 PM  
**To:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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

Working together to serve and build our community.

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

[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** [Fristed, Travis](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [Larsen, Kenneth](#); [CH-Eric Johnson](#)  
**Subject:** RE: AUAR Review Services  
**Date:** Tuesday, January 7, 2025 9:31:24 AM  
**Attachments:** [2025-01-07 Agreement for Consulting Services HEDA Braun Loon Phase I-1.pdf](#)

---

Chad,  
Please see attached.

Thanks,

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Tuesday, January 7, 2025 7:55 AM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



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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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, January 6, 2025 5:28 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Subject:** RE: AUAR Review Services

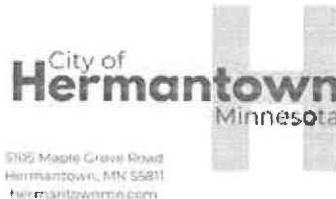
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Thanks, Travis. Attached is the amended PSA in redline. I will move forward with this, but let me know if you have issues with the redlines.

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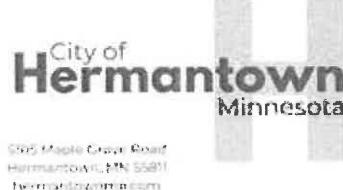
If its under \$25K, I can do it administratively. This proposal was \$20k.

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<eric.johnson@hermantownmn.com>

**Subject:** RE: AUAR Review Services

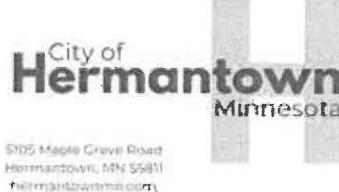
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Travis,

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

-Chad

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



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office: 218-729-5600



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**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>

**Subject:** RE: AUAR Review Services

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**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-5600



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**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Friday, December 13, 2024 3:17 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Thursday, December 12, 2024 2:15 PM  
**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600

## City of Hermantown Minnesota

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

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Wednesday, December 11, 2024 2:38 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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 3<sup>rd</sup>, so beginning the review on/after January 6<sup>th</sup> 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. 13<sup>th</sup> for the City's consideration.

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

**Sent:** Monday, December 9, 2024 4:15 PM

**To:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>

**Cc:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto: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.

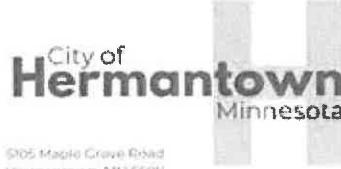
Travis,

We met with the Kimley Horn team today, and they confirmed that Braun is under NDA with them, which is a 3<sup>rd</sup> 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](mailto:cronchetti@hermantownmn.com)  
office: 218 729-3600



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

**From:** Chad Ronchetti

**Sent:** Thursday, December 5, 2024 3:25 PM

**To:** Travis Fristed <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>

**Cc:** Kenneth Larsen <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>

**Subject:** RE: AUAR Review Services

Just FYI –

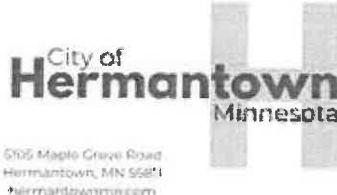
Looks like Kimley Horn did both the AUAR for Farmington and Rosemount.

<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](mailto:cronchetti@hermantownmn.com)  
office: 218.729.3600



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

**From:** Chad Ronchetti  
**Sent:** Wednesday, December 4, 2024 7:19 AM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Cc:** Travis Fristed <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>; Kenneth Larsen <[KLarsen@braunintertec.com](mailto: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](mailto: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](http://Hermantownmn.com) [hermantownmn.com] - 218.729.3618  
[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Sent:** Tuesday, December 3, 2024 4:10 PM  
**To:** CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>; Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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](mailto:eric.johnson@hermantownmn.com)>  
**Sent:** Tuesday, December 3, 2024 1:42 PM  
**To:** Larsen, Kenneth <[KLarsen@braunintertec.com](mailto:KLarsen@braunintertec.com)>; Fristed, Travis <[TFristed@braunintertec.com](mailto:TFristed@braunintertec.com)>  
**Cc:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto: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](http://Hermantownmn.com) [[hermantownmn.com](http://Hermantownmn.com)] - 218.729.3618  
[Eric.johnson@hermantownmn.com](mailto:Eric.johnson@hermantownmn.com)

**From:** Mayer, Susan  
**To:** Stolte, Aaron; CH-Eric Johnson; Chad Ronchetti  
**Cc:** Wurdeman, Brian; Payne, Ashley; Forsman, Max  
**Subject:** RE: Delineation review in Hermantown  
**Date:** Wednesday, October 23, 2024 11:20:09 AM  
**Attachments:** [Delineation Summary Overview.pdf](#)  
[ProjectLoon\\_WetlandDelineationMap\\_10222024.kmz](#)  
[Project Loon Data Sheets - 2024-10-23.pdf](#)

---

Hi Eric,

Following up here to share our wetland delineation field data. I have attached a delineation summary overview map, a KMZ with the delineated boundaries and sample point locations, and our data sheets.

Please let me know if you need any additional materials to proceed with the field review. As Aaron noted below, we've kept the 28<sup>th</sup> blocked off for the field visit. Does that date still work for you, and if so, what time would you like to meet onsite? We might want to consider a quick call ahead of the visit to discuss logistics of being onsite, given limited roadside property access and areas of dense vegetation. Let me know if you think that would be helpful and I could set up a Teams meeting.

Thanks,  
Susan

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:** Stolte, Aaron <Aaron.Stolte@kimley-horn.com>  
**Sent:** Monday, October 7, 2024 12:07 PM  
**To:** CH-Eric Johnson <eric.johnson@hermantownmn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>  
**Cc:** Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Payne, Ashley <Ashley.Payne@kimley-horn.com>; Mayer, Susan <Susan.Mayer@kimley-horn.com>; Forsman, Max <Max.Forsman@kimley-horn.com>  
**Subject:** RE: Delineation review in Hermantown

Hi Eric,

Thanks for following up and for being flexible on the field review! We will keep the 28<sup>th</sup> marked off on our calendar so we can be flexible on timing. I have no concerns getting you the field data prior to that date.

Aaron

**Aaron Stolte**  
Kimley-Horn | 767 Eustis Street, Suite 100, St. Paul, MN 55114  
Direct: 612 326 9510 | Mobile: 651 491 4798  
Connect with us: [X \(formerly Twitter\)](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

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**From:** CH-Eric Johnson <eric.johnson@hermantownmn.com>  
**Sent:** Thursday, October 3, 2024 9:16 AM  
**To:** Stolte, Aaron <Aaron.Stolte@kimley-horn.com>; Chad Ronchetti <cronchetti@hermantownmn.com>  
**Cc:** Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Payne, Ashley <Ashley.Payne@kimley-horn.com>  
**Subject:** RE: Delineation review in Hermantown

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

Hello Aaron, thank you for the email. There is a Technical Evaluation Panel (TEP) meeting scheduled for October 28 where

we would review the delineation. The TEP has reviewed delineations before without the full report, so just get us what you can prior to that date and we will plan on reviewing the delineation on the 28<sup>th</sup>. It is helpful for the delineator to be at the meeting, so please try and coordinate that if possible.

Thank you  
Eric

Eric Johnson  
Community Development Director

## City of Hermantown

Working together to serve and build our community.

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

**From:** Stolte, Aaron <[Aaron.Stolte@kimley-horn.com](mailto:Aaron.Stolte@kimley-horn.com)>  
**Sent:** Thursday, October 3, 2024 7:58 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>  
**Cc:** Wurdeman, Brian <[Brian.Wurdeman@kimley-horn.com](mailto:Brian.Wurdeman@kimley-horn.com)>; Payne, Ashley <[Ashley.Payne@kimley-horn.com](mailto:Ashley.Payne@kimley-horn.com)>  
**Subject:** Delineation review in Hermantown

Good morning Chad/Eric

Our team of Certified Minnesota Wetland Professionals are completing a delineation today on an approximately 140 acre study area (see clip below). The goal would be to have the delineation reviewed yet this fall if possible. We're doing what we can to get our field data processed but I wanted to put this on your radar. I would also be curious if you would be willing to schedule a field review with maps and data sheets (minus a full delineation report) so we can get the information to you sooner? Perhaps easiest to discuss with a call if that is helpful. Thank you!



**Aaron Stolte**

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

Direct: **612 326 9510** | Mobile: **651 491 4798**

Connect with us: [X \(formerly Twitter\)](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

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

4:00-5:00  
10/2  
• 10:00-12:00

Thanks,  
Chris

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

**Mortenson | Let's Redefine Possible®**  
Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** [Chad Ronchetti](#)  
**To:** [CH-John Mulder](#)  
**Cc:** [CH-Joe Wicklund](#)  
**Subject:** RE: Hermantown - TIF & Tax Abatement  
**Date:** Monday, September 23, 2024 3:53:00 PM  
**Attachments:** [REV-Development District No 1 Map - Hermantown Marketplace TIF District 1.pdf](#)

---

John,

I see that our Development District does not encompass the area of the Project Loon site.

I know we recently updated the Development District with the Engwalls discussion. Should we want to evaluate the use of TIF for this project, do you think the Council would entertain modifying it again to include everything southwest of Highway 2?

Even outside the context of Project Loon, if the Comp Plan is going to identify that entire area as future BLM, it should likely be included in the Development District.

Thanks,

-Chad

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



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Monday, September 23, 2024 2:21 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** Hermantown - TID & Tax Abatement

Chad,

Thanks for setting up the DEED meeting today. Dan & I are looking to drill more in-depth on TID & Tax Abatement in the City of Hermantown to talk about application process/timeline/etc. Are you available for a 30-min call next week at any of the below times to talk this through?

10/1 (all times CST)  
• 2:30-3:00

**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: In-Person Meeting | 10/30  
**Date:** Tuesday, October 15, 2024 3:21:04 PM

---

Super duper exciting.

I will make myself available during these times and will check with my team to make sure we have the right people in the room.

I will get back to you ASAP with the order in which times work the best for us.

-Chad

**Chad Ronchetti**

Economic Development Director

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

Office: 218-729-3600

City of  
**Hermantown**  
Minnesota

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

---

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Tuesday, October 15, 2024 3:17 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto: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

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



**From:** [Chris Bates](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: In-Person Meeting | 10/30  
**Date:** Wednesday, October 16, 2024 9:08:19 AM

---

Great thank you Chad! Just heard back from Tricia and they can only make the 9 AM timeslot. Can your team make the 10:30 time work?

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

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



---

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Tuesday, October 15, 2024 3:21 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: In-Person Meeting | 10/30

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Super duper exciting.

I will make myself available during these times and will check with my team to make sure we have the right people in the room.

I will get back to you ASAP with the order in which times work the best for us.

-Chad

# Chad Ronchetti

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



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

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Tuesday, October 15, 2024 3:17 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto: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  
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Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)





**From:** CH-Joe Wicklund  
**To:** Chad Ronchetti  
**Subject:** RE: In-Person Meeting | 10/30  
**Date:** Tuesday, October 15, 2024 3:34:59 PM

---

Will attend, that is a great time.

**From:** Chad Ronchetti <cronchetti@hermantownmn.com>  
**Sent:** Tuesday, October 15, 2024 3:24 PM  
**To:** CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>; David Bolf <david@nce-duluth.com>  
**Subject:** FW: In-Person Meeting | 10/30  
**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?

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- d. Incentives

Thank you,  
Chris

**Chris Bates, Development Manager**

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700 Meadow Lane North  
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Mobile: 612.232.6386

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

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



**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: In-Person Meeting | 10/30  
**Date:** Wednesday, October 16, 2024 11:05:00 AM

---

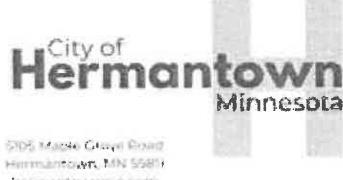
Chris,

Leave it to Hermantown to be the more flexible partner

Yea, we'll take the 10:30. I haven't heard back from our City Engineer, but hopefully he can make it work.

-Chad

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



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Wednesday, October 16, 2024 9:08 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: In-Person Meeting | 10/30

Great thank you Chad! Just heard back from Tricia and they can only make the 9 AM timeslot. Can your team make the 10:30 time work?

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

**Mortenson | Let's Redefine Possible®**  
Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Tuesday, October 15, 2024 3:21 PM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: In-Person Meeting | 10/30

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Super duper exciting.

I will make myself available during these times and will check with my team to make sure we have the right people in the room.

I will get back to you ASAP with the order in which times work the best for us.

-Chad

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



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Tuesday, October 15, 2024 3:17 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto: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

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**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** Re: In-Person Meeting | 10/30  
**Date:** Wednesday, October 16, 2024 11:52:08 AM

---

We'll have 5.

Chad Ronchetti - ED Director  
John Mulder - City Administrator  
Joe Wicklund - Assistant City Administrator  
Eric Johnson - Community Dev Director  
David Bolf - City Engineer

Wanted to make sure we had all the answers in the room. If we need to trim attendance, let me know.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 16, 2024, at 11:18, Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)> wrote:

thank you!

Please let me know who on your team is attending as you firm up numbers. I will share with you a more robust agenda as we have it in the near future.

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

<image003.jpg>

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Wednesday, October 16, 2024 11:05 AM

**To:** Chris Bates <Chris.Bates@mortenson.com>  
**Cc:** Dan Lessor <Dan.Lessor@mortenson.com>  
**Subject:** RE: In-Person Meeting | 10/30

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Chris,

Leave it to Hermantown to be the more flexible partner

Yea, we'll take the 10:30. I haven't heard back from our City Engineer, but hopefully he can make it work.

-Chad

<image004.jpg>

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Wednesday, October 16, 2024 9:08 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
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-Chad

<image005.jpg>

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**Sent:** Tuesday, October 15, 2024 3:17 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
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**Subject:** In-Person Meeting | 10/30

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<!--[if !supportLists]-->c.	<!--[endif]-->Water/Sewer Municipal Extensions
<!--[if !supportLists]-->d.	<!--[endif]-->Incentives

Thank you,  
Chris

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

<image003.jpg>

**From:** [Chris Bates](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: In-Person Meeting | 10/30  
**Date:** Wednesday, October 16, 2024 11:18:21 AM

---

thank you!

Please let me know who on your team is attending as you firm up numbers. I will share with you a more robust agenda as we have it in the near future.

**Chris Bates, Development Manager**

**Mortenson Development, Inc.**

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**Subject:** RE: In-Person Meeting | 10/30

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Chris,

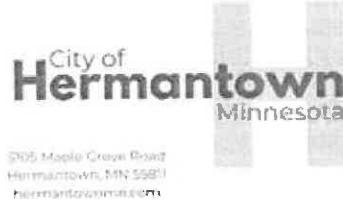
Leave it to Hermantown to be the more flexible partner

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-Chad

## Chad Ronchetti

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



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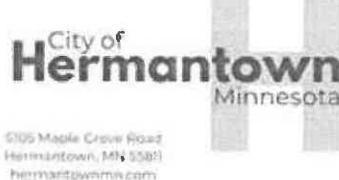
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-Chad

## Chad Ronchetti

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



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**Sent:** Tuesday, October 15, 2024 3:17 PM  
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**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
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- b. Municipal Approvals (Comp Plan, Rezone, AUAR)
- c. Water/Sewer Municipal Extensions
- d. Incentives

Thank you,  
Chris

**Chris Bates, Development Manager**  
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Minneapolis, MN 55422

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Mobile: 612.232.6386

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



**From:** [Chad Ronchetti](#)  
**To:** [CH-Dana Cunningham](#)  
**Subject:** RE: Is this for LOON?  
**Date:** Thursday, December 19, 2024 4:19:00 PM  
**Attachments:** [image003.png](#)

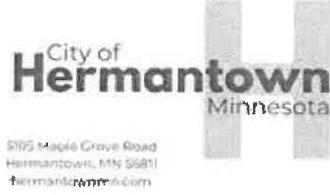
---

Yes. We are finalizing an escrow agreement with the developer now.

-Chad

## Chad Ronchetti

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



---

**From:** CH-Dana Cunningham <[dcunningham@hermantownmn.com](mailto:dcunningham@hermantownmn.com)>  
**Sent:** Thursday, December 19, 2024 4:03 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Subject:** is this for LOON?

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

**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#); [Arik Forsman \(MP\)](#)  
**Subject:** RE: Loon - In-Person Meeting Agenda  
**Date:** Wednesday, October 30, 2024 8:09:00 AM  
**Attachments:** [Project Loon COH Presentation 10-30-2024.pdf](#)

---

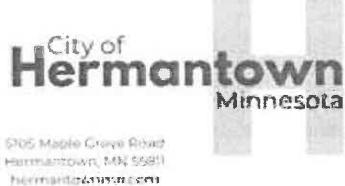
Chris,

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

-Chad

## Chad Ronchetti

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



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Monday, October 28, 2024 8:50 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto: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
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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**

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**From:** [Chad Ronchetti](#)  
**To:** [CH-John Mulder](#); [CH-Joe Wicklund](#); [CH-Eric Johnson](#); [David Bolf](#)  
**Subject:** RE: Loon - In-Person Meeting Agenda  
**Date:** Monday, October 28, 2024 4:44:00 PM  
**Attachments:** [Project Loon Slide Deck 10-30-2024.pdf](#)

---

Team,

Attached is the draft slide deck for our meeting on Wednesday. Please review and get me your comments by 2pm tomorrow, if possible, so I can have time to update the deck and send it before our meeting.

[@CH-Eric Johnson](#) – I was not sure if we have cultural/T&E thresholds, but I was fairly certain we didn't and that those would be driven by the EAW/EIS. They did ask if we have example reports from either of those that we could provide from previous projects.

Thanks all,

-Chad

**Chad Ronchetti**

Economic Development Director

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

office: 218-729-3600



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

**From:** Chad Ronchetti  
**Sent:** Monday, October 28, 2024 9:13 AM  
**To:** CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** FW: Loon - In-Person Meeting Agenda

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](mailto:cronchetti@hermantownmn.com)

office: 218-729-3600



5005 Maple Grove Road  
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**Sent:** Monday, October 28, 2024 8:50 AM  
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**To:** [Chris Bates](#)  
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**Subject:** RE: Loon - In-Person Meeting Agenda  
**Date:** Monday, October 28, 2024 9:13:00 AM

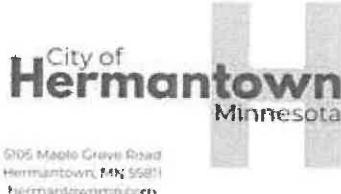
---

Awesome. Thanks. I'll distribute.

-Chad

## Chad Ronchetti

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



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**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#); [Arik Forsman \(MP\)](#); [Stacey Green \(MP\)](#)  
**Subject:** RE: Loon - In-Person Meeting Agenda  
**Date:** Wednesday, October 30, 2024 9:16:00 AM  
**Attachments:** [Pipe & Booster Station Improvements & NW Pressure Zone - 4.0 MGD Project Loon Maps.pdf](#)  
[Existing System.pdf](#)  
[Pipe & Booster Station Improvements & NW Pressure Zone - Pressure & Fire Flow Maps.pdf](#)  
[Pipe & Booster Station Improvements & NW Pressure Zone.pdf](#)  
[Project Loon COH Presentation 10-30-2024.pdf](#)

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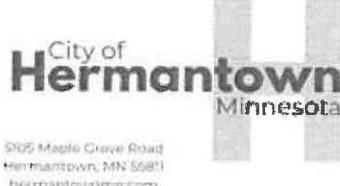
Attached are the water modeling figures for our discussion as well.

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

-Chad

**Chad Ronchetti**

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

Chris,

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

-Chad

# Chad Ronchetti

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



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

Chad,

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

## General Items

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

## Water & Wastewater

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

- f. Metering
- g. Next steps

**Incentives**

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

Thank you,

**Chris Bates, Development Manager**

**Mortenson Development, Inc.**

700 Meadow Lane North

Minneapolis, MN 55422

**Mortenson | Let's Redefine Possible®**

Mobile: 612.232.6386

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

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



**From:** CH-Joe Wicklund  
**To:** Chad Ronchetti  
**Subject:** RE: Loon - In-Person Meeting Agenda  
**Date:** Tuesday, October 29, 2024 8:49:26 AM

---

Check your “4<sup>th</sup> Monday of the month” at the bottom of the municipal approvals slide ... we are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays.

Do we want to start working a larger donation discussion into the development agreement at the onset rather than wait? Pitch it to them as a chance to make a larger impact in Hermantown that justifies the Park Dedication Fees?

**From:** Chad Ronchetti <cronchetti@hermantownmn.com>  
**Sent:** Monday, October 28, 2024 4:45 PM  
**To:** CH-John Mulder <jmulder@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>; David Bolf <david@nce-duluth.com>  
**Subject:** RE: Loon - In-Person Meeting Agenda

Team,

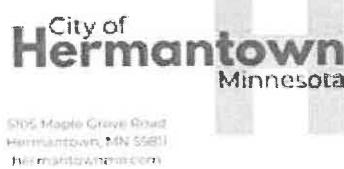
Attached is the draft slide deck for our meeting on Wednesday. Please review and get me your comments by 2pm tomorrow, if possible, so I can have time to update the deck and send it before our meeting.

@CH-Eric.Johnson – I was not sure if we have cultural/T&E thresholds, but I was fairly certain we didn’t and that those would be driven by the EAW/EIS. They did ask if we have example reports from either of those that we could provide from previous projects.

Thanks all,

-Chad

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



**From:** Chad Ronchetti  
**Sent:** Monday, October 28, 2024 9:13 AM

**To:** CH-John Mulder <[jmulder@hermantownmn.com](mailto:jmulder@hermantownmn.com)>; CH-Joe Wicklund <[jwicklund@hermantownmn.com](mailto:jwicklund@hermantownmn.com)>; CH-Eric Johnson <[eric.johnson@hermantownmn.com](mailto:eric.johnson@hermantownmn.com)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** FW: Loon - In-Person Meeting Agenda

Team,

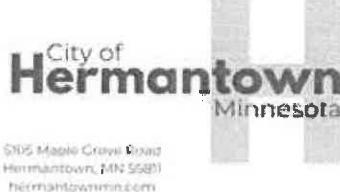
See the below agenda. I have started on a presentation deck, and I'll make sure it lines up with the below.

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



---

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Incentives

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

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



**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Monday, December 30, 2024 10:35:00 AM  
**Attachments:** [20241230 Reimbursement Agreement Final.pdf](#)

---

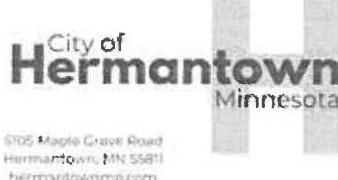
Chris,

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

Let me know if you have any additional thoughts.

-Chad

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



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

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

Chad,

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

Please let me know of any questions on this.

Thanks,  
Chris

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

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



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

**Sent:** Friday, December 13, 2024 4:15 PM

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

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

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

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Chris,

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

Let me know if your team has questions.

-Chad

**Chad Ronchetti**

Economic Development Director

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

Office: 218-729-3600

City of  
**Hermantown**  
Minnesota

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

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

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

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

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

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

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

Thanks,  
Chris

**Chris Bates, Development Manager**  
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Minneapolis, MN 55422

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



---

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**Sent:** Thursday, December 12, 2024 2:31 PM  
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**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: Loon | Reimbursement Agreement

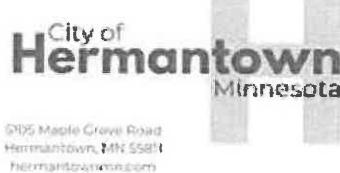
**CAUTION: External Sender. Use caution when clicking on links or attachments.**

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

-Chad

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



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

Chad,

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

Thanks,  
Chris

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



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**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** Loon | Reimbursement Agreement

Chad,

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

Thanks,  
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**Chris Bates, Development Manager**  
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700 Meadow Lane North  
Minneapolis, MN 55422

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



**From:** [Chris Bates](#)  
**To:** [Chad Ronchetti](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Thursday, December 19, 2024 2:00:07 PM  
**Attachments:** [20241219 Reimbursement Agreement \[MDI Comments\].docx](#)  
[20241219 Reimbursement Agreement \[MDI Redline to city 12.13 draft\].pdf](#)

---

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Please let me know of any questions on this.

Thanks,  
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-Chad

# Chad Ronchetti

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



5105 Maple Grove Road  
Hermantown, MN 55811  
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-Chad

## Chad Ronchetti

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office: 218-729-3600



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Chris

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

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



**From:** CH-Mindy Wilson  
**To:** Chad Ronchetti  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Monday, December 16, 2024 10:59:04 AM  
**Attachments:** [City of Hermantown W-9.pdf](#)

---

Sorry, I was out Friday.

Attached.

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Friday, December 13, 2024 2:48 PM  
**To:** CH-Mindy Wilson <[mwilson@hermantownmn.com](mailto: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](mailto:cronchetti@hermantownmn.com)  
office: 218-729-3600



---

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

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

office: 218-729-3600

City of  
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Minnesota

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



**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Thursday, December 19, 2024 3:11:00 PM

---

Received. Will chat internally.

Thanks, Chris.

-Chad

**Chad Ronchetti**

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



6105 Maple Gravel Road  
Hermantown, MN 55831  
[HermantownMN.com](http://HermantownMN.com)

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Minneapolis, MN 55422

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



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

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Chris,

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

Let me know if your team has questions.

-Chad

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



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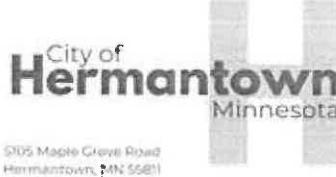
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**From:** Chris Bates  
**To:** [Chad Ronchetti](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Friday, December 13, 2024 2:47:27 PM

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**From:** [Chad Ronchetti](#)  
**To:** ["Chris Bates"](#)  
**Cc:** ["Dan Lessor"](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Wednesday, December 18, 2024 9:19:00 AM

---

Hey Chris,

Just checking in on the agreement. We got a proposal for AUAR review up to the first round of public comment.

-Chad

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Economic Development Director  
[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)  
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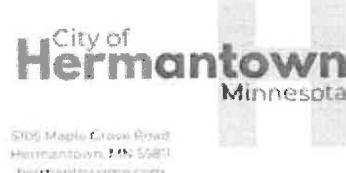
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3105 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

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

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



**From:** [Chad Ronchetti](#)  
**To:** CH-Mindy Wilson  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Monday, December 16, 2024 11:00:00 AM

---

How dare you take a day off! ;-)

-Chad

**Chad Ronchetti**

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



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

---

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

Sorry, I was out Friday.

Attached.

---

**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Friday, December 13, 2024 2:48 PM  
**To:** CH-Mindy Wilson <[mwilson@hermantownmn.com](mailto: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  
[ronchetti@hermantownmn.com](mailto:ronchetti@hermantownmn.com)  
office: 218.729.3600



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

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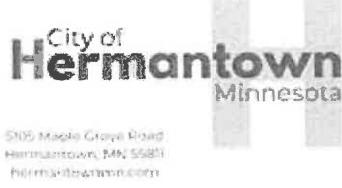
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**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Friday, December 13, 2024 4:14:00 PM  
**Attachments:** [2024-12-13\\_Reimbursement Agreement \(clean\).docx](#)  
[2024-12-13\\_Reimbursement Agreement \(marked\).pdf](#)

---

Chris,

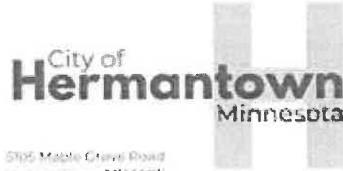
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**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Thursday, December 12, 2024 12:29:41 PM  
**Attachments:** [20241212 - Reimbursement Agreement Project Loon \[MDI Comments\].docx](#)

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



**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Friday, December 13, 2024 2:50:00 PM

---

On it. Attorney is working on a few revised redlines. I'll get that to you soon.

-Chad

## Chad Ronchetti

Economic Development Director

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

Office: 218-729-3600



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

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

Thanks,  
Chris

**Chris Bates, Development Manager**

**Mortenson Development, Inc.**

700 Meadow Lane North

Minneapolis, MN 55422

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Mobile: 612.232.6386

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

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

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

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

-Chad

## Chad Ronchetti

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



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

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---

**From:** Chris Bates  
**Sent:** Monday, December 9, 2024 1:12 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
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**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Thursday, December 12, 2024 2:30:00 PM

---

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

-Chad

## Chad Ronchetti

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

## City of Hermantown Minnesota

5125 Maple Grove Road  
Hermantown, MN 55811  
[hermantownmn.com](http://hermantownmn.com)

**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Thursday, December 12, 2024 12:30 PM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
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Mobile: 612.232.6386  
[chris.bates@mortenson.com](mailto:chris.bates@mortenson.com)  
[www.mortenson.com/Development](http://www.mortenson.com/Development)



**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Monday, December 9, 2024 2:07:00 PM

---

Received. Will review.

-Chad

## Chad Ronchetti

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



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

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

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





**From:** [Chad Ronchetti](#)  
**To:** [Chris Bates](#)  
**Cc:** [Dan Lessor](#)  
**Subject:** RE: Loon | Reimbursement Agreement  
**Date:** Monday, December 30, 2024 11:42:00 AM

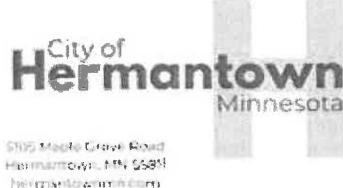
---

Perfect. Thanks, Chris. Talk next week.

-Chad

## Chad Ronchetti

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



**From:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Sent:** Monday, December 30, 2024 11:39 AM  
**To:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>  
**Subject:** RE: Loon | Reimbursement Agreement

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

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

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



**From:** Chad Ronchetti <[cronchetti@hermantownmn.com](mailto:cronchetti@hermantownmn.com)>  
**Sent:** Monday, December 30, 2024 10:36 AM  
**To:** Chris Bates <[Chris.Bates@mortenson.com](mailto:Chris.Bates@mortenson.com)>  
**Cc:** Dan Lessor <[Dan.Lessor@mortenson.com](mailto:Dan.Lessor@mortenson.com)>

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

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Chris,

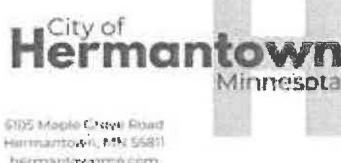
Attached is what I believe to be the final agreement. As discussed last week, I removed the language from #6. I also attached Exhibit B.

Let me know if you have any additional thoughts.

-Chad

**Chad Ronchetti**

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



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

**Sent:** Thursday, December 19, 2024 2:00 PM

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

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

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

Chad,

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

Please let me know of any questions on this.

Thanks,

Chris

**Chris Bates, Development Manager**

**Mortenson Development, Inc.**

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Minneapolis, MN 55422

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

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

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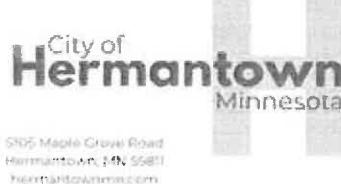
Chris,

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

Let me know if your team has questions.

-Chad

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



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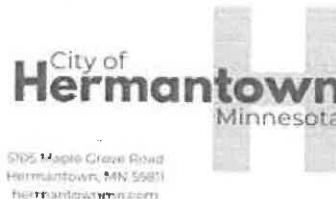
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