

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



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

Thursday between 1-3 is best for me!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

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

Hi Travis, I can make either work.

Chad – how is your schedule the next two days?

Thanks

Eric

Eric Johnson
Community Development Director

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hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

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

Hi Eric,
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?

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

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

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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>
Sent: Monday, January 6, 2025 3:32 PM
To: Fristed, Travis <TFristed@braunintertec.com>
Cc: Larsen, Kenneth <KLarsen@braunintertec.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>
Subject: RE: AUAR Review Services

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

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

Thanks!!

-Chad

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

Hi Chad,

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

Thanks,

From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

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

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

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Travis,

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

-Chad

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From: Chad Ronchetti

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

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

Subject: RE: AUAR Review Services

Travis,

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

If there are no issues, we can pull the GCs from the proposal you provided and attached the

proposal to this agreement as an exhibit.

Thanks!

-Chad

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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

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

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

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

-Chad

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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

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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, QTB207999.pdf](#)

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Thank you
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Eric Johnson
Community Development Director

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

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

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

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



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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>
Sent: Thursday, December 5, 2024 4:11 PM
To: CH-Eric Johnson <eric.johnson@hermantownmn.com>
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Okie doke. It would occur without a residence. Is that allowed?

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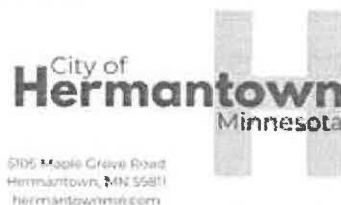
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hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

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

Hi Eric,
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?

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

Thank you
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Community Development Director

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From: [Chad Ronchetti](#)
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,

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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.

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No worries. Have a great weekend.

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Thursday between 1-3 is best for me!

Chad Ronchetti, Economic Development Director

City of Hermantown

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Sent from mobile

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

Hi Travis, I can make either work.

Chad – how is your schedule the next two days?

Thanks

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Community Development Director

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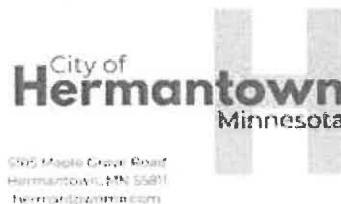
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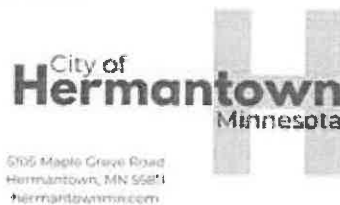
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Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

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

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

Thanks,

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

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

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

I am writing to see if Braun is interested in being the City's agent in order to provide review and comment on the AUAR as well as assist the City on any required EQB work associated with the AUAR document. From discussions with the development team, the project appears to be a multi-phased

project of upwards of 300-500,000 square feet located in an area of the City which currently does not have City sewer and water.

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

Thank you
Eric

Eric Johnson
Community Development Director

City of Hermantown

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: [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 28th 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 28th 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

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

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

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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 28th. 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

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Hermantownmn.com [hermantownmn.com] - 218.729.3618

Eric.johnson@hermantownmn.com

From: Stolte, Aaron <Aaron.Stolte@kimley-horn.com>

Sent: Thursday, October 3, 2024 7:58 AM

To: Chad Ronchetti <cronchetti@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>

Cc: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; Payne, Ashley <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**

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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

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Mobile: 612.232.6386

chris.bates@mortenson.com

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

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Monday, September 23, 2024 2:21 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Cc: Dan Lessor <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
office: 218-729-3600

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Hermantown
Minnesota

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To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: In-Person Meeting | 10/30

Chad,

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

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

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

Thank you,

Chris

Chris Bates, Development Manager
Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

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
www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Tuesday, October 15, 2024 3:21 PM
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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-Chad

Chad Ronchetti

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



5105 Maple Green Road
Hermantown, MN 55811
hermantownmn.com

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chris.bates@mortenson.com
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
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Cc: Dan Lessor <Dan.Lessor@mortenson.com>
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Thank you,
Chris

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Mobile: 612.232.6386

chris.bates@mortenson.com

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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 11:05:00 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
office: 218-729-3600

City of
Hermantown
Minnesota

505 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, October 16, 2024 9:08 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <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

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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Tuesday, October 15, 2024 3:21 PM
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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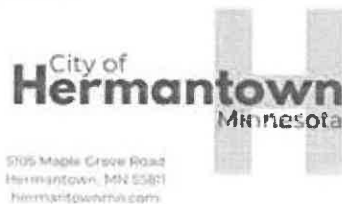
Super duper exciting.

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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
office: 218-729-3600



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

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chris.bates@mortenson.com
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 11:52:08 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> 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.

Chris Bates, Development Manager
Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development

<image003.jpg>

From: Chad Ronchetti <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>
Sent: Wednesday, October 16, 2024 9:08 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
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<image003.jpg>

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Sent: Tuesday, October 15, 2024 3:21 PM
To: Chris Bates <Chris.Bates@mortenson.com>
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Super duper exciting.

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-Chad

<image005.jpg>

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

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

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Mobile: 612.232.6386

chris.bates@mortenson.com

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



From: CH-Dana Cunningham <dcunningham@hermantownmn.com>
Sent: Thursday, December 19, 2024 4:03 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Subject: is this for LOON?

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

From: [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
chronchetti@hermantownmn.com
office: 218-729-3600



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

Chad,

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

General Items

1. Introductions
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Water & Wastewater

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 - f. Metering
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Incentives

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

Thank you,

Chris Bates, Development Manager

Mortenson Development, Inc.

700 Meadow Lane North

Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: Chad Ronchetti
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
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>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-Eric Johnson <eric.johnson@hermantownmn.com>; David Bolf <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
office: 218-729-3600



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

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Thank you,

Chris Bates, Development Manager
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Minneapolis, MN 55422

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chris.bates@mortenson.com

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From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Cc: [Dan Lessor](#)
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
office: 218-729-3600



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

Chris,

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

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

-Chad

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



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

Chris,

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

-Chad

Chad Ronchetti

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



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

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Thank you,

Chris Bates, Development Manager

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chris.bates@mortenson.com

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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 "4th Monday of the month" at the bottom of the municipal approvals slide ... we are the 1st and 3rd 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 just 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.

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Thanks all,

-Chad

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



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Sent: Monday, October 28, 2024 9:13 AM

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: Loon - In-Person Meeting Agenda

Team,

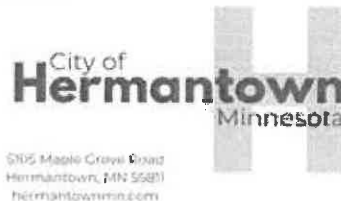
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-Chad

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



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

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Thank you,

Chris Bates, Development Manager
Mortenson Development, Inc.

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Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, December 19, 2024 2:00 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Cc: Dan Lessor <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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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

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

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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

Chris,

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

office: 218-729-3600



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

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

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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

Thanks,
Chris

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

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



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

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

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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
office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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

Chad,

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

Thanks,
Chris

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

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



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

Chad,

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

Thanks,
Chris

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

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chris.bates@mortenson.com
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](#)

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

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Subject: RE: Loon | Reimbursement Agreement

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Let me know if your team has questions.

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Economic Development Director

cronchetti@hermantownmn.com

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

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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office: 218-729-3600

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

Mindy,

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

-Chad

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, December 13, 2024 2:47 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
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www.mortenson.com/Development



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

Chad,

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

Thanks,
Chris

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

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



From: [Chad Ronchetti](#)
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
office: 218-729-3600



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, December 19, 2024 2:00 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <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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Mobile: 612.232.6386
chris.bates@mortenson.com
www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>

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

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

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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

Chris,

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
office: 218-729-3600



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

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

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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

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chris.bates@mortenson.com

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From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, December 12, 2024 2:31 PM

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

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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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

office: 218-729-3600



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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

Sent: Thursday, December 12, 2024 12:30 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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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

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

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



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To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Loon | Reimbursement Agreement

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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

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



From: Chad Ronchetti
Sent: Friday, December 13, 2024 4:15 PM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Loon | Reimbursement Agreement

Chris,

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

Let me know if your team has questions.

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

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

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



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

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chris.bates@mortenson.com

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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
office: 218-729-3600



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

Sorry, I was out Friday.

Attached.

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

Mindy,

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

-Chad

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



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

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

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

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, December 12, 2024 12:30 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
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chris.bates@mortenson.com
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From: Chris Bates
Sent: Monday, December 9, 2024 1:12 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: Loon | Reimbursement Agreement

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chris.bates@mortenson.com

www.mortenson.com/Development



From: [Chad Ronchetti](#)
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](#)

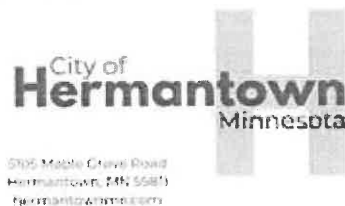
Chris,

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



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

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

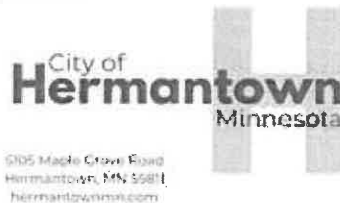
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Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



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

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From: [Chris Bates](#)
To: [Chad Ronchetti](#)
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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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
office: 218-729-3600



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, December 13, 2024 2:47 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
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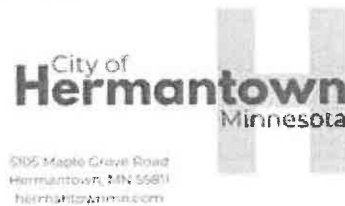
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From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Cc: [Dan Lessor](#)
Subject: RE: Loon | Reimbursement Agreement
Date: Thursday, December 12, 2024 2:30:00 PM

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Chad Ronchetti

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City of
Hermantown
Minnesota

5055 Maple Grove Road
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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
office: 218-729-3600

City of
Hermantown
Minnesota

505 Maple Grove Road
Hermantown, MN 55801
hermantownmn.com

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

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

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Mobile: 612.232.6386
chris.bates@mortenson.com
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Mortenson

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



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Monday, December 30, 2024 11:39 AM
To: Chad Ronchetti <ronchetti@hermantownmn.com>
Cc: Dan Lessor <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
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Minneapolis, MN 55422

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From: Chad Ronchetti <ronchetti@hermantownmn.com>
Sent: Monday, December 30, 2024 10:36 AM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Dan Lessor <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

City of
Hermantown
Minnesota

5105 Maple Creek Road
Hermantown, MN 56011
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Thursday, December 19, 2024 2:00 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <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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From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, December 13, 2024 4:15 PM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Dan Lessor <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
office: 218-729-3600



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

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

Thanks,
Chris

Chris Bates, Development Manager
Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

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From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, December 12, 2024 2:31 PM

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

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

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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

office: 218-729-3600



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

Sent: Thursday, December 12, 2024 12:30 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: Dan Lessor <Dan.Lessor@mortenson.com>

Subject: RE: Loon | Reimbursement Agreement

Chad,

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

Thanks,
Chris

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

Chad,

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

Thanks,
Chris

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

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