

Right-of-way Process

? What is the right-of-way process?

Right-of-way (ROW) easements allow for the safe construction, operation, and maintenance of linear infrastructure projects including transmission lines. Our team works closely with landowners during the ROW process to introduce the project and ourselves, answer questions and solicit input, and negotiate and acquire necessary land rights.

? What can landowners expect?

Northland Reliability Project representatives will contact impacted landowners and hold individual meetings to discuss the ROW process, including the need for temporary right-of-entry access, negotiation and acquisition of temporary and permanent land rights, and the restoration and damage process.

Four major right-of-way process phases and anticipated schedule

1 Right-of-entry for temporary access (2023 – 2024)

Project representatives will reach out to impacted landowners to request temporary access to a portion of their property. This temporary access is granted through a Right-of-Entry Agreement and allows project team members to conduct surveys and studies to inform the routing process.

2 Easements (2024 – 2026)

As the route is defined, impacted landowners will be contacted to begin the ROW negotiation and easement acquisition process. An offer package will be presented to landowners based on fair market value. Our goal is to work closely with landowners to resolve concerns and reach a voluntary agreement. The easement agreement is recorded with the County Recorder.

3 Construction (2027 – 2030*)

Minnesota Power and Great River Energy will construct the transmission line within the ROW while maintaining ongoing communications with landowners. Temporary roads may be needed during construction.

**Construction on Segment 2 may begin in 2025*

4 Restoration (2027 – 2031)

After construction, damages to crops and property will be settled through reimbursement or restoration. Minnesota Power and Great River Energy are responsible for maintaining the easement area.

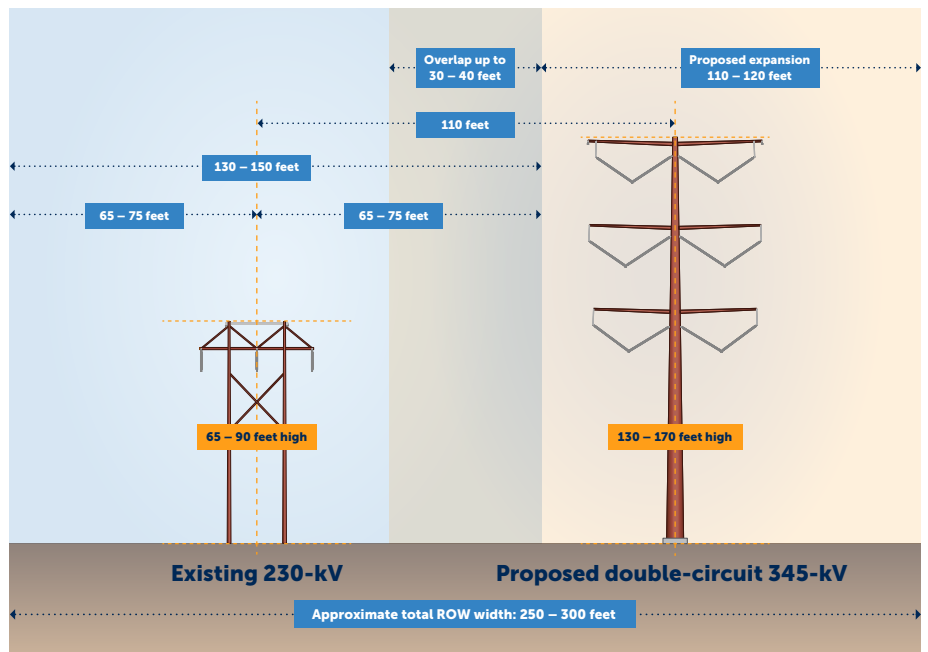
Frequently asked questions

? Can this project share right-of-way in Segment 1 with an existing line?

There may be opportunities to overlap right-of-way with an existing line. We estimate up to 30-40 feet of right-of-way may be shared between the existing structure and the new structure depending on factors like engineering, construction and topography.

? How large of an easement do you need?

The typical right-of-way width will be at a minimum 150 feet for each transmission line (75 feet on each side of a transmission line). It is sometimes necessary to secure additional permanent ROW at angles or areas where we use specialty structures. It could also be necessary to secure temporary areas next to the permanent right-of-way for stringing and construction access.



? Does Segment 2 require a wider easement?

At this time, we do not anticipate requiring additional easement width for the line replacement along segment two (Benton County Substation to Big Oaks and Sherco Substations).

? How far will the transmission line be from homes and businesses?

To the extent practicable, the project team will design the route to maximize separation from homes and businesses. Proximity to homes and businesses is one of the routing criteria for Minnesota Power and Great River Energy. We do not anticipate having structures within our 150-foot-wide right-of-way.

? How does an easement affect my property?

The easement restricts the placement of buildings and structures within the easement area for safety and reliability and provides rights for access as well as clearing and removal of vegetation. Our project team will coordinate with landowners prior to construction. Additionally, easements stay with a property even if the ownership of a property changes.

? What activities are allowed within the easement area?

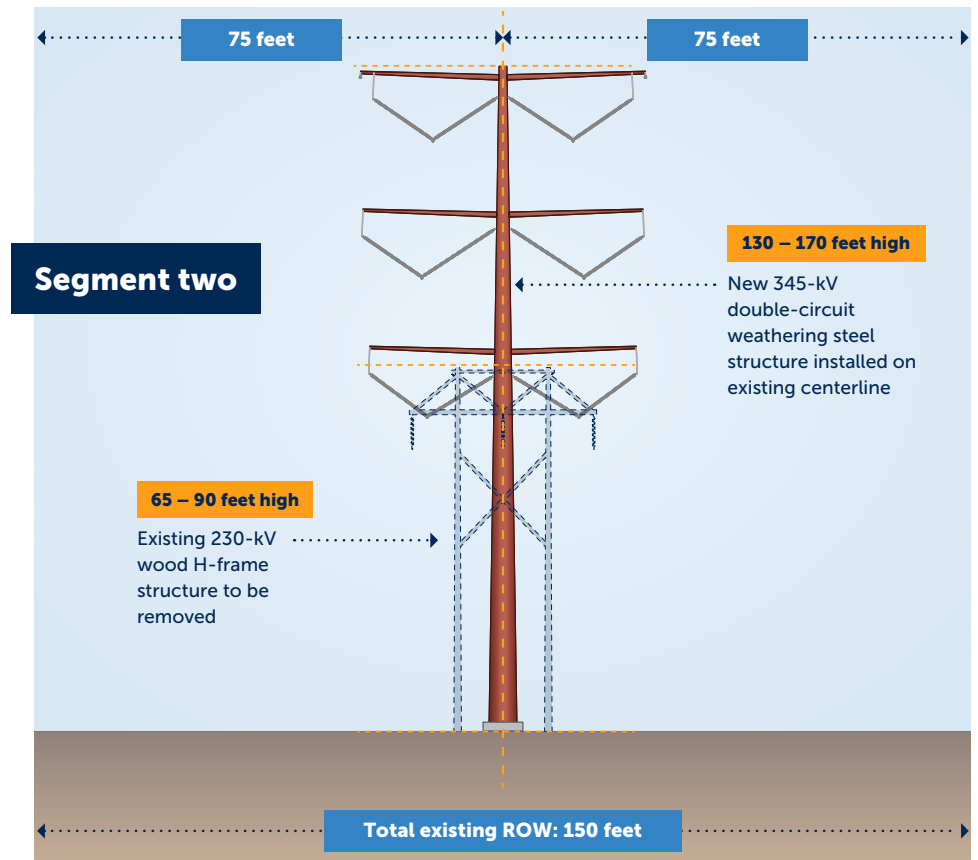
In general, the land can continue to be used as before, provided that the use does not interfere with the construction, operation, and maintenance of the transmission line. Minnesota Power and Great River Energy encourage landowners to discuss the activities they plan to conduct in the easement area with a land agent.

? What type of surveys are performed?

Beginning fall 2023 and continuing through spring and fall of 2026, personnel will be surveying within the proposed & alternative alignments in Segment 1 and existing transmission line ROW along Segment 2. The survey teams will be assessing biological, cultural, and wetland resources. In most instances, their activities will be limited to a visual inspection. However, in limited circumstances, the activities may involve shovel testing or other limited ground disturbance, all of which would be conducted by hand. You may also notice pin flags and ribbons tied to trees. These are areas the survey teams identified for additional review, and the flags and ribbons will be removed at a later date.

? Will eminent domain be used for this project?

Great River Energy and Minnesota Power intend to work with all landowners to reach voluntary agreements. In the event those agreements cannot be reached, then eminent domain proceedings may be necessary. In those instances, we encourage landowners to consult with their own counsel. Minnesota Power and Great River Energy will continue to negotiate with landowners during an eminent domain proceeding and will dismiss the proceedings if an easement agreement is reached.



Connect with us

Questions? We want to hear from you.



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