



## Frequently Asked Questions for Landowners

### What is Grain Belt Express?

Grain Belt Express ("Grain Belt") is an approximately 800-mile transmission line that will deliver up to 4,000 megawatts (MW) of low-cost sustainable power from western Kansas to customers in Missouri and other states in the region.

### Who owns Grain Belt?

Grain Belt is owned by Invenergy Transmission LLC ("Invenergy Transmission"), an affiliate of Invenergy, a U.S. company with a successful track record building clean energy projects. In 2020, Invenergy Transmission became the full and sole owner of Grain Belt after acquiring the project from Clean Line Energy Partners. Invenergy Transmission has no affiliation with Clean Line Energy Partners.

### What is Grain Belt seeking from me?

Grain Belt is seeking an easement agreement, for which you will receive payment, that grants rights within a designated parcel of your land. Easement agreements are common for linear infrastructure projects like electric lines and pipelines. With an easement agreement, you retain full ownership of the land.

### What will be in the easement area?

An electric transmission line will run overhead all easement areas. Transmission structures for the line will be built in many but not all easement areas.

### How wide will easement areas be?

Easement areas will typically be 150 feet wide, and in some cases could be up to 200 feet wide depending on local land characteristics and engineering requirements.

### How will payments be structured?

Grain Belt is compensating landowners with three types of payments: easement payments, structure payments, and agricultural impact payments. Grain Belt is paying landowners 110% of market value of the land for easements. Grain Belt is also offering landowners the option to receive easement and structure payments upfront or through annual payments over the life of the project that are transferrable if you ever sell your land. These enhancements Grain Belt has committed to are above industry standard. Additional details about each payment type follow:

#### *Easement Payments*

Easement payments are unique to each parcel. The total easement value is calculated based on the acreage size of land within each easement area, valued at 110% of market value. At the signing of the easement agreement, you will receive a payment for 20% of the total easement value. You can elect to receive payment for the balance of the



easement value as a lump sum prior to construction, or as annual fixed-rate payments for as long as the easement remains in effect.

### *Structure Payments*

In addition to easement payments, you will be compensated for any structures on your property based on payment amounts approved by the Missouri Public Service Commission. You can elect an upfront, lump sum payment of \$18,000 per structure, or receive annual payments starting at \$1,500 per-structure in Year 1 and escalating at 2% each year as long as the structures are on your property.

### *Agricultural Impact Payments*

Grain Belt will reimburse owners for agricultural impacts, including compensating landowners for crop and conservation program revenues impacted by the project.

### **Will I still be able to use land in the easement area?**

Yes, you can continue to raise crops, graze livestock, hunt on your land, and otherwise use your land in the easement area as you would. Exceptions generally will be safety-based and include restrictions on structures and tall vegetation in easement areas, and limits on activities during construction.

### **How many structures will you place on my land?**

Specific structure locations are not yet known and will be based on engineering as well as information you provide about your land. On average there will be four to five structures per mile, with variations for certain areas with crossing and turning structures.

### **What do the structures look like?**

The structures will be lattice steel designs. The structure base will have four legs approximately 40 feet by 40 feet wide. The structures will be between 130 to 160 feet tall.

### **What is the footprint of the structures?**

The footprint of each structure is less than 1% of the easement area. Each of the structure's four legs will have a cylindrical cement foundation that is around 4 to 6 feet wide and about 15 feet deep. These dimensions will vary somewhat based on localized soil conditions.

### **What does development work look like?**

Before construction begins, Invenergy Transmission and its contractors and consultants will perform a number of tasks, such as site surveys, coordination with local governments, engineering design work, and environmental studies.



## **How will this impact my agricultural operation?**

Grain Belt is committed to helping preserve agricultural land use and will minimize and mitigate impacts to agricultural operations by taking steps including the following:

- Minimizing interference with drainage tile and repairing tile to the same or better quality
- Restoring or compensating for soil compaction and rutted land
- Repairing damage to soil conservation practices
- Compensating for crop damage

## **What if I have a tenant on my land?**

The easement agreement will be signed with the owner of the land. However, we recognize that many matters related to land use and access may be relevant for the tenant too. Your easement agreement will include a space to provide your tenant's name and contact information so that we can communicate with them in the future.

## **Will you be placing permanent roads on my land?**

No, except for isolated cases where there are not readily accessible public roads, which will be very rare.

## **Where can I find a detailed map of the entire route?**

Please visit [www.GrainBeltExpress.com](http://www.GrainBeltExpress.com) and scroll down to the bottom of the main page for a detailed interactive map where you can zoom in and out at any location along the route.

## **What's in it for me?**

In addition to payments you will receive, Grain Belt will generate significant annual revenue for your county, which will support public services you may use. Invenergy Transmission is also working to add broadband infrastructure to the line, which could expand high-speed internet service for you and your community.

## **I have questions beyond those covered here. Who should I call?**

Invenergy Transmission has hired Contract Land Staff (CLS) to provide land negotiation services for the Grain Belt project. Your CLS land representative will be reaching out to you directly and can answer questions. Meanwhile, you can contact Grain Belt with questions at 866.452.4082 or [connect@grainbeltexpress.com](mailto:connect@grainbeltexpress.com).