

Exhibit No. _____
Issues: Public Outreach; Right-of-Way Acquisition
Witness: Mark O. Lawlor
Type: Direct Testimony
Sponsoring Party: Grain Belt Express Clean Line LLC
Case No.: EA-2014-0207
Date of Testimony: March 26, 2014

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. EA-2014-0207

DIRECT TESTIMONY OF

MARK O. LAWLOR

ON BEHALF OF

GRAIN BELT EXPRESS CLEAN LINE LLC

March 26, 2014

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1 **I. INTRODUCTION AND PURPOSE OF TESTIMONY**

2 **Q. Please state your name, present position and business address.**

3 A. My name is Mark O. Lawlor. I am Director of Development for Clean Line Energy
4 Partners LLC (“Clean Line”). Clean Line is the ultimate parent company of Grain Belt
5 Express Clean Line LLC (“Grain Belt Express” or “Company”), the Applicant in this
6 proceeding. I am based in the Kansas City metropolitan area, but my business address is
7 1001 McKinney Street, Suite 700, Houston, TX 77002.

8 **Q. What are your duties and responsibilities as Director of Development of Clean**
9 **Line?**

10 A. I am responsible for managing the siting process, regulatory and environmental
11 permitting efforts, public outreach, and schedule for the development of the Grain Belt
12 Express Clean Line transmission project (“Grain Belt Express Project” or “Project”). I
13 work to integrate and align the Project’s regulatory processes with outreach activities in
14 the states in which the Project is to be located.

15 **Q. What is the purpose of your direct testimony?**

16 A. I am testifying in support of the Grain Belt Express Application for a certificate of
17 convenience and necessity (“CCN”) to construct and operate in Missouri approximately
18 206 miles of a high voltage, direct current (“HVDC”) transmission line (“HVDC Line”)
19 that will traverse the state from Kansas into Illinois and continuing into Indiana, as well
20 as an associated converter station and related transmission facilities to be located in Ralls
21 County. Specifically, I will describe the public outreach activities conducted by Grain
22 Belt Express with regard to the process of routing the HVDC Line and the notice
23 provided to affected landowners. Additionally, I will provide information on Grain Belt

1 Express' plans for negotiating with landowners to obtain the necessary real property
2 rights for the Project, including transmission line easements.

3 **Q. Please describe your educational and professional background.**

4 **A.** I received my undergraduate degrees in political science and environmental studies from
5 the University of Kansas in 1997 and my Juris Doctor from Washburn University in
6 2000. Immediately prior to joining Clean Line, I was Project Manager for EDP
7 Renewables (previously known as Horizon Wind Energy) and was tasked with
8 developing wind energy projects and managing transmission policy in the Southwest
9 Power Pool, Inc. ("SPP"), region and overseeing legislative and regulatory matters in the
10 region on behalf of the Company. Before joining Horizon Wind Energy, I was a
11 founding partner in a law firm specializing in renewable energy law.

12 **II. THE PUBLIC OUTREACH PROCESS AND LANDOWNER NOTIFICATION**

13 **Q. What is the Grain Belt Express Routing Team?**

14 **A.** The Routing Team is a multidisciplinary group that performed the public outreach and
15 participated in determining the Proposed Route of the Project which is set forth in the
16 Route Selection Study. The Routing Team consisted of individuals from Clean Line as
17 well as The Louis Berger Group, Inc. ("Louis Berger"), which the Company engaged to
18 assist it in selecting the Proposed Route. The Route Selection Study is attached as
19 Schedule TBG-1 to the Direct Testimony of Louis Berger's Timothy B. Gaul.

20 **Q. What is Louis Berger?**

21 **A.** Louis Berger is an international consulting firm with its headquarters in Morristown,
22 New Jersey. It has numerous offices throughout the world, including a regional office in
23 Kansas City, Missouri. It provides engineering, architecture, program and construction

1 management, environmental planning and science, and economic development services
2 on a global scale.

3 **Q. What are the qualifications of the Routing Team?**

4 A. Members of the Routing Team have experience in public outreach and communication,
5 transmission line route selection, impact assessment for natural resources, land use
6 assessment and planning, cultural resource identification and assessment, impact
7 mitigation, transmission engineering and design, and construction.

8 **Q. What work did the Routing Team perform?**

9 A. The Routing Team executed an extensive, methodical, multi-level public outreach
10 strategy that utilized input from local authorities, government agencies, non-
11 governmental organizations, and individual landowners throughout the Project Study
12 Area. The Study Area refers to those portions of the 4-state area of Kansas, Missouri,
13 Illinois and Indiana that were examined regarding the location of the Project. The
14 Routing Team used the information collected through this process to identify a Proposed
15 Route. The goal in selecting a suitable route for the Project is to minimize the overall
16 effects of the transmission line on the natural, cultural, and human environment while
17 avoiding circuitous routes, extreme costs, and special design requirements, as set forth in
18 the Missouri Route Selection Study.

19 **Q. What were the objectives of the public outreach?**

20 A. In collaboration with Louis Berger, Grain Belt Express conducted a series of Community
21 Leader Roundtable Meetings (“Roundtables”) in Missouri to obtain input on routing
22 opportunities and constraints, as well as a series of Public Open House Meetings (“Open
23 Houses”) designed to elicit input from residents and landowners along several potential

1 routes. The Roundtables were held to gather input from local officials, economic
2 development representatives and community leaders on constraints, opportunities and
3 other factors that would lead to the most suitable routing options for the Project. The
4 Open Houses were conducted to present information about the Project and to gather
5 feedback to refine the Potential Routes of the Project. Grain Belt Express also obtained
6 routing input from state and federal agencies, as well as public interest groups. Grain
7 Belt Express carefully considered all of this information when selecting the Proposed
8 Route.

9 The purpose of the public outreach was:

- 10 • To support the data acquisition required for the routing process in order to
11 determine the Proposed Route. Due to its length, route selection for the Grain
12 Belt Express Project involved considering a complex set of physical features,
13 including homes, businesses, cultural and historical resources, other
14 infrastructure, and environmental factors. Publicly available data sets do not
15 contain all of the necessary information and can be beneficially supplemented
16 by methodical outreach to local government officials and agencies, non-
17 governmental organizations with specific expertise and local familiarity, other
18 utilities and businesses, and local landowners (collectively referred to as
19 “stakeholders”). The extensive outreach associated with this data collection
20 also provided opportunities to verify the accuracy of the routing data that were
21 gathered while conducting desktop research and completing ground and
22 helicopter surveys along potential routes.

- 1 • To communicate the purpose and need for the Project to government officials,
2 non-governmental organizations, and the public.
- 3 • To advise government officials, non-governmental organizations, and the
4 public generally of the other benefits of the Project, such as job creation,
5 additional governmental revenues, landowner payments for easements, and a
6 cleaner environment.
- 7 • To provide information about and opportunities for feedback on the general
8 and technical routing guidelines as described in Section 2.4.1 and 2.4.2 of the
9 Missouri Route Selection Study (attached to Mr. Gaul's direct testimony).
10 The Company advised stakeholders that the Proposed Route would be the
11 result of the application of these comprehensive general and technical routing
12 guidelines, as well as extensive public input.
- 13 • To convey the Company's respect for private property rights and to provide
14 information about planned construction practices and planned efforts to
15 minimize and mitigate agricultural impacts.
- 16 • To provide information about the Company's right-of-way acquisition process
17 and landowner compensation.
- 18 • To develop the Project in a collaborative, methodical and transparent manner.

19 **Q. How did you interact and communicate with the public about the Project?**

20 A. I and others at Grain Belt Express operated on the premise that an extensive, methodical,
21 multi-level public outreach strategy that is continuous and iterative with the route
22 development process is the best way to determine and build support for a proposed route
23 for the Project. This is particularly the case here, given the length of the Grain Belt

1 Express Project, which will span a total of 750 miles with approximately 206 miles in
2 Missouri. An extensive public outreach process may also support the acquisition of
3 necessary transmission line easements through voluntary, arms length transactions.
4 Accordingly, from May 2010 through March 2014 the Grain Belt Express team
5 conducted more than 900 in-person meetings across the project area in Missouri, Kansas,
6 Illinois, and Indiana. These meetings ranged from one-on-one conversations to large
7 public open house meetings.

8 Grain Belt Express has also maintained an active presence with the public online.
9 The Project's website, www.grainbeltexpresscleanline.com, has been actively updated
10 since the beginning of the Project's development in 2010. Among other information, the
11 website contains: (1) a video that describes the need for the Project and how Grain Belt
12 Express will bring significant economic benefit to Missouri and other states through
13 much-needed transmission expansion for new wind energy projects; (2) a construction
14 simulation video describing each step of the pre-construction and construction processes;
15 (3) a Frequently Asked Questions section for all stakeholders to learn details about the
16 Project; (4) a section on how local businesses can learn about opportunities to participate
17 in the construction of the Project; and (5) sections for Missouri landowners to learn about
18 meetings, view maps, read studies relating to the Project, view regulatory filings, locate
19 third-party resources, and provide route-specific comments.

20 Grain Belt Express distributes a newsletter on a regular basis to more than 2,800
21 stakeholders. These newsletters provide information on Project development milestones,
22 recent events and meetings, as well as upcoming activities. The newsletter is available to

1 anyone who is interested in receiving a copy, and free subscriptions to the newsletter are
2 available online.

3 **Q. How was this public outreach process organized in Missouri?**

4 **A.** The public outreach effort in Missouri occurred in three stages. Stage One began with
5 the inception of the Project through the development of a Potential Route Network.
6 Stage Two included activities between the development of the Potential Route Network
7 and Open House meetings. Stage Three covered the period following Open House
8 meetings through the selection of the Proposed Route.

9 **A. Stage One:**

10 **Q. How did Stage One begin?**

11 **A.** Stage One began in May 2010 with the identification of the Resource Area where the
12 wind generation collected by the Project would be located, and the proposed point of
13 delivery for the Project in St. Francois County, Missouri. The Resource Area was
14 identified in western Kansas after studying various wind resources, location of wind
15 projects under development, and compatible land use for large-scale wind energy
16 projects.

17 As a result, a broad Study Area was identified between the Resource Area and the
18 point of delivery, as described in the Section 4.1 of the Route Selection Study. At that
19 time in 2010 the Study Area included 52 counties in southern Kansas and southern
20 Missouri. In October 2011 the Midcontinent Independent System Operator, Inc.
21 (“MISO”) provided Grain Belt Express with the results of interconnection studies, which
22 indicated the upgrades required to deliver 3,500 megawatts (“MW”) to the St. Francois
23 substation and surrounding 345 kilovolt (“kV”) system would not be economically

1 feasible because the grid at that location is not capable of handling delivery of the full
2 3,500 MW.

3 Given the limitations at the St. Francois substation, the Routing Team identified
4 the Sullivan substation in Sullivan County, Indiana as a potential delivery point for a
5 portion of the delivery capacity of the Project, and initiated a feasibility study in August
6 2011 with PJM Interconnection, LLC (“PJM”). Adding the Sullivan substation as a
7 second delivery point required the expansion of the Study Area to include portions of
8 northern Kansas and northern Missouri, as well as central Illinois and southwestern
9 Indiana. Ultimately, Ameren’s Maywood-Montgomery 345 kV line was identified as a
10 suitable option to interconnect with and to serve as the delivery point in Missouri. Grain
11 Belt Express then submitted an interconnection request to MISO regarding that line.

12 **Q. What were the next steps taken by the Routing Team?**

13 A. To learn about the landscape and to engage with stakeholders throughout the Project’s
14 Study Area, the Routing Team led a community outreach program that was designed to
15 educate community leaders and the public about the purpose and benefits of the Project,
16 the regulatory process, and Project timeline. The Routing Team also gathered general
17 comments on the Project and specific information about the Study Area that would
18 support the routing effort. The Routing Team has held over 400 meetings in Missouri to
19 date.

20 **Q. Who did the Routing Team meet with?**

21 A. We met with a wide variety of stakeholders, including government agencies such as the
22 United States Fish and Wildlife Service, Missouri Department of Conservation, Missouri
23 Department of Natural Resources, as well as non-governmental organizations, and

1 associations including The Audubon Society of Missouri, Missouri Prairie Foundation,
2 Sierra Club, and Ducks Unlimited. The information sought and obtained in these
3 meetings related to a wide array of topics to assist with the route development,
4 encompassing cultural and historical resources, community buildings such as schools and
5 churches, recreational areas, wildlife habitats, conservation concerns, and existing
6 infrastructure, such as gas pipelines and other transmission lines.

7 The Company engaged The Nature Conservancy to provide guidance to the
8 Routing Team regarding natural resources and conservation issues throughout the routing
9 process. This helped lead to the identification of the Proposed Route that minimizes
10 impacts to the natural, cultural and human environment while avoiding circuitous routes,
11 extreme costs, and non-standard design requirements.

12 In addition, we held informational meetings with local utilities and cooperatives,
13 local civic groups, local economic development organizations and chambers of
14 commerce, county commissioners and other county officials. We continued our outreach
15 through meetings with Missouri Farm Bureau, Missouri Farmers Care, Missouri Soybean
16 Association, and Missouri Cattlemen's Association, Missouri Pork Producers Association
17 Missouri, Missouri Association of Counties, Missouri Municipal League, Association of
18 Missouri Electric Cooperatives, Missouri Energy Development Association, Missouri
19 Chamber of Commerce and Industry, Associated Industries of Missouri, and the Missouri
20 Association of Councils of Government. We also conferred regularly with Missouri
21 legislators, including all legislators from the Study Area. At these meetings we discussed
22 the economic benefits of the Project, as well as our public outreach and our routing
23 process. The overall response from these legislative meetings was positive and

1 encouraging. There was a broad consensus of the need for proposals like the Grain Belt
2 Express Project to supply low-cost clean energy and to promote economic development
3 in Missouri.

4 **Q. What meetings were conducted in Missouri specifically?**

5 A. The Routing Team conducted a series of introductory meetings with county
6 commissioners and other local officials, followed by a series of larger group meetings of
7 Roundtables throughout the Study Area, including southern and northern Missouri.
8 Roundtable invitees included public officials (including federal, state, county and
9 municipal governmental officials), planning and zoning officials, highway engineers,
10 local environmental and conservation organization representatives, local Farm Bureau
11 managers, University of Missouri extension agents, representatives of other agricultural
12 organizations, local fire and sheriff's departments, utilities, local economic development
13 representatives, and anyone suggested by county officials as having a broad
14 understanding of the local community and geography. A total of 57 Roundtable meetings
15 were held across the four states with participants from 107 counties. Over 740
16 community representatives attended these Roundtables across the Study Area, providing
17 valuable insight for the route development process and commentary on the Project.

18 In Missouri representatives from 41 counties were invited to such meetings, and
19 more than 250 people attended the 24 Roundtables. **Schedule MOL-1** is a table of the
20 dates, locations, and number of participants at the Missouri Roundtables.

21 **Q. What occurred at the Roundtables?**

22 A. At each Roundtable meeting, members of the Routing Team provided an overview of the
23 Project and a description of the routing process. The Routing Team also described the

1 routing criteria used for siting the transmission line. The presentation was followed by a
2 working session where participants provided specific information about their community
3 to aid the route development process. **Schedule MOL-2** is the Project Fact Sheet given
4 to Roundtable attendees. Community leaders helped to identify potential future land use
5 plans, such as the construction of new water storage facilities, communication towers, or
6 new industrial, commercial or residential development. Community leaders also helped
7 to identify the location of existing features, such as historic sites, mining activities,
8 recreational areas, communication towers, airstrips, schools, churches, and other
9 structures. Data provided by community leaders at the Roundtables were considered in
10 the Routing Team's route development efforts. Community leaders were also asked to
11 propose potential routes in their county that took into consideration the routing criteria
12 and local area constraints.

13 As described in Section 3 of the Route Selection Study, the information collected
14 during Stage One of the public outreach process was used to identify and compare
15 Conceptual Routes from the Resource Area to the point of delivery. The development of
16 Conceptual Routes is the first step in identifying locations where the Project might be
17 built.

18 This information assisted the Routing Team in identifying the northern portion of
19 the Study Area as the most viable for the Project and led to focused efforts in that portion
20 of the Study Area for moving from Conceptual Routes to a more refined Potential Route
21 Network in northern Missouri. This network included all Potential Routes that were
22 developed as a result of the initial public outreach.

1 **B. Stage Two:**

2 **Q. What outreach steps were taken in Stage Two of the public outreach process?**

3 A. During Stage Two, the Potential Route Network was shown to state and local planners
4 and elected officials, conservation-focused non-governmental organizations, and other
5 stakeholders in the northern portion of the Study Area. The Potential Route Network was
6 also presented to federal and state regulatory agencies for additional feedback and
7 comment. Information gathered at these meetings was used by the Routing Team to
8 refine further the Potential Route Network. Grain Belt Express held dozens of these
9 meetings in Missouri, which helped refine the Potential Route Network in advance of the
10 Public Open House meetings.

11 The Routing Team then scheduled 13 Open Houses throughout the counties
12 involved in the Potential Route Network in Missouri. These meetings were designed to
13 solicit more granular input and routing feedback from landowners and local residents
14 along each Potential Route.

15 **Q. What steps were taken by Grain Belt Express to publicize the Open House meetings**
16 **that were held?**

17 A. Invitations were mailed to all landowners within an approximately 2.5-mile-wide
18 ‘planning corridor’ surrounding each Potential Route. These landowners were identified
19 by obtaining parcel ownership information from the relevant county Recorder of Deeds.
20 Invitations were mailed directly to more than 11,500 people within the planning
21 corridors.

22 Each invitation included a high-level map of the Potential Route Network, a list of
23 the meeting times and locations, a website address, an RSVP phone number, and an e-
24 mail address to which landowners could send their questions and requests for more

1 information. **Schedule MOL-4** includes an example of the invitation. Grain Belt
2 Express also promoted the Open Houses by contacting the local media and by purchasing
3 ads to run prior to the Open Houses in print publications.

4 **Schedule MOL-5** is a list of the newspapers in which these paid advertisements
5 were published along with the dates and locations of the Open Houses. **Schedule MOL-**
6 **6** is a copy of an example advertisement printed in these local newspapers. More than
7 1,200 people attended a total of 13 Open Houses held across Missouri along the Potential
8 Route Network.

9 **Q. How were the Open Houses conducted?**

10 A. At the entrance to each Open House, a welcome table was set up where the names and
11 contact information for the attendees were recorded. Attendees were provided with a
12 project overview brochure and a comment card, as provided in **Schedule MOL-8**, with a
13 unique identification number in order to link contact information with comments to be
14 collected. Landowners were encouraged to return the comment card either at the Open
15 Houses or later via the U.S. Postal Service or web interface/electronic mail. DVDs
16 containing a Project introductory video and construction simulation video were also
17 available for attendees. Attendees were then assigned to a host. Grain Belt Express
18 trained and provided approximately 20 hosts for these Open Houses, all of whom were
19 employees of Clean Line, members of the Routing Team, or other contractors working on
20 the Project.

21 **Q. What role did the hosts play?**

22 A. The hosts led attendees through a series of nine poster boards that provided information
23 about the Project. The hosts explained the content of the posters and answered any

1 questions asked by the participants. As shown in **Schedule MOL-7**, the posters included
2 information about Clean Line’s mission, the purpose and need for the Grain Belt Express
3 Project, depictions of potential structure types, landowner compensation information, a
4 summary list of the routing guidelines and factors under consideration, a description of
5 the routing process, a timeline of the development of the Project, and other relevant
6 Project information.

7 **Q. What other efforts were made to engage members of the public at the Open House**
8 **meetings?**

9 A. Following the guided tour of the poster boards, attendees were able to examine large-
10 scale maps, with aerial imagery of the Potential Route Network and surrounding areas.
11 They were encouraged to document on the printed maps the location of their houses,
12 barns, and other structures; their places of business, recreational areas or other sensitive
13 resources. Attendees were also asked to provide information about the areas under
14 consideration, including: (a) the categorization of homes on the maps as occupied or
15 unoccupied; (b) the identification of homes missing from the maps; and (c) the
16 identification of any important features that the Routing Team may not have been able to
17 identify or obtain from route surveys or other data sources, such as community
18 recreational areas, unmarked cemeteries, or any other feature they believed to be
19 significant.

20 Their comments were written directly on the maps or recorded via small,
21 numbered circular stickers, each of which corresponded to notes taken in notebooks by
22 the hosts during the Open House. Routing Team members also worked with landowners
23 to ensure that each comment or group of comments provided by an attendee was

1 referenced to the number on the attendee's individual comment card (by recording it on
2 or next to the attendee's comments on the map).

3 At the end of each Open House, the comments collected in notebooks by the hosts
4 were reported to a central person and combined with data from the comment cards. All
5 of the comments were then digitized, assembled in a Geographic Information System
6 ("GIS") database, and integrated into the routing process, as further described in the
7 Routing Report.

8 Computerized GIS stations were also provided at the Public Open Houses for
9 more detailed information than was available on the printed maps. Landowners were
10 able to sit down with a GIS technician, search for their property by tax roll name, street
11 address, or property description, and provide comments and input via a GIS workstation
12 directly into the GIS database.

13 **Q. Did the Open Houses held during Stage Two attract a large number of attendees**
14 **who provided useful data?**

15 A. Yes, more than 1,200 people participated in the 13 Open Houses in Missouri. **Schedule**
16 **MOL-3** is a list of the Open House locations and the number of participants that
17 attended.

18 These Open Houses were very successful in that they allowed the Company to
19 gather very helpful data, including thousands of routing comments. The comments
20 informed the Routing Team whether homes near Potential Routes were occupied, and
21 advised of the presence of center pivot irrigators, popular recreation areas, and local
22 airfields. We received more than 3,300 routing comments at the Open Houses. Because
23 of the information gathered during the Open Houses and the extensive comments

1 received from the public regarding their communities, Grain Belt Express was able to
2 collect much more specific information than was received at the Roundtables. The
3 information gathered at the Open Houses was used to refine the Potential Route Network
4 and to develop a set of Alternative Routes, as described in Section 4.3 of the Missouri
5 Routing Report.

6 **Q. Following the Open Houses, how did the Routing Team manage comments and**
7 **feedback from the public?**

8 A. To ensure landowners who were unable to attend the Open Houses were still able to
9 contribute their input, Grain Belt Express also encouraged stakeholders to submit general
10 comments or routing-specific comments through the Grain Belt Express website. All of
11 the information provided at the Public Open House meetings was made available on the
12 website, including an overview map of the Potential Route Network with links to detailed
13 aerial imagery. Visitors to the Grain Belt Express website will find a link on the
14 homepage entitled “Missouri Landowner Information” where this information can easily
15 be located and where comments regarding the potential routes can be submitted. These
16 comments and questions obtained online were tracked in a comment management system
17 called “Connect.”

18 The Routing Team reviewed each comment and responded in writing or by phone
19 to individuals posing a specific question. Where a commenter provided route-specific
20 information or input, the comments were used in reviewing and modifying the various
21 route alternatives. In addition, landowners and other stakeholders contacted the Grain
22 Belt Express team by phone or email. Each of the communications was recorded in the
23 same location as online comments in Connect.

1 In total, there were 260 additional comments collected and stored in Connect that
2 were collected following the Open House meetings. The Routing Team directly
3 responded in writing or by phone to individuals who requested more information or to be
4 contacted by a Routing Team member.

5 **C. Stage Three:**

6 **Q. What were the outreach measures of Grain Belt Express to obtain feedback on the**
7 **Potential Route Network in Stage Three following the Open Houses?**

8 A. In Stage Three the Routing Team continued to meet with local and state officials, as well
9 as the public. Outreach was conducted in each county where the Potential Route
10 Network was located through letters, phone calls, or in-person meetings. Dozens of these
11 meetings were held after the Open Houses and before filing the Proposed Route.
12 Members of the Routing Team met with individual landowners, state agencies and
13 organizations such as The Nature Conservancy, Missouri Energy Development
14 Association, Association of Missouri Electric Cooperatives, and the Missouri Farm
15 Bureau. Also during Stage Three, multiple meetings were held with landowners, county
16 and state officials, local civic groups, electric cooperatives, and members of the media
17 regarding landowner compensation for the eventual easement agreements for the Project.
18 Grain Belt Express maintains a consistent Missouri presence with three Missouri-based
19 employees who proactively engage with individuals in the project area. In addition, the
20 team held seven open meetings across the state where landowners and other interested
21 people could come to learn more about the Project and review the Potential Routes.
22 Additional open meetings are planned across the Project area in an effort to continue to
23 be available to answer questions.

1 **Q. What steps will be taken to notify landowners with property within the right-of-way**
2 **of the Proposed Route?**

3 A. The Company is providing notice by certified mail to every person or entity that is listed
4 by the appropriate county assessor as an owner of property located within the right-of-
5 way described in the Proposed Route of the Missouri Route Selection Study. This notice
6 informs the recipient of the filing of the Application in this case. A copy of the notice is
7 attached as **Schedule MOL-9**.

8 **III. SELECTION OF THE PROPOSED ROUTE**

9 **Q. What process did the Routing Team follow to arrive at the Proposed Route?**

10 A. The Routing Team's first task was to analyze the information gathered through research
11 and the public outreach process to examine potential electric transmission line routes
12 within the Study Area, to refine and narrow the options through a careful process of
13 elimination, and to identify an optimum route choice or choices. This undertaking is
14 covered in detail in the Route Selection Study sponsored by Company witness Timothy
15 Gaul of Louis Berger, and attached to his direct testimony as Schedule TBG-1. The
16 Routing Team's second task was a presentation of the Routing Report and its
17 recommendations to the Company's senior management for its review and consideration.

18 **Q. Was the Routing Report's recommendation of the Proposed Route for the Project in**
19 **Missouri adopted by the Company?**

20 A. Yes. The Route Selection Study's recommendation, including the location of the
21 converter station in Ralls County, was accepted as the Proposed Route of the Project in
22 Missouri. Consistent with the Routing Team's objectives, Grain Belt Express believes
23 the Proposed Route best minimizes the overall effect of the transmission line on the
24 natural and human environment, minimizes special design requirements, and avoids

1 unreasonable and circuitous routes as well as unreasonable costs. The Application for a
2 CCN seeks authority to construct and operate the Project along the Proposed Route.

3 **IV. GRAIN BELT EXPRESS' APPROACH TO NEGOTIATIONS WITH**
4 **LANDOWNERS**

5 **Q. Please describe Grain Belt Express' approach to negotiations with landowners for**
6 **transmission line easements.**

7 A. Grain Belt Express is committed to conducting transmission line easement negotiations in
8 a manner that reflects its respect for the private property rights of landowners. Grain Belt
9 Express believes that there are five key elements to a respectful land acquisition
10 approach:

- 11 • Communicating the overall need for the Project to landowners in the Project
12 area;
- 13 • Seeking to actively involve landowners in the routing process;
- 14 • Providing clear information to landowners on the routing criteria used by
15 Grain Belt Express;
- 16 • Demonstrating respect for private property rights and existing land uses; and
- 17 • Offering a fair and comprehensive compensation package for transmission
18 line easements.

19 The goal of these policies is to facilitate the respectful and equitable treatment of
20 landowners and to support voluntary transmission line easement acquisition.

21 **Q. Has Grain Belt Express adopted a Code of Conduct for its land agents in interacting**
22 **with landowners?**

23 A. Yes. Grain Belt Express believes that establishing a Code of Conduct for our land
24 acquisition agents will help establish a tone of respectful dialogue and encourage the

1 voluntary acquisition of transmission line easements. **Schedule MOL-10** contains this
2 Code of Conduct. Among other things, it requires that all communications with
3 landowners and other persons made by right-of-way agents and subcontractor employees
4 representing Grain Belt Express must be factually correct, made in good faith, respectful
5 and reflective of fair dealing, and respectful of the privacy rights of property owners.

6 **Q. Please describe the compensation package that Grain Belt Express will use in its**
7 **negotiations with landowners.**

8 A. There are three primary components to compensation: an easement payment, structure
9 payments, and crop or damages payments. Grain Belt Express will make an easement
10 payment equal to 100% of the fair market fee value of the easement area. The easement
11 area is determined by multiplying the width of the easement right-of-way by the length of
12 the transmission line route on the landowner's property for a total acreage of the
13 easement area. The acreage of the easement area is then multiplied by the per acre fair
14 market fee value of a landowner's property to produce the total easement payment. Fair
15 market value is determined through a market study of recent sales in the county, as
16 performed by a certified independent appraiser.

17 Structure payments are calculated based on the type of structure selected by Grain
18 Belt Express and the number of structures located on each specific property. During our
19 public outreach process, landowners expressed a desire to have the option for a recurring,
20 escalating annual payment. As a result, Grain Belt Express will offer landowners, at their
21 option, either a one-time payment or a recurring annual payment for the structures placed
22 on their property. If a landowner elects to receive annual payments, they will be made as
23 long as a structure is on the easement area. Commencing on the first anniversary of the

1 initial structure payment, such annual payments will increase by two percent (2%) each
2 year.

3 Should they occur, additional payments will be made to compensate landowners
4 for damage to crops, field repair, damage to drainage tiles, temporary or permanent
5 impacts to center pivot irrigators, or similar matters.

6 After construction of the facilities, the landowner will retain the ability to
7 continue agricultural production on the entirety of the easement area except for the
8 relatively small footprint of the structures. Part of the compensation described above is
9 intended to compensate landowners for this impact.

10 **Q. How does Grain Belt Express plan to obtain the necessary easement agreements?**

11 A. Grain Belt Express prefers to acquire all of the rights-of-way through voluntary
12 transactions negotiated in good faith. Grain Belt Express will not seek to exercise
13 eminent domain authority on a parcel of property unless and until it has exhausted
14 reasonable efforts to acquire transmission line easements through voluntarily negotiated
15 agreements.

16 **V. ADDITIONAL OUTREACH AND SUPPORT FOR THE GRAIN BELT**
17 **PROJECT**

18 **Q. In addition to the public outreach described above, did Grain Belt Express conduct**
19 **any additional outreach?**

20 A. Yes. Throughout the development of the Project, Grain Belt Express has been working to
21 identify Missouri contractors and suppliers who have the ability to participate in the
22 development, construction, and maintenance of the Project. It is the goal of Grain Belt
23 Express to communicate with potential contractors and suppliers to ensure that they are
24 aware of the Project and receive notification when certain phases of the Project are put

1 out to bid. In June 2013, we held local business opportunity meetings to inform Missouri
2 businesses about the Project and to provide information about the types of companies that
3 could assist in the development, construction, and maintenance of the Project. Nearly 90
4 representatives of Missouri businesses involved in surveying, aggregate and concrete,
5 trucking and fueling, and other related activities have attended these meetings and
6 provided information about their capabilities. Over 150 Missouri businesses have
7 expressed an interest in performing work on the Project and have provided Grain Belt
8 Express with their information and capabilities. Company witness Wayne Galli discusses
9 in his direct testimony the status of our efforts to use Missouri businesses in the Project.

10 **Q. Has the Company received expressions of support for the successful completion of**
11 **the Grain Belt Express Project?**

12 A. Yes. The Project has received over 500 expressions of support from individuals,
13 companies and organizations in Missouri. Schedule MOL-11 to my testimony contains
14 the letters and expressions of support received by the Company as of the time of this
15 filing.

16 **Q. Does this conclude your direct testimony?**

17 A. Yes.

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Application of Grain Belt Express)
Clean Line LLC for a Certificate of Convenience and)
Necessity Authorizing it to Construct, Own, Control,)
Manage, Operate and Maintain a High Voltage, Direct)
Current Transmission Line and an Associated Converter)
Station Providing an Interconnection on the Maywood)
345 kV Transmission Line)

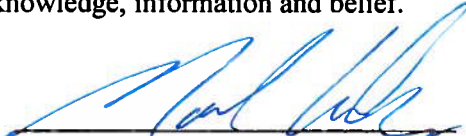
Case No. EA-2014-0207

AFFIDAVIT OF MARK O. LAWLOR

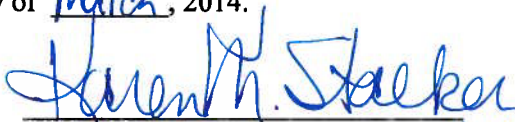
STATE OF Missouri
COUNTY OF Jackson) ss

Mark O. Lawlor, being first duly sworn on his oath, states:

1. My name is Mark O. Lawlor. I am Director of Development for Clean Line Energy Partners LLC.
2. Attached hereto and made a part hereof for all purposes is my Direct Testimony on behalf of Grain Belt Express Clean Line, LLC consisting of 22 pages, having been prepared in written form for introduction into evidence in the above-captioned docket.
3. I have knowledge of the matters set forth therein. I hereby swear and affirm that my answers contained in the attached testimony to the questions therein propounded, including any attachments thereto, are true and accurate to the best of my knowledge, information and belief.


Mark O. Lawlor

Subscribed and sworn before me this 24th day of March, 2014.


Notary Public Karen M. Stalker

My commission expires: _____

