



Grain Belt Express

An INVENERGY TRANSMISSION Project

grainbeltexpress.com | connect@grainbeltexpress.com | 866.452.4082

06/07/2021

Linda McElwee, et al.
8475 Southeast Red Brick Road
Cowgill, Missouri 64637-8797

Dear Linda McElwee, et al.,

This week marks one year since Invenergy Transmission first contacted Grain Belt Express landowners in Kansas and Missouri following its acquisition of the transmission line Project. Since then, development has moved steadily forward, and in April 2021, Grain Belt Express started limited construction in Missouri. As work continues on this public utility Project, Grain Belt Express is providing an update on development progress and right-of-way acquisition.

Grain Belt Express has already made \$6 million in upfront payments to Kansas and Missouri landowners through negotiated agreements that have a total lifetime payment value of more than \$45 million. Introductory letters arrived in mailboxes the first week of June 2020 and formal easement compensation offers were sent in August of 2020. Despite limitations from the pandemic, Grain Belt Express has now completed right-of-way acquisition through voluntary negotiations for 45% of the route in Kansas and Missouri.

State legislatures in Kansas and Missouri recently concluded their regular 2021 sessions. In Missouri, legislative efforts to unconstitutionally target Grain Belt Express through retroactive invalidation of its public utility certificate were once again unsuccessful. There continues to be strong bipartisan recognition that Grain Belt Express will increase electrical reliability; generate millions of dollars to support local governments, schools, and landowners; support thousands of workers; and, in Missouri, deliver reliable renewable energy at a cheaper rate to municipal utilities serving 350,000 residents.

In March 2021, Grain Belt Express held open houses and began holding regular public hours at local offices in Dodge City, KS, St. Joseph, MO and Moberly, MO. In April, the Project began limited construction activities in four Missouri counties, primarily consisting of geotechnical investigations, structure foundations, and placement of access roads. Since the start of the year Grain Belt Express has provided each route-area county commission in Kansas and Missouri with fact sheets that include the Project route map and expected tax revenues for each county, and the Project is engaging in regular outreach to counties.





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As with any public utility project, every landowner has the opportunity to reach agreement on easement terms and compensation through voluntary negotiation with Grain Belt Express. The Grain Belt Express compensation offer has several benefits not typical of transmission compensation offers, including:

- **An easement payment premium of 110%** of the market value of land in easement areas;
- **Structure payments of \$18,000** per-structure; and
- Options to receive both the easement and structure payments as either lump sums or **annually escalating payment streams over the life of the Project**, the latter of which significantly enhance value.

These benefits are not otherwise part of transmission compensation offered by utilities or awarded by Kansas and Missouri courts in legal proceedings involving right-of-way acquisition.

In certain circumstances, for example when landowners have stated their intention not to engage in a voluntary negotiation process or have repeatedly refused attempts to be contacted by the Project, the only option available to Grain Belt Express is to pursue a legal proceeding for right-of-way acquisition. Missouri law requires landowners be notified in writing no less than 60 days in advance of the intended initiation of any right-of-way acquisition legal proceeding. Kansas has no prior notice requirement, however the Project intends to inform landowners prior to beginning any legal proceedings. To be clear, this letter is being mailed to all landowners for informational purposes and does not constitute such notice. More information about legal notice letters is available at GrainBeltExpress.com/Landowners.

The Project is scheduled to enter service in 2025, with major equipment orders and design and engineering work occurring in 2022 and full physical construction beginning in 2023. Grain Belt Express will continue to provide updates about important development milestones as we move towards operations.

Sincerely,

James Williams
Vice President of Land
Grain Belt Express