

My Turbine, Your Transmission Line

A perspective on Eminent Domain

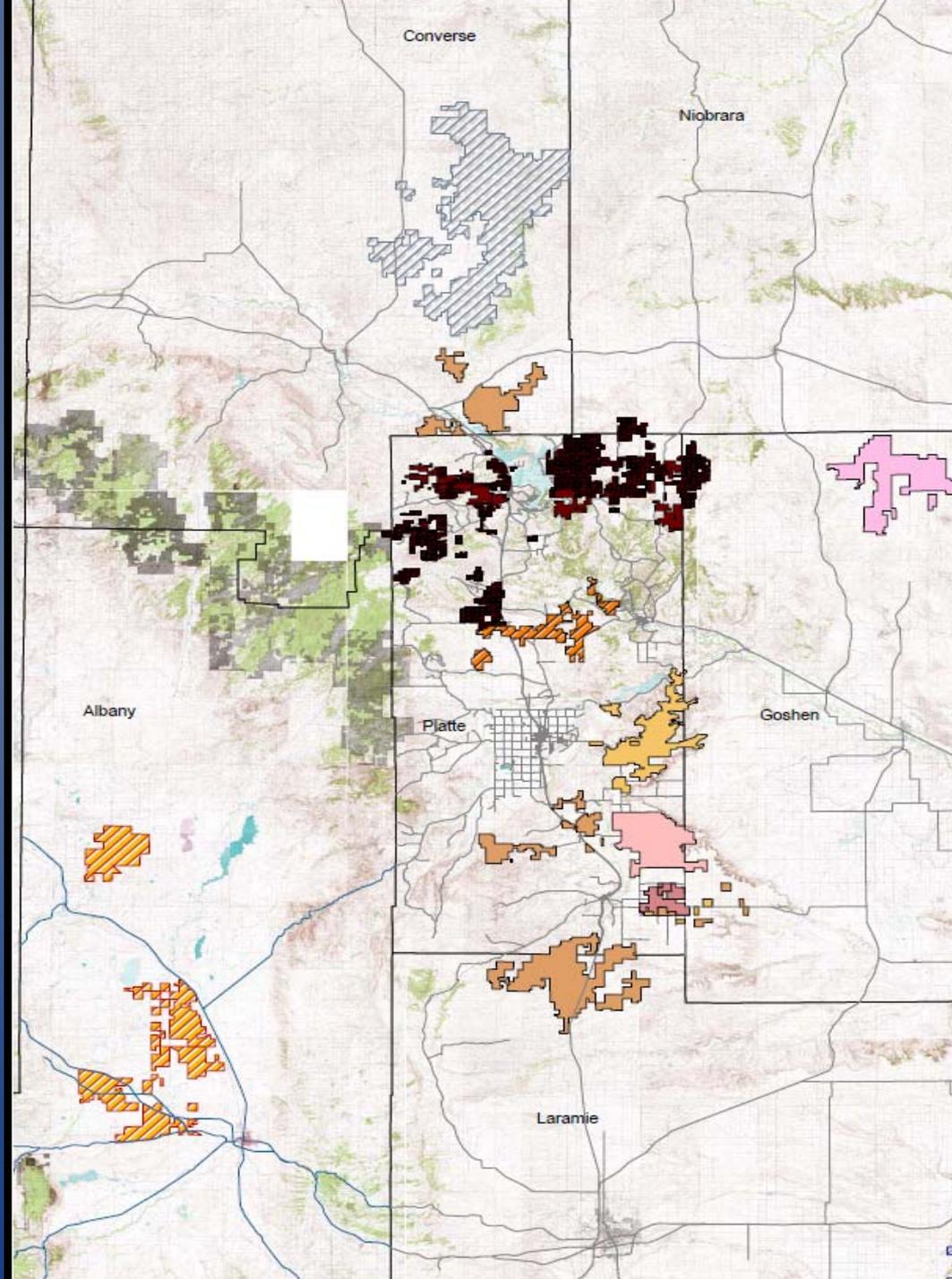
Bob Whitton

Chairman, REAL

Renewable Energy Alliance of Landowners

Legend

- Antelope Gap Wind Energy Association
- Bordeaux Wind Energy Association
- Chugwater Wind Energy Association
- Slater Wind Energy Association
- Dwyer Wind Energy Association
- South Chugwater Wind Energy Association
- Pine Bluffs Wind Energy Association
- Wind Ranches Wind Energy Association
- Walker Creek Wind Energy Association
- Prairie Center Wind Energy Association
- Orin Junction Wind Energy Association
- Glendo Wind Energy Association
- wyoming_counties



Wind Brings:

Ranch/Farm Preservation

Jobs

Industry

Property, Sales, Excise Taxes

Bottom Line

KEEP OUR CHILDREN
IN WYOMING

The Curse of Power

Transmission Lines

The FIRST Utterance

Eminent Domain

Is it FAIR?

Governor says:

East gets turbines

West just gets a transmission line

Who Makes the \$\$\$\$ Everyday

Landowners with turbines

Wind Developers

Transmission Companies

Utilities and their shareholders

State/Counties/Communities

Who Doesn't

Pass Through Landowners

What This is NOT

NOT a Wind Issue

What is it?

Energy Transportation Issue

Increased Demand

Necessary improvement in transmission

Tough to be Sympathetic

Pipelines

Railroads

Transmission Lines

Roads and Highways

All to transport energy produced in other parts of
the State primarily for export

Sympathetic

We do not wish those who get transmission lines
to sacrifice so we can thrive

THEY SHOULD BENEFIT TOO!!!!!!

Eminent Domain

The Landowners Perspective

Landowners Divided

Some see the need for ED, but always VERY sparingly

Others say it should be willing seller/buyer

Private Company vs Government

Landowners United

Hate ED

The Road: VERY long, arduous, expensive

Reroute/Negotiation preferred

Current

Condemnation a threat in negotiation

Single payment based on assessed value

No compensation for continued operation

Forget how much and when

Hurts property value

A Better Idea

REASONABLE ANNUAL
PAYMENT

Structure

Two Options (Landowner Selectable):

Own negotiation

or

Portion of single up front payment annually
(10 – 30%)

Annual Payment

Life of the project

Reduced up front cost for developer

More to landowner over time

Always exists while project exists

Adds value to land – annual income

Payment

Based on Land Value

Indexed/Renegotiated periodically based on
Product Value

CPI

PPA

What about ED

Treat Project Landowners as a Group

Not individuals

Create a THRESHOLD

Threshold

Project Threshold – 95% of Landowners/Acres
From negotiation

Requires serious negotiation/rerouting

After Threshold met, ED available

Payment same as negotiated

Result

Serious Negotiation of ROW Contracts

Strengthen Landowner Position

Willing Landowners providing Transmission

Increased Benefits to Wyoming

Keep our kids here!

QUESTIONS?

Bob Whitton, Chairman

Renewable Energy Alliance of Landowners

307-331-4606

tworranch@wildblue.net