Beverly – Hills

Johnson County

Public Information Meeting

Proposed 345,000 volt (345 kV) Transmission Line

ITC
A FORTIS COMPANY

FOR THE GREATER GRID

AGENDA

ITC Midwest overview and introduction

Proposed project, routing requirements and route selection

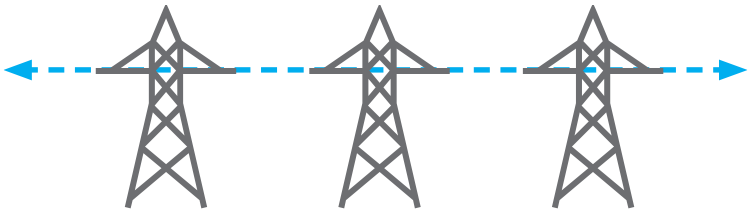
Key project milestones

Transmission line construction and maintenance

Land use easement process

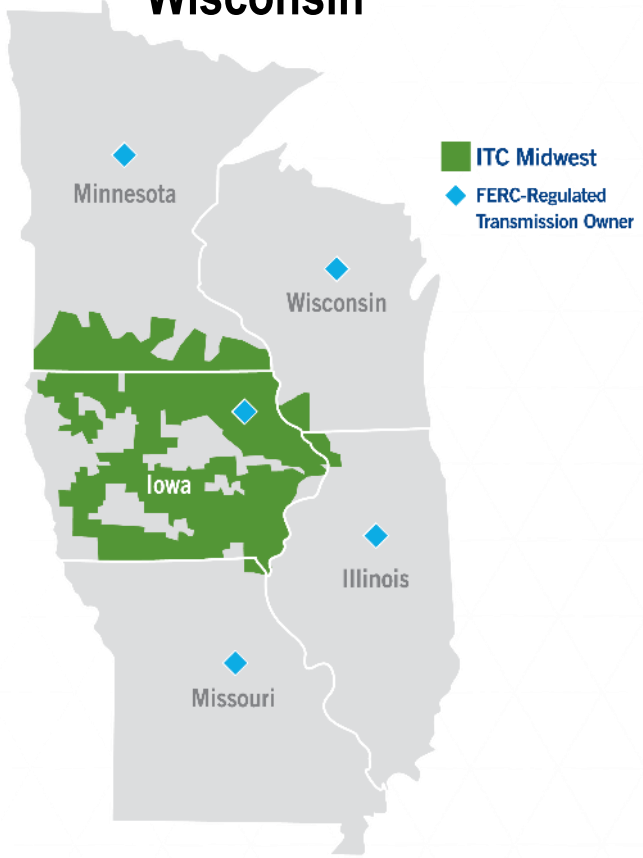
ITC Midwest Profile

6,600 MILES
of transmission lines

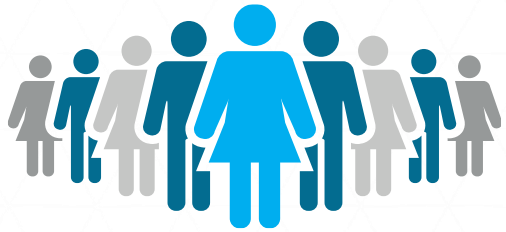


286 stations and substations

SERVICE TERRITORY
Iowa, Minnesota, Illinois, Missouri, Wisconsin



125+ employees, and 225+ field personnel



Headquarters:
Cedar Rapids

Major offices & warehouses:
Des Moines, Dubuque, Iowa City and Perry, Iowa; Albert Lea and Lakefield, Minnesota

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How the Electric System Works

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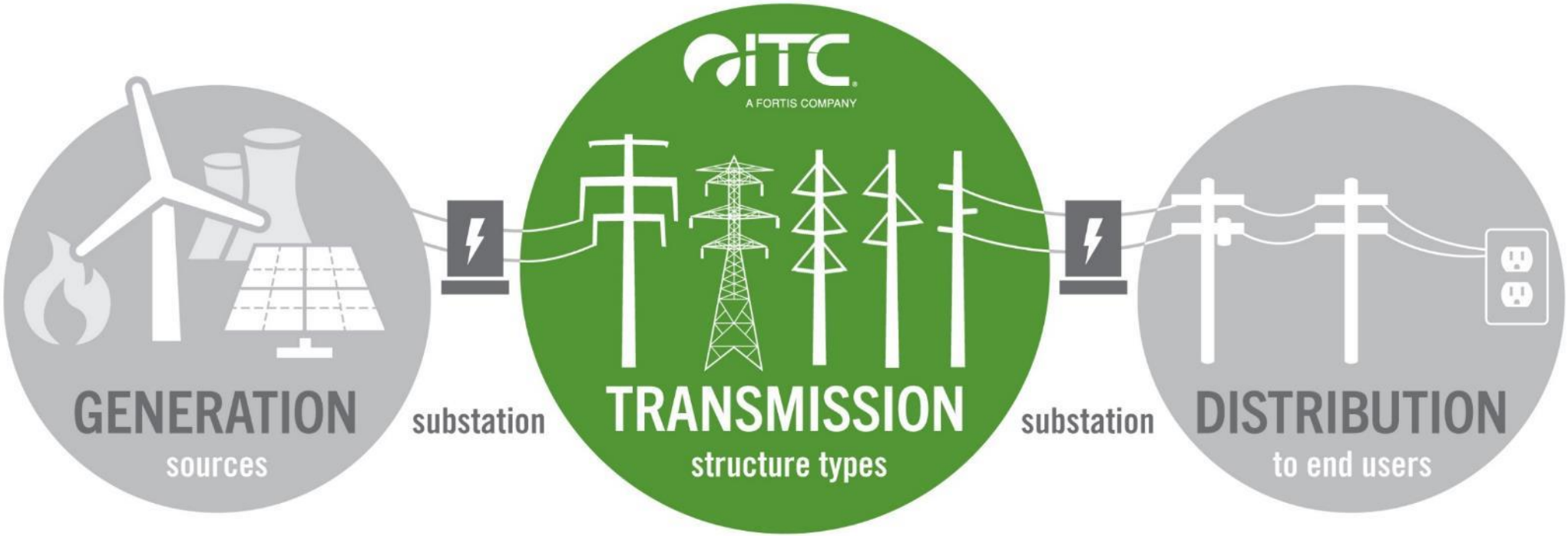

Our Mission

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ITC Midwest invests in electric transmission infrastructure to:

- Improve electric reliability
- Reduce electric system congestion
- Increase electric system resiliency

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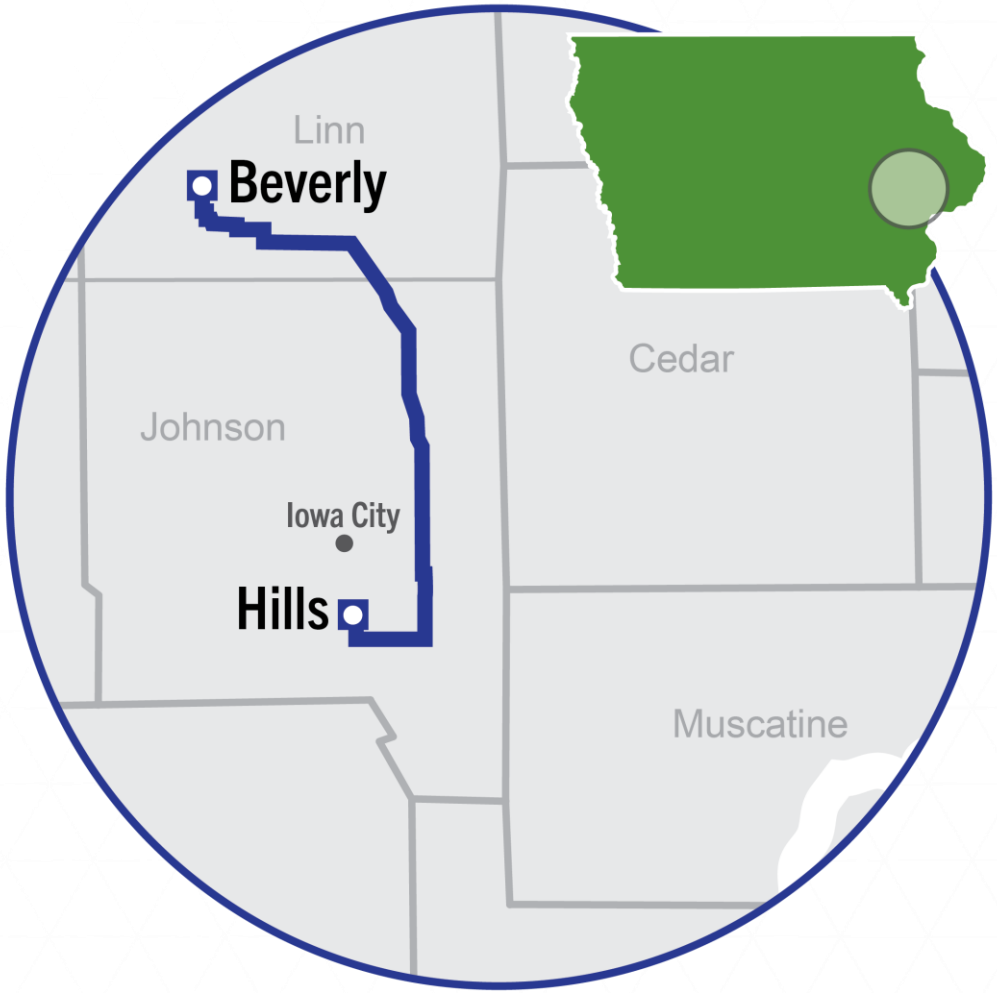
Project Website

- ITC has established a project website to serve as an information source for landowners, including all materials covered today.
- Postcards with this information are available at the check-in table.

Proposed Project

- For this project, ITC Midwest proposes building a new 345,000 volt or 345 kV transmission line along a route in Linn and Johnson counties.
- The proposed transmission line will be owned and operated by ITC Midwest.



Proposed Project Benefits

This transmission line will:

- Increase transmission infrastructure to **improve system reliability**
- Enhance grid resilience to better **withstand extreme weather**
- **Expand access to generation resources** for electric consumers by reducing transmission system congestion
- Improve distribution of **lower-cost energy resources,** including renewables
- **Increase transmission system capacity** to help meet current and future demand for electricity

Why do we need to build this 345 kV line?

- In response to ongoing growth and the significant increase in electricity demand projected in the greater Cedar Rapids-Iowa City corridor over the next few years, the Beverly – Hills line is needed to provide an increase in essential electric transmission capacity to the area.
- When placed in service, the new transmission infrastructure will also help ensure long-term grid reliability and provide increased system resilience.

Proposed Project Segment in Johnson County

- To ensure reliable electric service, ITC Midwest proposes to build approximately **26 miles** of 345 kV transmission line in Johnson County. The entire project in both counties will be approximately **40 miles**.

ITC Midwest currently owns and operates more than 640 miles of 345 kV lines in Iowa, Minnesota, Illinois and Wisconsin.

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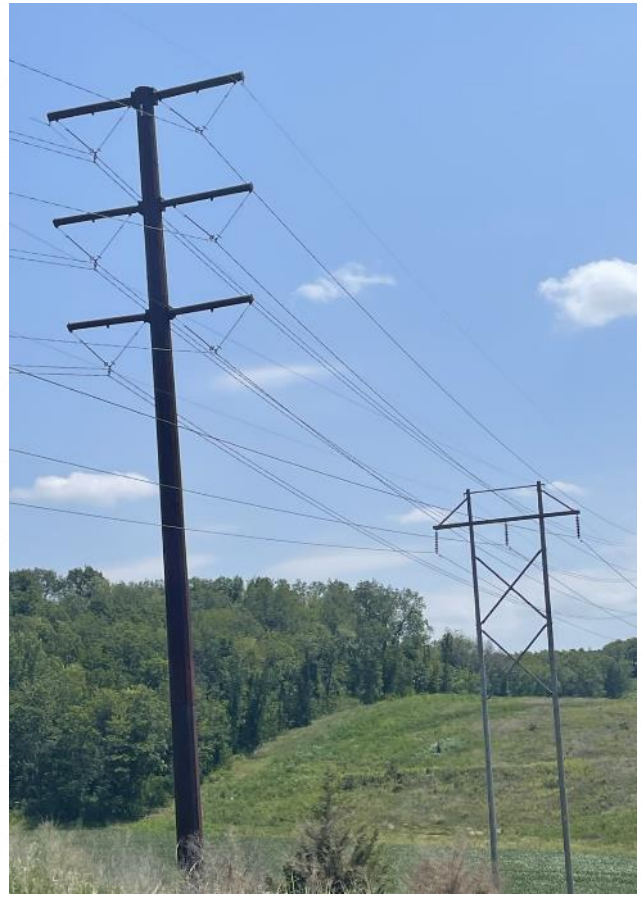
Proposed Project Segment in Johnson County

- For the proposed project, a new 345 kV line coming out of the Hills Substation located near Hills will join the route of an existing 161 kV transmission line which will be removed and rebuilt in a double circuit configuration (two circuits on the same structures). The structures will be built to be capable of accommodating another 345 kV transmission line.
- In other words, the existing 161 kV line will be removed and co-located on the same structures as the new 345 kV lines.
- The line will be routed eastward and then northward into Linn County.



Substation Interconnections

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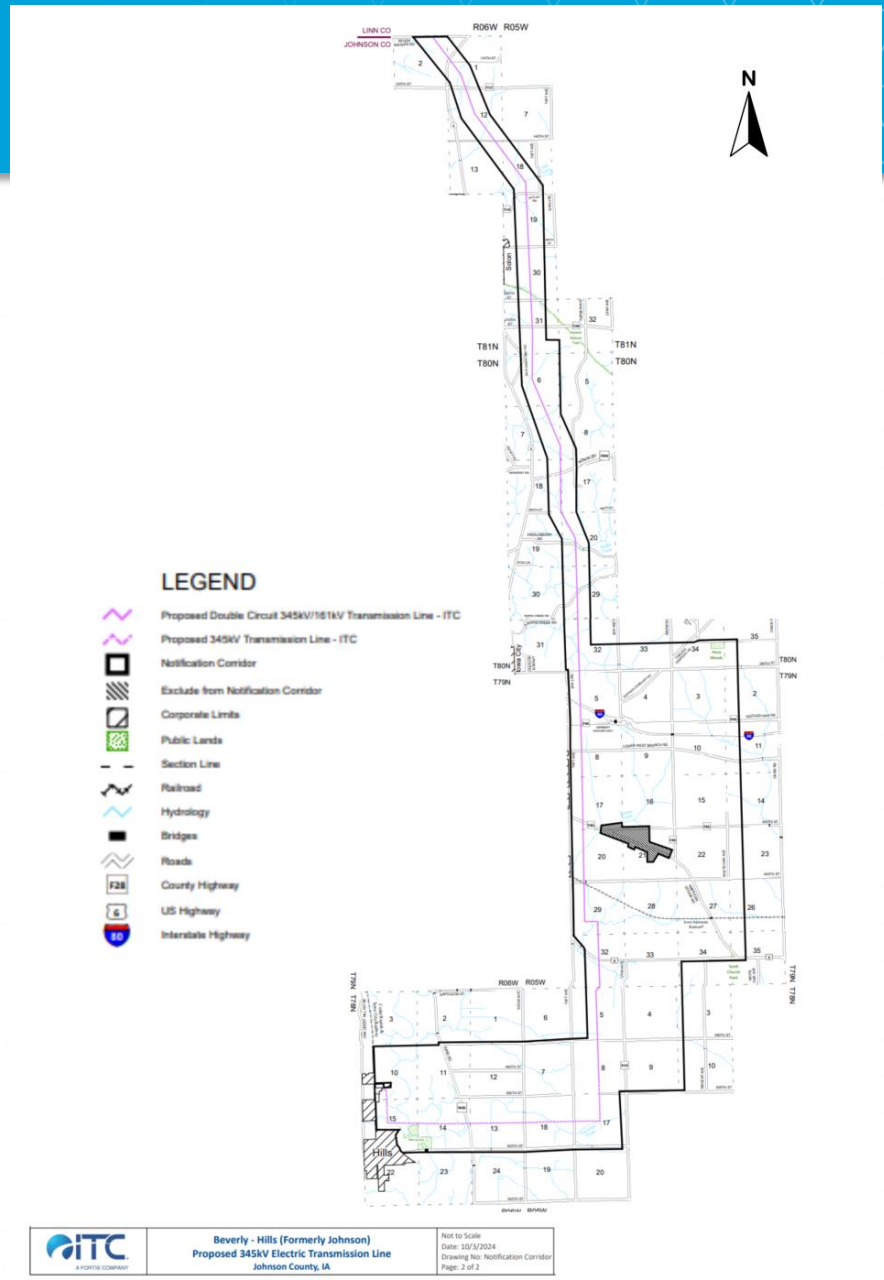
The new 345 kV line will directly connect ITC Midwest's Beverly Substation in Linn County to MidAmerican Energy's Hills Substation in Johnson County.

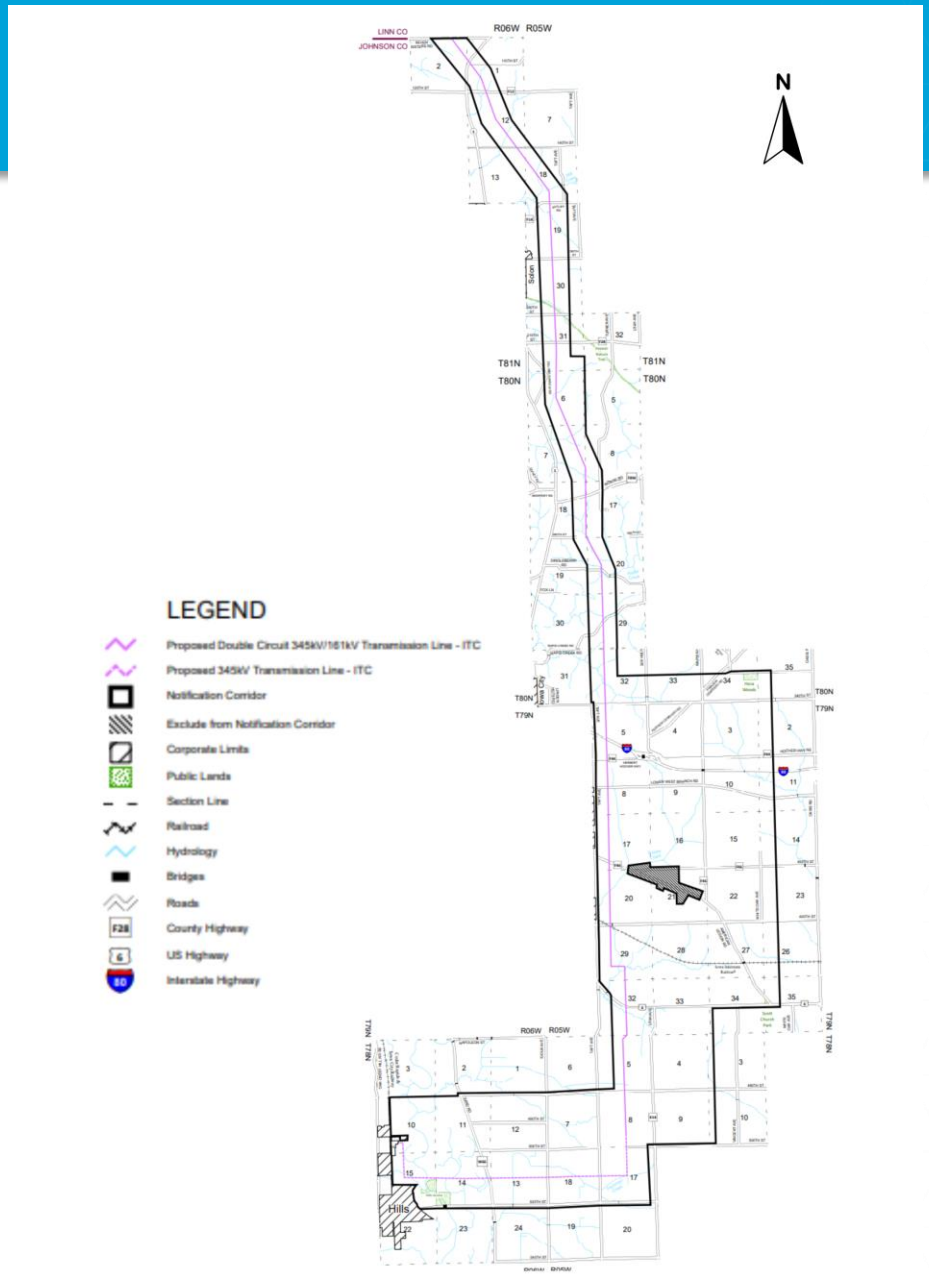
ITC Midwest's Beverly Substation in Cedar Rapids, Linn County.

MidAmerican Energy's Hills Substation near Hills in Johnson County.

Selecting the Proposed Line Route

- The <u>proposed</u> route area for the 345 kV transmission line in Johnson County follows the magenta line.
- A segment of the project is co-located with another existing line.
- Your meeting notice included a map showing the proposed line route with a defined notification corridor.




LINN CO
JOHNSON CO
R06W R05W
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T81N
T80N
T80N
T79N
T78N
Hills
LEGEND
Proposed Double Circuit 345kV/161kV Transmission Line - ITC
Proposed 345kV Transmission Line - ITC
Notification Corridor
Exclude from Notification Corridor
Corporate Limits
Public Lands
Section Line
Railroad
Hydrology
Bridges
Roads
County Highway
US Highway
Interstate Highway
Beverly - Hills (Formerly Johnson)
Proposed 345kV Electric Transmission Line
Johnson County, IA
Not to Scale
Date: 10/3/2024
Drawing No: Notification Corridor
Page: 2 of 2

Selecting the Proposed Line Route

ITC Midwest reviewed several possible line routes, considering the requirements set forth by the Iowa Code:

- Start planning with routes **near or parallel to roads, active railroads, or along division lines of land**
- **Minimize impacts** on current land use
- Consider **location of residences and environmentally sensitive areas**

Selecting the Proposed Line Route

ITC Midwest will work with landowners in the notification corridor to negotiate easements.

While the mailing you received shows a line on a map, the final route is determined significantly through conversations with landowners once the public information meeting is completed.

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Selecting the Proposed Line Route

- Again, the final route will be determined after negotiations with landowners.
- ITC Midwest will submit the final route to the Iowa Utilities Commission for approval, which is required before construction can begin.
- According to our proposed schedule:

Easement acquisition complete by:	**Third quarter 2025**
If approved, construction will begin:	**Second quarter 2026**

What will the Transmission Line look like?

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- The conductors, or wires, have the appearance of being twisted which helps prevent outages during icing events in winter weather.
- Poles will typically be 125 to 180 feet tall after installation.
- Poles will be spaced approximately 800 to 1,200 feet apart.

Typical 345 kV Steel Structure

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- Transmission conductor (wires) are attached to steel monopoles.
- The poles will be mounted on an engineered foundation.

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Typical 345 kV/345 kV/161 kV Steel Structure

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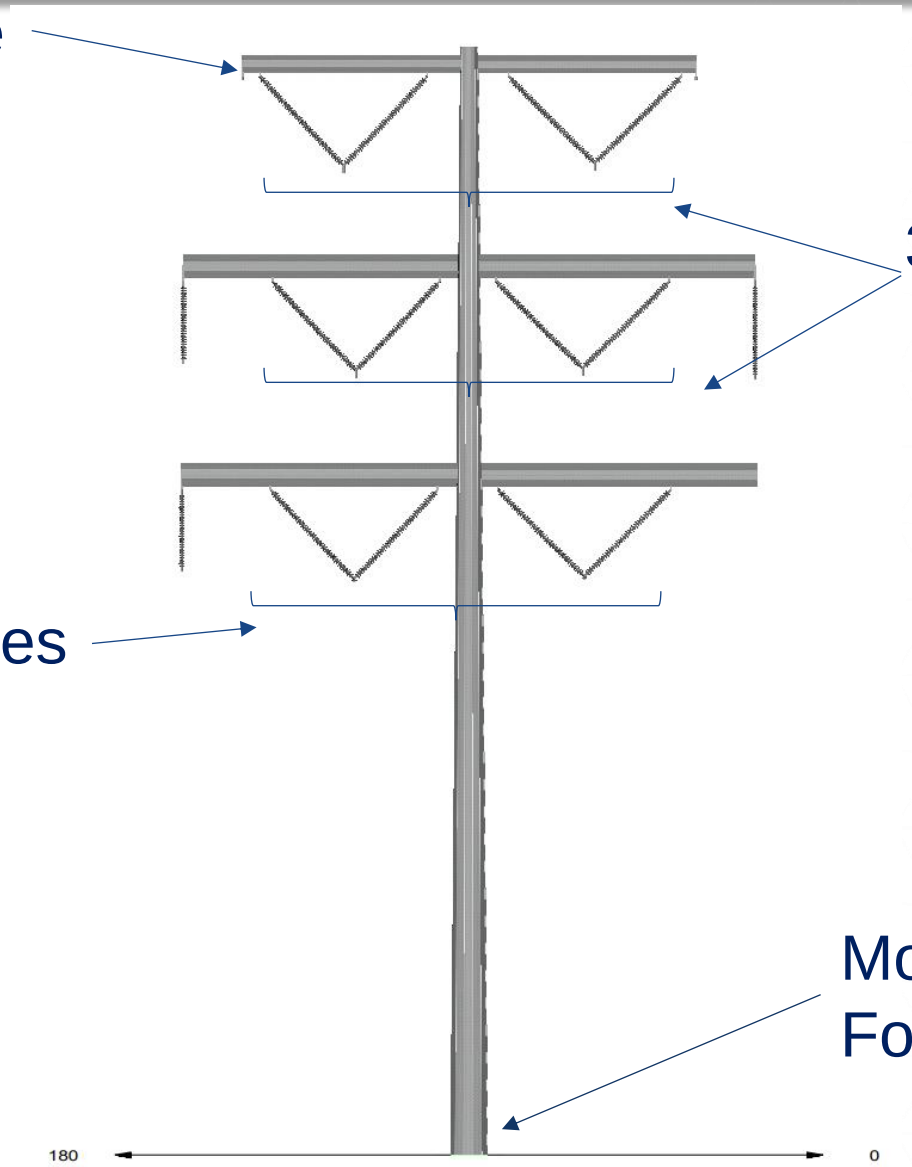

345 kV Corner Structure

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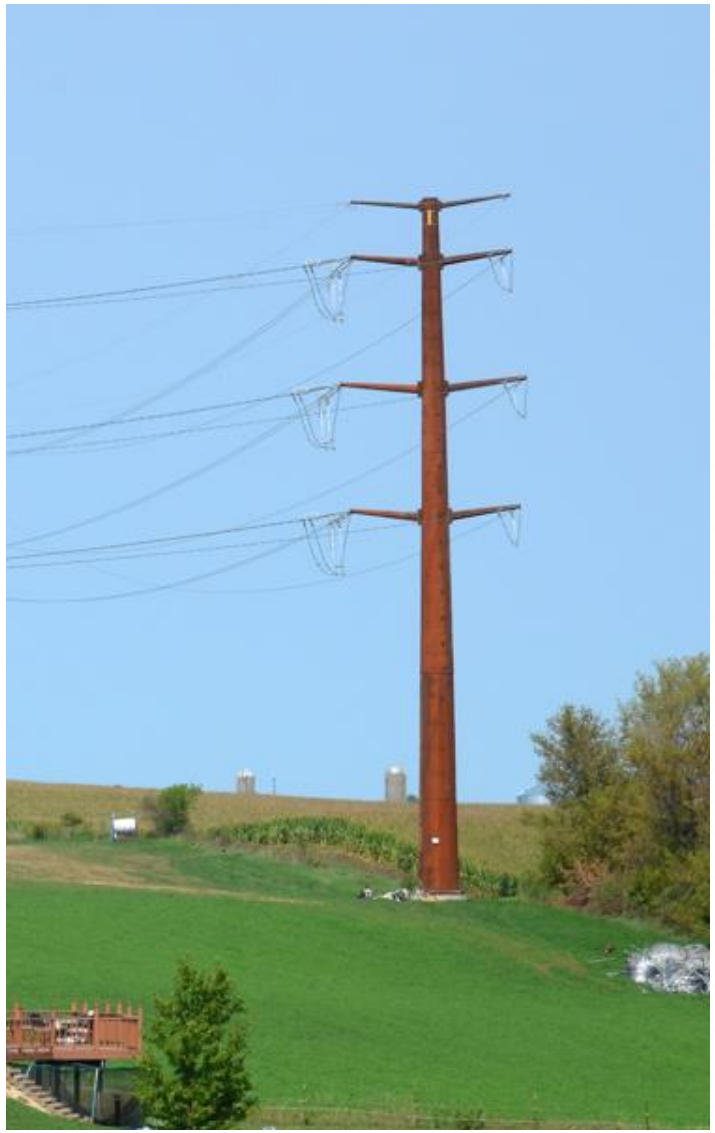
Corner steel structures will be self-supporting and do not require guy wires.



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Building a Transmission Line: Matting

Matting may be used in various locations to:

- Reduce soil compaction
- Allow for work to proceed in wet weather
- Minimize environmental impacts

Building a Transmission Line: Foundations

Concrete foundations are frequently used.

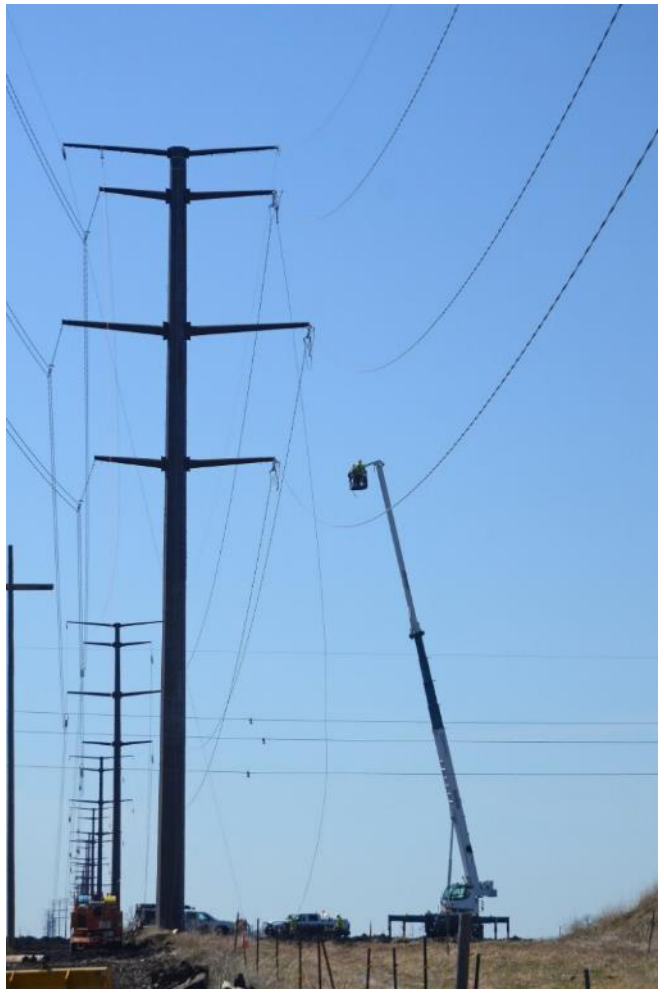
Building a Transmission Line: Pole Installation

Building a Transmission Line: Stringing Rope

Conductor dollies are used to string the conductor from one pole to the next.

Photo: Single-circuit 345 kV configuration

Building a Transmission Line: Reel Trailer



The wires (or conductors) are pulled off of the reels and through the conductor dollies.

The tension of the line is adjusted and the conductors are fastened to the insulators.

Building a Transmission Line: Helicopters

Helicopters are often used to string the wires on transmission lines. This saves time and minimizes environmental impacts.

Designing a Safe and Reliable Transmission Line

- Maintain adequate vertical clearance for driveways and field entrances for farm equipment.
- Maintain clearance from trees that could damage the line.
- Meet or exceed the requirements of the National Electrical Safety Code and Iowa Electrical Safety Code.

Proposed Timetable

- **Today:** conduct the public information meeting.
- **After Public Information Meeting:** JCG Land Services, Inc. will meet individually with landowners to negotiate line easements.
- **Within two years**: ITC Midwest will file a franchise petition with the Iowa Utilities Commission.
- **Following the petition:** regulatory review by the Iowa Utilities Commission.
- **By approximately second quarter 2026:** anticipate beginning construction, if approved by the Iowa Utilities Commission, with construction anticipated to be complete by third quarter 2027.

What are we requesting from you?

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An easement

- Purchasing an easement is not the same as transferring complete ownership of your property, which would be called purchasing your property in *fee*.
- Instead of purchasing your property in fee, ITC Midwest may request a type of *easement*, which gives us the right to use your property for certain stated purposes.

You will retain ownership of the land covered by the easement, including many rights such as the right to plant and harvest crops within the easement area.

Types of easements

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- Full transmission line easement
- Overhang easement
- Vegetation Management easement

ITC Midwest may determine that no easement is required from you if the line has an adequate existing easement on your property.

Full Transmission Line Easement

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- Poles and conductors (or wires) are placed on private property.
  - 110’ of easement on private property when parallel to road right-of-way.
  - 200’ of easement when the line travels cross country.
- ITC Midwest would have the right to construct, reconstruct, maintain, operate and repair the line.
- Also includes the right to perform vegetation management.

Structures Located on Private Easement

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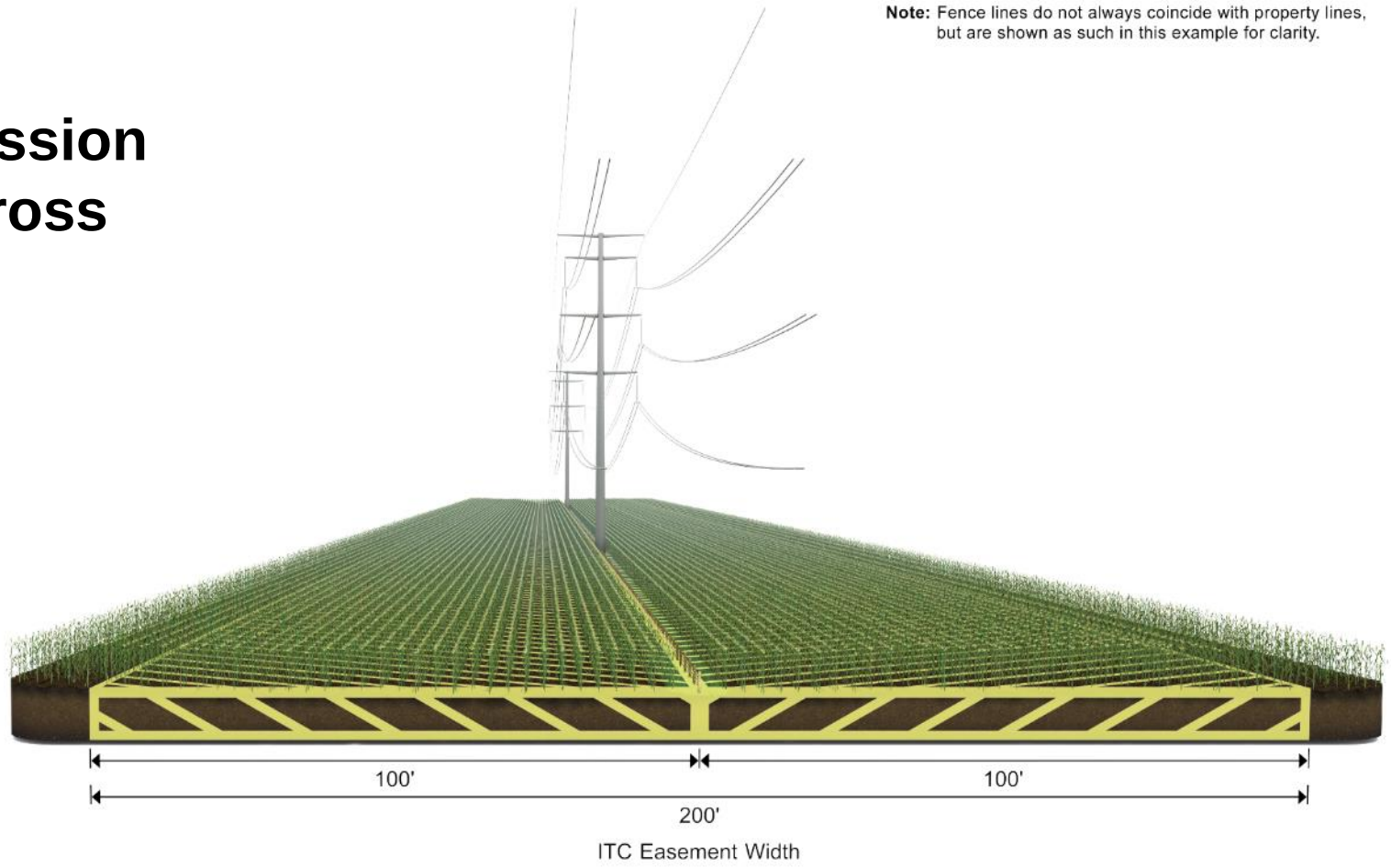
Typical Full Transmission Line Easement - Cross Country



Poles Located Adjacent to Public Right of Way

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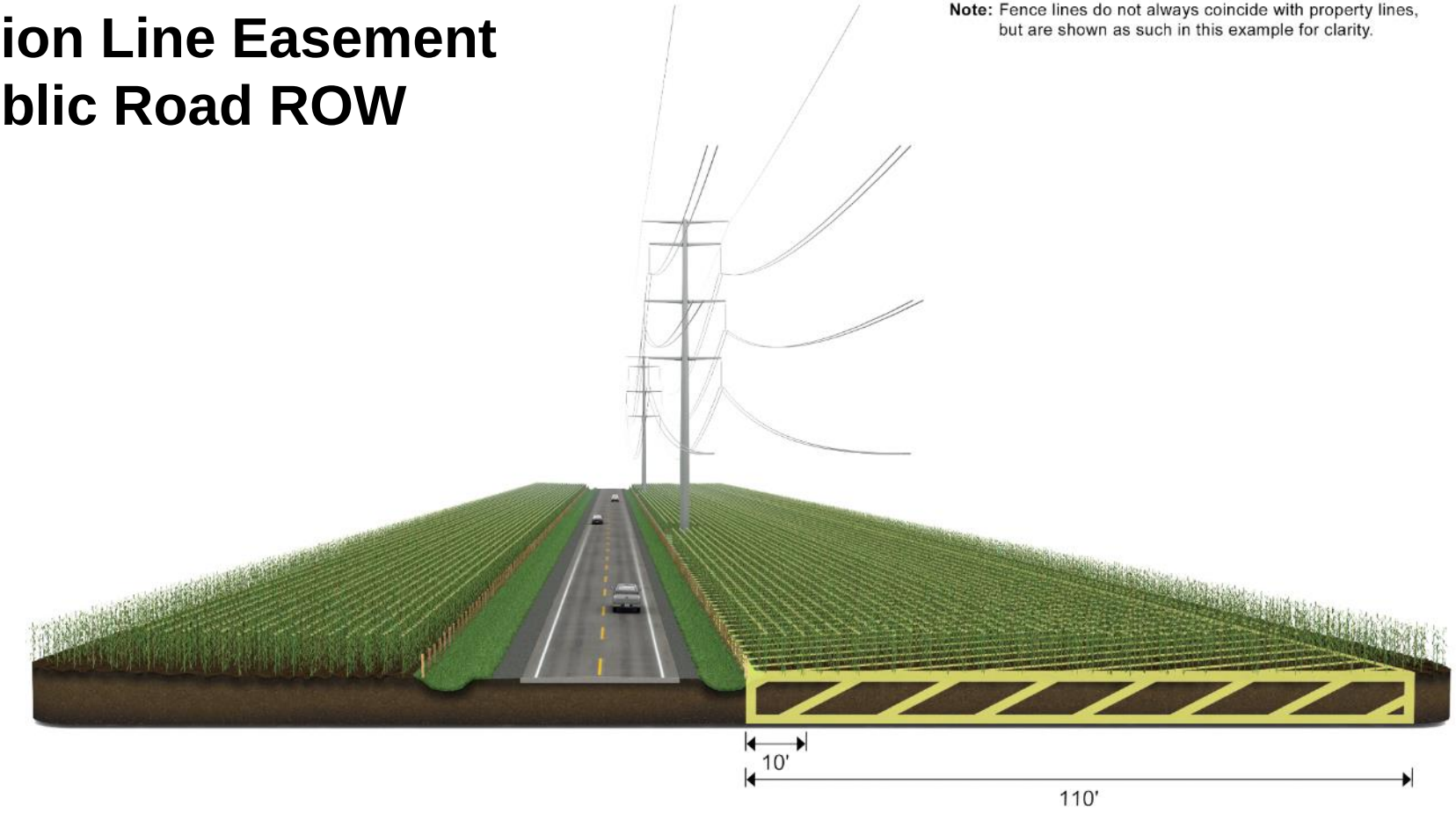
Typical Transmission Line Easement Adjacent to Public Road ROW



ITC Easement Width

Double Circuit Low Profile Configuration

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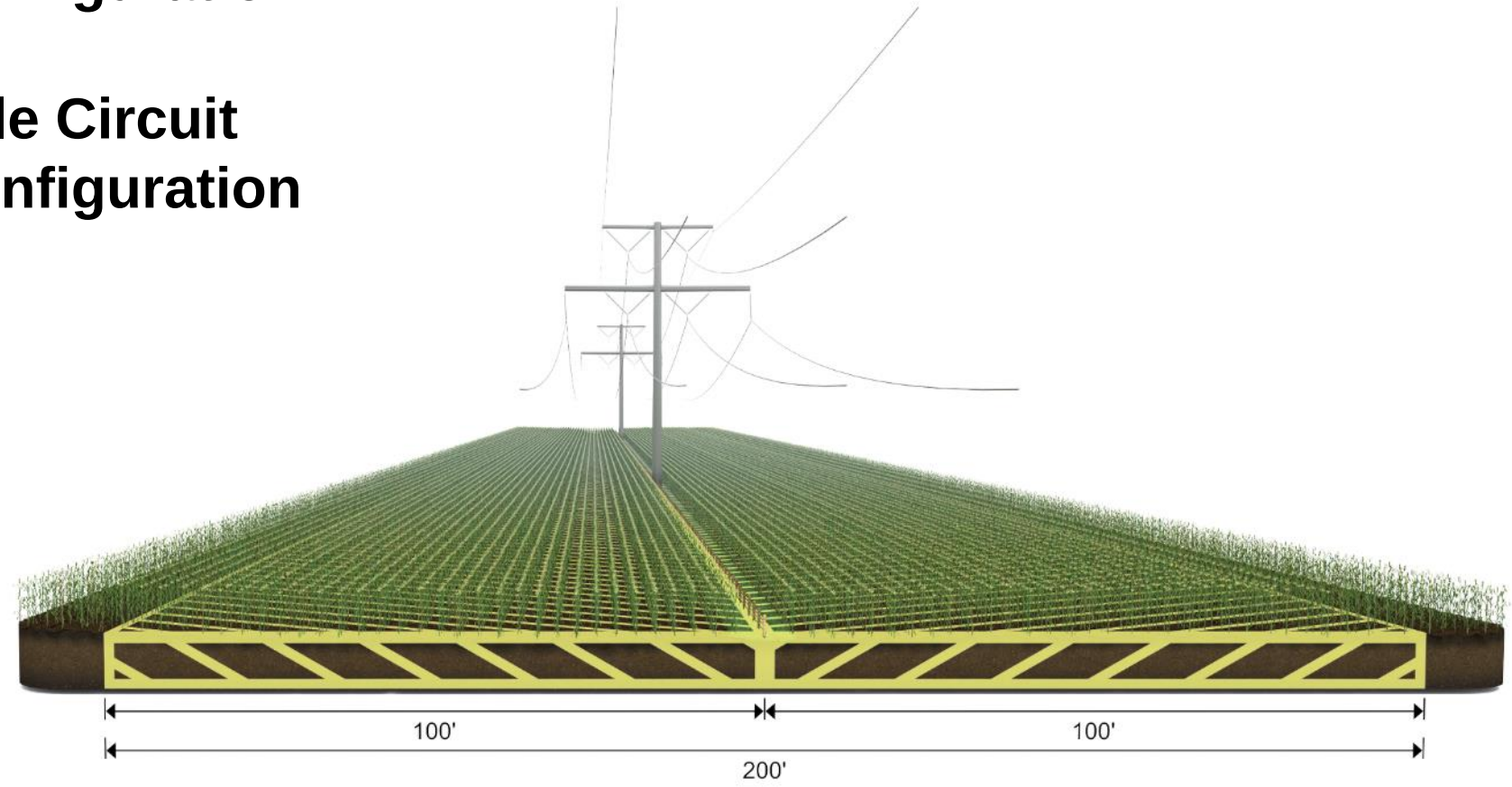
Typical 345/161 kV Double Circuit Low Profile Configuration
or
345 kV Double Circuit Low Profile Configuration

Note: Fence lines do not always coincide with property lines, but are shown as such in this example for clarity.



ITC Easement Width

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Triple Circuit Low Profile Configuration

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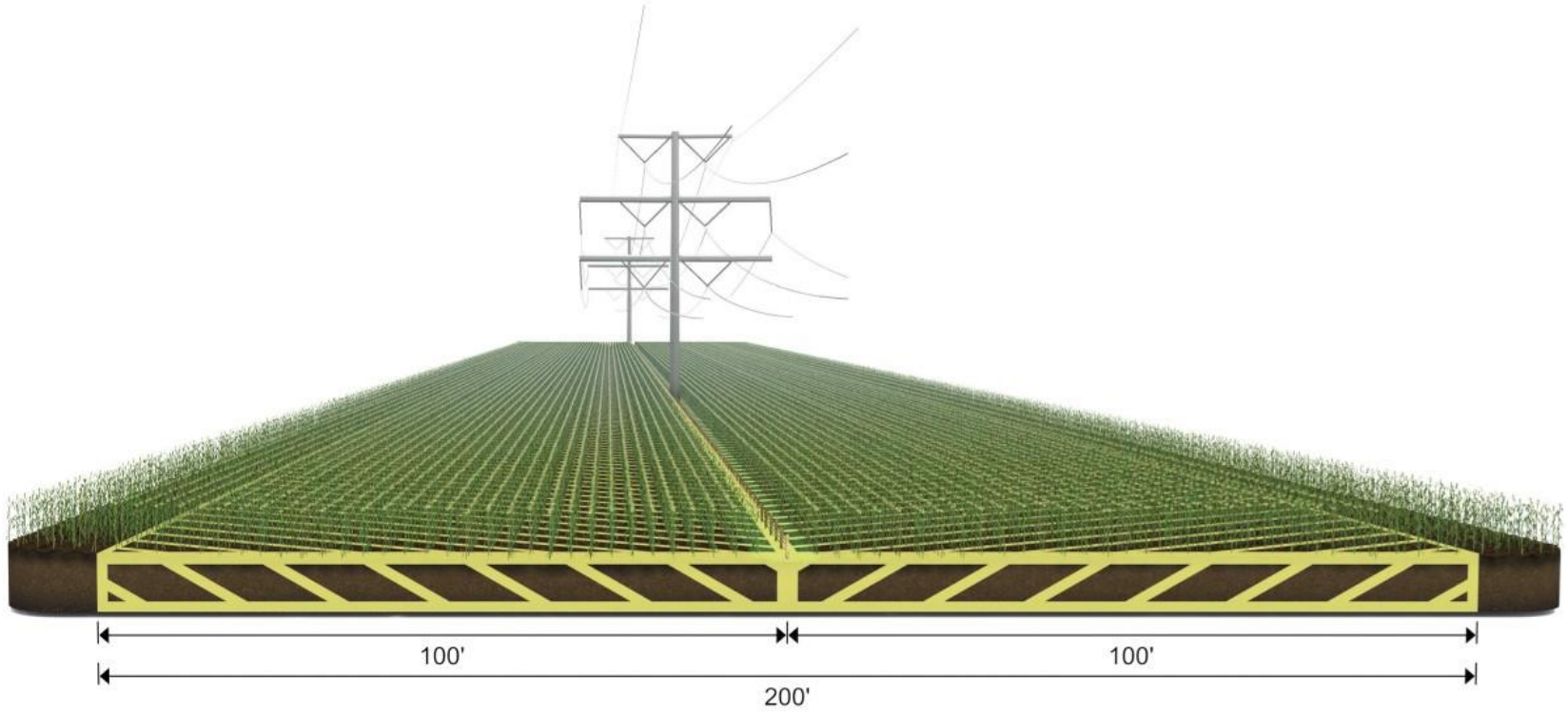
Typical 345 kV/345 kV/161 kV Triple Circuit Low Profile Configuration

Note: Fence lines do not always coincide with property lines, but are shown as such in this example for clarity.



ITC Easement Width

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Easement Payment

- ITC Midwest is *only* asking to acquire an easement on your property.
- The company bases its compensation on the *fee* (complete ownership) value average as reported by the most current Iowa State University land value survey for the county with the highest value land along the two-county project route, which is Linn County.
- The amount of compensation you will receive for the easement will vary depending on the size of the easement area and the type of easement ITC Midwest acquires.

Easement Payment

- Current ISU fee value for Linn County is $13,210/acre.
- Full transmission line easements are paid at 100% of the county average *fee* land value.
  - Overhang and vegetation management easements are paid at 50% of the county average *fee* land value.

Not everyone who received a letter will be contacted regarding an easement.

Typical Easement Calculation and Offer Sheet

Date _____ **Parcel #**

Easement Payment Calculation Sheet

A.	**Value / Acre**		**/Acre**
B.	**Easement Value** (100% of value per acre of line A above)		**/Acre**
C.	**Easement Acreage** (from easement plat - Exhibit A)		**Acres**
D.	**Total Payment for Easement = B x C**		

_____
Landowner Name

By _____ By _____
Landowner **Representing ITC Midwest LLC**

Supporting notes:
Easement area = _____ acres

Value per acre based on the Iowa State Land Survey

Current Use:
Additional Comments:

Easement Procedure

- Utility representatives have developed a list of landowners in the corridor area shown on the notification map.
- If an easement is needed on your property, a land agent from JCG Land Services, Inc. will contact you to set up an appointment to discuss the details.
- Easement acquisition expected to be completed by third quarter 2025.

Additional Compensation *

In addition to the easement payment, there are two forms of compensation related to transmission line development:

- Crop Damage
- Property Damage

Crop Damage

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- ITC Midwest understands that construction equipment in the right-of-way may damage your crops or property.
- Once construction is completed, ITC Midwest will return your property as near as possible to its pre-construction condition.

Crop Damage

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- Restoration work begins once all construction activities have been completed.
- Rights of a landowner or tenant to claim damages are established by Iowa Code Chapter 478, including but not limited to Section § 478.17.
- There is no limit on the amount of proven damages that may be claimed pursuant to statute and paid if proven.

Damage Payments when Crops are in the Field *

- Damage settlement is paid in one lump sum, following construction, to cover losses anticipated over a four-year period.
- The settlement price is based on annual yields and current market price.
- If there is an existing crop or where a crop would normally have been planted before construction is complete, the percentage paid for crops damaged by construction:

First Year	**100%**
Second Year	**50%**
Third Year	**30%**
Fourth Year	**20%**
Total:	**200%**

The total calculated loss amount is paid in a lump sum once construction is completed.

Damage Payments when No Crops are in the Field

If construction is conducted and completed during a time when no crop was planted or in cultivation, ITC Midwest compensates for actual crop ground lost to production at the following percentages:

First Year	**66%**
Second Year	**50%**
Third Year	**30%**
Fourth Year	**20%**
Total:	**166%**

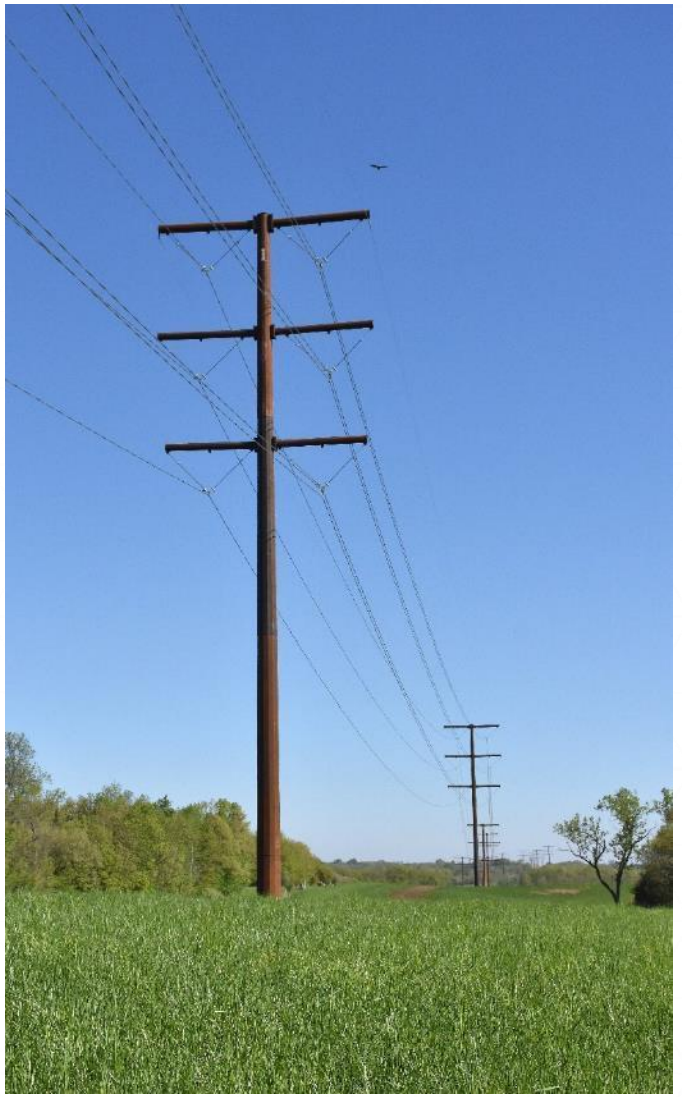
The total calculated loss amount is paid in a lump sum once construction is completed.

Property Damage

- ITC Midwest will seek to avoid damage to your property when possible.
- ITC Midwest will repair erosion or ruts or will pay the landowner the full cost required to repair them.
- ITC Midwest will pay the repair costs for damaged equipment.
- ITC Midwest will pay replacement costs for any other damages. (examples: fences, drain tiles, field entrances, etc.)
- Land agents from JCG Land Services will meet individually with landowners and tenants to settle damages.

Property Damage

- ITC Midwest takes its commitment seriously to restoring property once a line is built.
- We intend to be good neighbors for many years to come.



Damage Payments

- Damage compensation is calculated when construction is complete.
- Crop and property damages will be calculated and paid in one lump sum.

Signing and Time of Landowner Compensation *

- ITC Midwest will pay 10% of the total easement value at the time of signing. The remaining compensation for the easement will be paid after all regulatory approvals have been received but prior to line construction.
- Landowners may cancel an easement within 7 business days of signing by sending written notice by certified mail.

Our Commitment to Landowners

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ITC Midwest has a proud track record of working with Iowa landowners on hundreds of transmission line projects over the past 16 years, achieving more than 99% voluntary easements.

Project Website

*

- ITC Midwest has established a project website to serve as an information source for landowners, including all materials covered today.
- Postcards with this information are available at the check-in table.

Thank you

We appreciate you taking time to meet with us today.

Questions?