

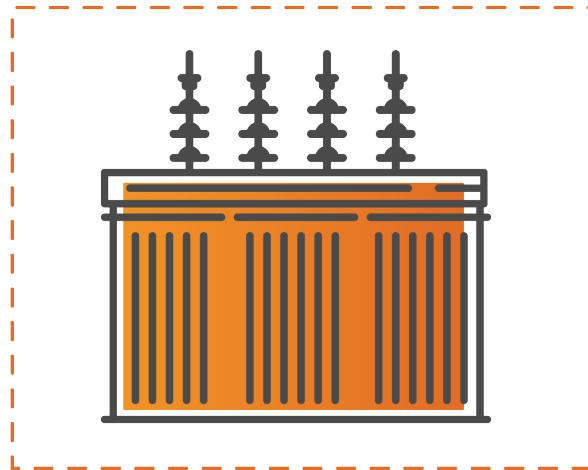


Land Rights Acquisition Board Committee

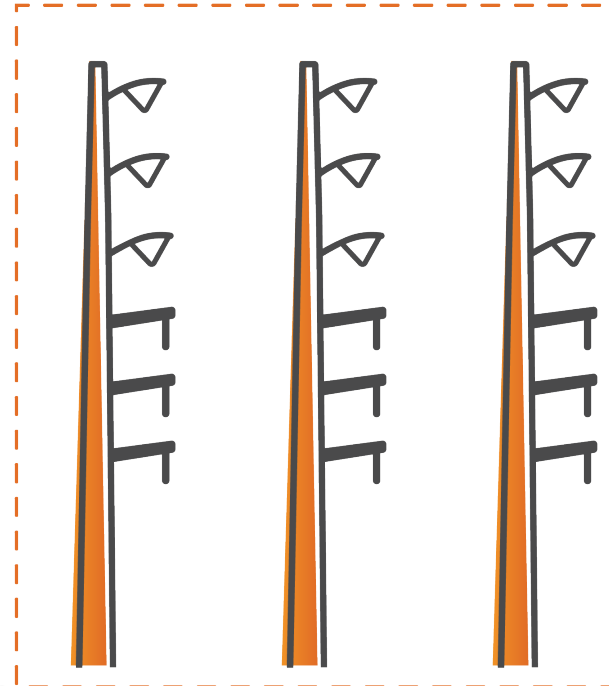
May 18, 2021



Property & Easement Acquisition



OPPD Substation

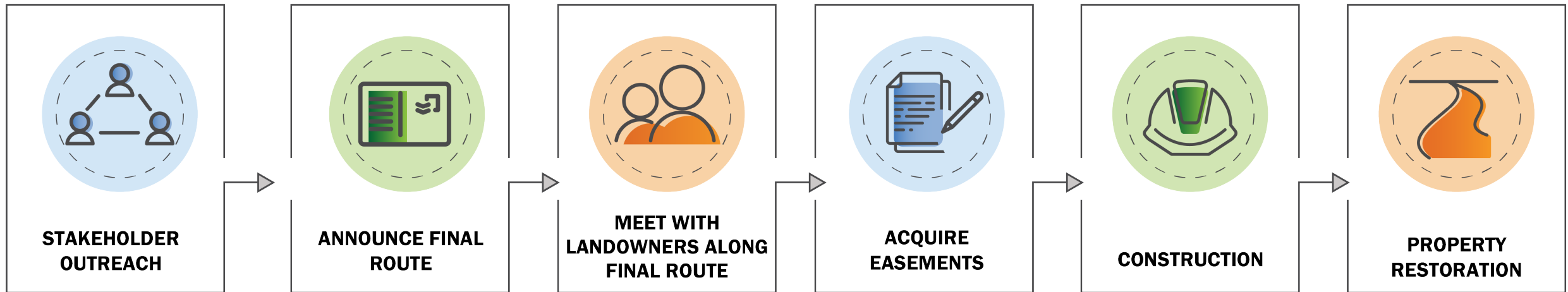


OPPD Transmission

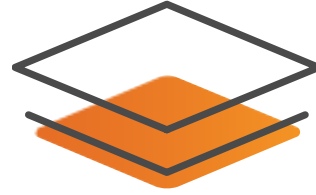
 **IN-SCOPE OF
CURRENT BOARD
ACTION ITEM**

3rd Party Developer or OPPD-owned generation are not in-scope of the current Board Action Item

Transmission Easement Acquisition



Transmission Easements

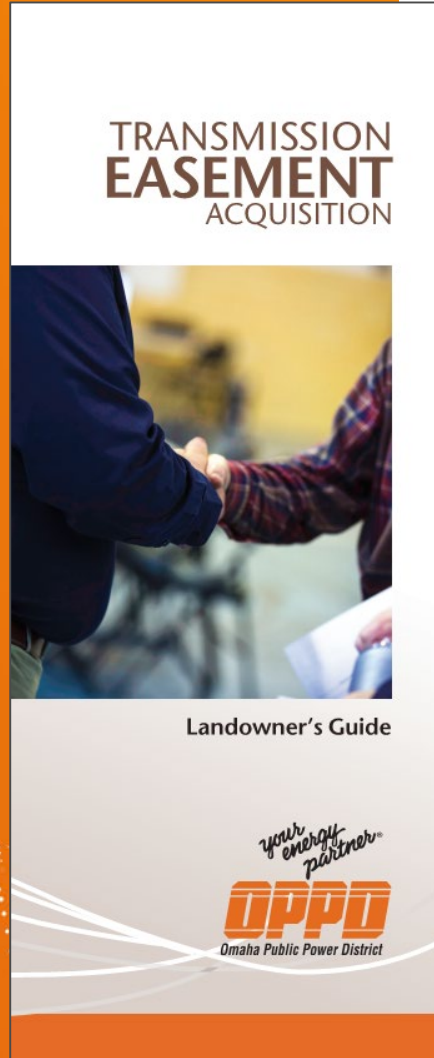


Easement

An interest in private property that gives OPPD the right to construct, operate and maintain its equipment (not ownership)

- Recorded with Register of Deeds
- OPPD does not own the property
- Defines area of easement and rights that are acquired
- Outlines allowable uses and restrictions
- Landowner compensation

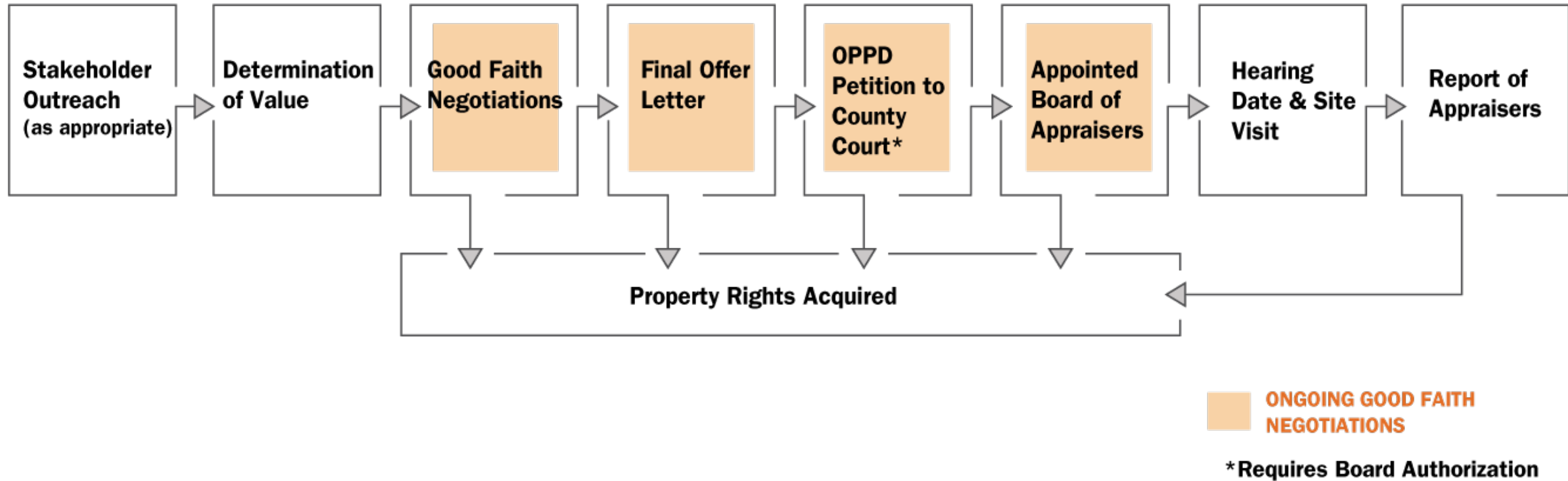
Acquiring Land Rights



Proven Approach and Practices

- Survey, title research, and tract maps
- Obtain independent 3rd party appraisal
 - Certified general appraiser
- Good faith negotiations
 - Transparent and flexible
 - Brochure provided on landowner rights
 - Language, structure placements, etc.

Land Rights Acquisition



Questions



Appendix





Omaha Public Power District (OPPD) is a political subdivision of the State of Nebraska and one of the largest publicly owned electric utilities in the U.S., serving more than 356,000 customers in 13 southeast Nebraska counties.

OPPD operates and maintains more than 1,300 miles of high-voltage transmission lines.

The purpose of this brochure is to help landowners understand transmission line rights-of-way, the necessity to place transmission facilities on private property, the easement acquisition process, and transmission line construction.

Questions? Please contact us at

531-226-3062

Use this number, or call your local law enforcement agency to report any suspicious individuals or activities you may observe in the vicinity of transmission lines.

OMAHA PUBLIC POWER DISTRICT
Land Management 6W/EP4
444 South 16th Street Mall
Omaha, NE 68102-2247

landmanagement@oppd.com



Construction and Maintenance

After all the proper rights are secured, the construction phase of the project will commence. Access routes are determined and vegetation is cleared in order to construct our transmission facilities. Construction includes drilling and setting foundations, raising structures, stringing and energizing the line.

Once construction is complete, the Right-of-Way Agent will settle construction related damages that may have occurred.

In order to ensure reliable operation, periodic inspections, maintenance and repair may be necessary. It is our practice to notify landowners when we plan to clear trees, inspect transmission line equipment or perform other maintenance activities in our rights-of-way. Notification may be in the form of a letter, door hanger or phone call.

TRANSMISSION EASEMENT ACQUISITION



Landowner's Guide



TRANSMISSION EASEMENT ACQUISITION



Depending on the size and location of a project, OPPD follows state statutes which outline a process to notify and inform affected landowners when negotiating easements and right-of-way.

Right-of-Way and Easements

An easement is an interest in private property that gives OPPD the right to use, not own, the right-of-way (ROW) for the specific purpose of safely constructing, operating and maintaining its facilities. The easement runs with the land and is recorded with the Register of Deeds in your county to become permanent record.

There are many reasons that OPPD places its facilities on private property. Some of the reasons include, protecting rate payers from costs associated with facility relocations and to control the area surrounding the facilities to insure safe clearances and deter incompatible uses.

Several factors enter into determining the width of transmission line easements, including voltage, structure design and location of the line with proximity to existing roadways. Lines carrying higher voltages require greater widths to ensure proper clearances. Transmission lines along

roadways will utilize the road right of way as part of the easement width.

Many land uses are allowed within the easement which do not interfere with safe operation of the transmission line such as cultivating and grazing livestock. However, some uses are restricted including structures, buildings, haystacks, trees, brush and burning of any nature. Changes in grade require prior written approval from OPPD.

An easement also allows OPPD the reasonable right to access the ROW. In addition to the easement payment, damages to growing crops or property will be reimbursed to the landowner and/or his/her tenant.

Landowner cooperation is critical to keep ROW corridors safe, prevent injury, and minimize property and environmental damage.

Determining Fair Market Value and Just Compensation

Prior to easement negotiations, OPPD typically hires an independent certified appraiser familiar with the area.

The appraiser will evaluate the impact of the easement on the property, specific characteristics of the property and recent comparable sales to determine the opinion of value.

OPPD will use the opinion of value to justly compensate landowners for damages to the fair market value of the property on which the easement is placed. The process is equitable to all landowners.

Negotiating Easement and Right-of-Way

OPPD will work to arrive at a mutually satisfactory agreement. Depending on the size and location of a project, OPPD follows state statutes which outline a process to notify and inform affected landowners.

Throughout the negotiation process a landowner can seek legal representation, obtain their own appraisal, negotiate and accept or reject any offer. If an agreement cannot be reached, a landowner cannot be located or there are title issues associated with a parcel, the condemnation process can be utilized through OPPD's statutory rights of eminent domain.