



**State of Michigan**  
Gretchen Whitmer, Governor

**Michigan Public Service Commission**  
Daniel C. Scripps, Chair  
Katherine L. Peretick, Commissioner  
Alessandra Carreon, Commissioner

# MEMORANDUM

**Date: March 24, 2025**

**To: All Parties to Case No. U-21471**

**From: Lisa Felice, Executive Secretary**

**Subject: Comments Received in Case No. U-21471 - In the matter of the application of MICHIGAN ELECTRIC TRANSMISSION COMPANY, LLC for an Act 30 certificate of public convenience and necessity for the construction of a major transmission line between Oneida Substation in Eaton County and Nelson Road Substation in Gratiot County, Michigan.**

Public comments and infographic were received at the March 21, 2025 Commission Meeting in Case No. U-21471. A link to the record of the meeting is archived on the Commission's website at: <https://www.youtube.com/watch?v=bxjNoyySeYo> .

# Michigan Deserves Equality!

**ITC Midwest in Iowa**  
 Beverly to Sub 92  
 MISO Tranche 1 345kV Project

**ITC METC in Michigan**  
 Nelson to Oneida  
 MISO Tranche 1 345kV Project


**Siting near Existing Lines, Roads, Rail Roads, or Divisions of Land to Minimize Impacts and Reduce Right-of-Way.** ✓

Filed with the Iowa Utilities Commission on October 11, 2024, E-22590

### 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**
- A segment of the project is co-located with other existing and proposed lines.



**ITC** FOR THE GREATER GRID

**No Priority to Existing Right-of-Ways, Roads or Divisions of Land to Minimize Impacts and Reduce Right-of-Way** ✗

Following the development of a study area and mapping of resource data, the next step in the route study process was the identification of potential routes within the study area boundaries. The objective of this step was to identify potential routes that limit impacts on land use and other natural and social resources by avoiding constraints to routing and taking advantage of routing opportunities where possible; practicable or reasonable from an initial engineering perspective; and cost-effective. Additional routing considerations applied to the development of potential routes included (not in order of importance):

- Minimizing conflicts with existing and planned land uses, including consideration of existing transmission infrastructure, and wind energy facilities
- Minimizing conflicts with residential areas and individual properties and structures
- Minimizing impacts on natural resources (streams, forestland, wetlands)
- Minimizing impacts on agricultural resources
- Minimizing overall length and number of angles
- Avoiding major road crossings near intersections

**Final Route Determined AFTER Landowner Negotiations** ✓

Filed with the Iowa Utilities Commission on October 11, 2024, E-22590

### 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

**ITC** FOR THE GREATER GRID

**Route Determined WITHOUT Landowners Negotiations** ✗

METC held public meetings as required by MCL 460.566. These meetings were held open house style, as detailed in the testimony of witness Stump. Members of the public who attended these meetings and spoke to individuals at the various stations may have received feedback at the public meetings to their questions. METC received hundreds of written comments from both landowners and interested members of the public and considered each comment it received. METC summarized the comments it received and provided responses to those summaries in its Application as required by MCL 460.567. There was no formalized process to provide individual feedback to landowners regarding their comments. METC provided landowners with the general area for the Proposed and Alternate Route as specified under MCL 460.564, and then refined each route in its Application filing based on a number of factors discussed in the testimony of witness DuPree, no refinements to the route were precipitated by a single comment alone, although that information was considered.

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**Easements Follow Fence Lines and Land Divisions** ✓

Filed with the Iowa Utilities Commission on October 11, 2024, E-22580

**Structures Located on Private Easement**

Typical Full Transmission Line Easement - Cross Country

ITC Easement Width

ITC FOR THE GREATER GRID

vs

**Easements Don't Follow Land Divisions. Create Damage to the Remainder** ✗

ITC FOR THE GREATER GRID

**110' Easement Option along Road Right of Way** ✓

Filed with the Iowa Utilities Commission on October 11, 2024, E-22580

**Poles Located Adjacent to Public Right of Way**

Typical Transmission Line Easement Adjacent to Public Road ROW

ITC Easement Width

ITC FOR THE GREATER GRID

vs

**Reduced Road Right of Way Option Not Available** ✗

7 Q. Please describe the ROW necessary for the Project.

8 A. The Project requires a 200-foot ROW.

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 Nelson to Oneida  
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**Easements Paid at 100% of \$13,210 Acre Value** ✓

Filed with the Iowa Utilities Commission on October 11, 2024, E-22580

### 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.

**Easement Payment Calculation Sheet**

<b>A.</b>	Value / Acre		/Acre
<b>B.</b>	Easement Value (100% of value per acre of line A above)		/Acre
<b>C.</b>	Easement Acreage (from easement plat - Exhibit A)		Acres

FOR THE GREATER GRID

vs

**Easements Paid at 30% of \$7,000+/- Acre Value!** ✗

www.mhutilityregio.com

### Easement Payment Calculation Sheet – Option payment MI LRTP Projects

<b>A.</b>	Value / Acre (determined by Market Analysis Report)	\$7,000.00	/Acre
<b>B.</b>	Easement Acreage (determined by property survey)	█	Acres
<b>C.</b>	Payment for Easement (30% of A x B = )	█	Total

**Proud Track Record for 99% Voluntary Easements** ✓

Filed with the Iowa Utilities Commission on October 11, 2024, E-22580

### Our Commitment to Landowners

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.

FOR THE GREATER GRID

vs

**1 Voluntary Easement or .005%** ✗

Request:

How many landowners (count) have signed an option to acquire an easement for right of way on the Nelson Road to Oneida route as of 10/31/2024? What percentage of linear distance of the route does this represent?

For the Nelson Road to Oneida Project, 1 landowner has signed an option agreement, representing approximately 1100 feet and 0.00520833% of linear distance.

## References

ITC Midwest. (2024, October 11). *Beverly – Sub 92 Johnson County Public Information Meeting*. IUC Electronic Filing System. <https://efs.iowa.gov/document/document-permalink/5126775>

Michigan Electric Transmission Company, LLC. (2024, July 15). METC's Application with Testimony and Exhibits, Dykema Appearances, and POS. MPSC E-dockets Community. <https://mi-psc.my.site.com/s/filing/a008y000004jmqwAAA/u214710004>

Michigan Electric Transmission Company, LLC. (2024, July 15). Exhibits - Volume II. MPSC E-dockets Community. <https://mi-psc.my.site.com/s/filing/a008y000004jmssAAA/u214710006>

Michigan Public Service Commission. (2024, February 24). *Exhibits-Official Hearing*. MPSC E-dockets community. <https://mi-psc.my.site.com/s/filing/a00cs00000Vn894AAB/u214710255>

# PROOF OF SERVICE

STATE OF MICHIGAN )

Case No. U-21471

County of Ingham )

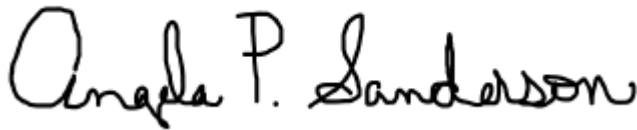
Lisa Felice being duly sworn, deposes and says that on March 24, 2025 A.D. she electronically notified the attached list of this **Memorandum via e-mail transmission**, to the persons as shown on the attached service list (Listserv Distribution List).



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Lisa Felice

Subscribed and sworn to before me  
this 24th day of March 2025



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Angela P. Sanderson  
Notary Public, Shiawassee County, Michigan  
As acting in Eaton County  
My Commission Expires: May 21, 2030

## Service List for Case:

U-21471

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