

PARTNER | MINNEAPOLIS  
**Eneasalo V. Ale**  
 612-766-7819  
 eale@faegre.com

PARTNER | DENVER  
**Leslie A. Fields**  
 303-607-3622  
 lfields@faegre.com

PARTNER | DENVER  
**Jack R. Sperber**  
 303-607-3623  
 jsperber@faegre.com



## CORRIDOR ACQUISITION

Companies acquiring property for pipeline and utility corridors face unique and complex legal challenges. Faegre & Benson lawyers have the knowledge and experience to assist clients throughout the process—from initial siting to property acquisition.

Energy and transmission companies are developing new corridors to transport electricity, natural gas, oil and other energy products to customers. This activity is fueled in part by inadequacies in existing power transmission grids and the growing demand for renewable energy sources. As these companies seek to acquire properties for new corridors to meet this rising demand, they encounter a number of complex legal issues.

Faegre & Benson LLP helps clients anticipate and address these issues, providing experienced counsel at every stage of the corridor development process. Our lawyers handle the full range of matters involved in corridor acquisition and siting including:

*Our experience representing both landowners and condemning authorities gives us unique and valuable insight into the goals and motivations of parties engaged in condemnation proceedings.*

- Acquisition and condemnation of rights-of-way
- Land use and zoning issues
- Valuation and appraisal
- Relocation issues
- Mineral rights (private and governmental)
- Safety issues
- Water rights
- Regulatory approvals
- Environmental matters

### EMINENT DOMAIN

Companies rely on the power of eminent domain to acquire properties located along the path of a proposed corridor. Acquisition via eminent domain typically requires the filing of lawsuits in each county of each state in which the properties are located—and may involve a significant number of parties. Faegre & Benson helps clients navigate the substantive law and procedural issues involved in these cases.

Our eminent domain team has counseled and represented clients through every stage of a condemnation case, from preliminary negotiations for the acquisition of property, to the institution of condemnation proceedings, to the ultimate determination of just compensation through litigation and the appellate process.

### PROJECT MANAGEMENT AND TECHNOLOGY

In addition to managing numerous condemnation actions filed in multiple jurisdictions, companies acquiring corridor property must also maintain large amounts of information about properties and property owners. Faegre & Benson assists clients facing these and other legal challenges by combining top-notch legal counsel with the systematic application of business processes and the best legal technology tools available.

*Project Management.* Our lawyers have experience managing complex legal issues across offices and in multiple jurisdictions. We coordinate and manage the work of large teams of appraisers, right-of-way agents and other professionals to ensure that the necessary information is being delivered, important questions are being answered, and critical timelines are being met.

*Technology.* Our technology platform draws on the expertise of both IT and legal industry professionals. We have the capability to track and manage multi-parcel acquisitions involving multiple plaintiffs. Our legal teams also collaborate with our technology teams to facilitate the management and delivery of extensive amounts of paper records and litigation documents.

### RECENT CASES

Faegre & Benson represents energy companies, utilities and other authorities with the power of eminent domain in acquiring real estate for large infrastructure projects including transmission lines, pipelines and utility sitings. We also handle other types of complex and specialized takings including acquisitions for conservation purposes, developments and airport expansions. Recent examples of our experience include:

- Representation of CenterPoint Energy in the acquisition of a 16.3-mile-long gas pipeline corridor in the Twin Cities area
- Representation of Xcel Energy in the acquisition of a 50-mile-long electric transmission line corridor in Colorado
- Representation of Sinclair Pipeline Company in the acquisition of approximately 67 miles of new pipeline rights as part of the first phase of expanding a 250-mile-long right-of-way corridor from southwest Wyoming to Denver, Colorado
- Easement acquisition counsel for Excelsior Energy Company in connection with a proposed coal gasification electric plant to be located in northern Minnesota
- Representation of Xenia Rural Water District and Poweshiek Water Association in the acquisition of hundreds of miles of pipeline corridor for the development of a large regional water distribution system

We counsel clients through every stage of a condemnation case— from preliminary negotiations for the acquisition of property all the way through litigation and the appellate process.



Faegre & Benson LLP offers a full complement of legal services to clients ranging from emerging enterprises to multinational companies. Its more than 500 lawyers handle complex transactions and litigation matters throughout the United States, Europe and Asia. Established in Minneapolis in 1886, the firm is one of the 100 largest law firms in the United States. From its offices in Minnesota, Colorado, Iowa, London, Frankfurt and Shanghai, Faegre & Benson has served clients in more than 60 countries. For more information, please visit [www.faegre.com](http://www.faegre.com).