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Testimony of Angeliina Lawson, Lobbyist, Land On The Range

**For the Senate Committee on Utilities
Regarding Senate Bill No. 324**

January 27, 2022

Opponent Testimony

Mr. Chairman and members of the committee,

My name is Angeliina Lawson and I am here today representing Land On The Range, land owners who look to maximize the value of their current and future land revenues and market value. Land On The Range works to help provide information about the highest and best use of land. The issues involved include redevelopment of brownfields, mineral rights, conservation programs, zoning, economic development, infrastructure, last-mile utility solutions. I am also a land specialist and represent many clients in land acquisition, site selection, and analyze trends that impact market values of land.

Land On The Range stands behind the proper land benefits that can be brought to bear in the market. Certifications of site compatibility, conditional use permits are part of the entitlement process that can be long but it is vital part of the development phase because it determines what can be done on the land. The entitlement process is already in place for counties, cities and townships. Entitlements can make or break your project and it details the functions, density and other requirements needed for the project to be successful.

Furthermore, Senate Bill 324 makes faulty assumptions in regard to the general process of the transaction of an energy based lease. A waiting period of 36 months to consider abandonment does not reflect technological lease realities. Solar, wind and other lease agreements may be evaluating new technologies, new construction methodologies, and better placement means before installation. As long as a period of time is compensated, and owner is notified, the term of period should only be considered if it is negotiated per an individual contract between the parties, and not as a matter of state force on the land owner.

Page 2, Line 5, (B)(2) creates a series of targets which seemingly offer a framework, but does not take into consideration the way in which easements are effectively released, and that the release of an easement would not, in fact, make either party whole, resulting in fruitless litigation to no benefit of either party. Should the bill as provided pass, counties could find themselves the recipient with title complications and potentially devalued the land.

For these reasons, Land On The Range stands opposed to Senate Bill 324.



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