

Morgan County Transmission Line Upgrade | Property Owner Guide

AES Indiana is moving into the next phase of the Morgan County Transmission Line Upgrade following selection of Route A as the preferred route. Affected landowners may be contacted as surveying, environmental review, engineering and right-of-way activities begin.

AES Indiana's priority is to work directly with affected landowners, clearly explain the property rights and access that may be needed, minimize property impacts to the extent practical and reach mutual easement agreements whenever possible.

With Route A selected as the preferred route, project work will include direct outreach to affected landowners, surveying and environmental studies, engineering and design, and right-of-way and easement discussions.

What this means for your property

Why is AES Indiana contacting me about my property?

Landowners may be contacted because the selected transmission line route crosses or is near their property. Depending on the location of the route, AES Indiana or its authorized contractors may need to conduct field surveying or environmental studies or discuss obtaining an easement for the project.

Can I provide input on how the project affects my property?

AES Indiana works directly with affected landowners to understand property-specific concerns and minimize impacts to the extent practical. While the route and engineering requirements establish certain constraints, AES Indiana will consider landowner input where practical as project design moves forward.

Surveying and property access

Why does AES Indiana need to survey my property?

Surveying and environmental studies provide information needed to finalize engineering and design, identify property boundaries and understand environmental or other conditions that need to be considered as the project moves forward.

Does allowing surveying or environmental work mean I have agreed to an easement?

No. Surveying and environmental studies are part of gathering the information needed for project planning and design. **Allowing those activities does not itself constitute granting a permanent transmission easement.**

Who may contact me or perform work on my property?

AES Indiana works with authorized contractors to support right-of-way acquisition, surveying, environmental studies and other project activities. For the Morgan County project, this includes Volkert, whose representatives will be identifiable by the Volkert logo. Landowners will also receive information from AES Indiana identifying authorized contractors working on the project.

Easements and property use

What is an easement, and does AES Indiana take ownership of my property?

An easement provides AES Indiana certain rights to use a portion of a property for building, operating, accessing and maintaining a transmission line and other necessary related activities. **The landowner retains ownership of the property.**

How much of my property will AES Indiana need?

The permanent easement for the transmission line will generally be 200 feet wide. Temporary easements may also be needed during construction. AES Indiana will work directly with affected landowners to explain the property rights needed for the project.

What can I continue to do with my property if there is an easement?

Landowners can generally continue to use their property in ways that do not interfere with the safe operation and maintenance of the transmission line. This may include activities such as farming, hiking and hunting; however, permanent structures are not permitted within the easement.

Compensation and agreements

How does AES Indiana determine compensation for an easement?

AES Indiana works to fairly compensate landowners for the property rights needed for the project. Compensation is based on the fair market value of the land required for the specific easement area and property involved.

Can a landowner negotiate AES Indiana's offer?

AES Indiana's priority is to work directly with landowners to reach mutual agreements for the property rights needed. Landowners have an opportunity to discuss the proposed easement, compensation and property-specific concerns with the right-of-way representative working on behalf of AES Indiana.

Construction and restoration

How will AES Indiana minimize impacts to my property during construction?

AES Indiana works to minimize impacts to landowners to the extent practical throughout design and construction. Before construction begins on an affected property, AES Indiana will work to notify the landowner in advance about anticipated work and property access associated with the project.

What happens if my property is damaged during construction?

AES Indiana works to minimize impacts during construction and restore affected property following construction activities. If construction results in property damage, AES Indiana will work directly with the landowner to repair the damage or provide compensation, as appropriate.

What happens to my property after construction is complete?

AES Indiana will restore areas affected by construction in accordance with applicable project requirements while maintaining the access and property rights necessary to safely operate and maintain the transmission line.

Will AES Indiana need to access my property after construction?

The easement provides AES Indiana the access needed to safely inspect, operate and maintain its transmission facilities, including managing vegetation and assessing structures to support the continued safe operation of the transmission line. AES Indiana works to minimize impacts to landowners when accessing property for these activities.

Eminent domain

Will AES Indiana use eminent domain for this project?

AES Indiana's priority is to reach mutual easement agreements with affected landowners and avoid eminent domain whenever possible. While eminent domain is an authority available to AES Indiana, we make every reasonable effort to reach an agreement with landowners before pursuing that process.

When would AES Indiana consider using eminent domain?

Eminent domain may become necessary when AES Indiana has exhausted reasonable efforts to reach a landowner or when, after working with a landowner, we are unable to reach an agreement. Our preference is to resolve property needs through mutual agreements whenever possible.

What happens if AES Indiana and a landowner cannot agree on compensation?

AES Indiana will continue working with the landowner in an effort to reach a mutual agreement. If an agreement ultimately cannot be reached, eminent domain provides a legal process for resolving issues related to property acquisition and compensation.

What happens once eminent domain is initiated?

Eminent domain is a formal legal process outlined in the Indiana Code. If AES Indiana determines that process is necessary, the affected landowner would receive notice and have an opportunity to participate in the process. Compensation for the property rights acquired would be determined through the process established by Indiana law.

[Visit the Project Website](#)



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