



**2026 APPALACHIAN  
LAND INSTITUTE**



The background of the slide is a dark night sky with a starry pattern. Several bright blue lines, resembling power lines or data streams, stretch diagonally across the frame from the top left towards the bottom right. In the lower half of the image, the silhouette of a power line tower is visible against the dark sky, with a few other smaller towers in the distance. The overall mood is technological and serene.

# From Pipelines to Powerlines

## *A Landman's Guide to Electric Transmission*

2026 Appalachian Land Institute

This presentation introduces natural gas landmen to the world of electric transmission by highlighting the deep parallels between pipeline and powerline development, while clarifying the key differences that matter for land work. Using familiar concepts like pressure, ROW acquisition, and landowner negotiations, it reframes transmission as part of a broader industry where most core skills already translate. The session walks through technical basics, operational distinctions, common landowner concerns, why condemnation is unavailable, and practical strategies for communication, routing, compensation, and long-term stewardship. By the end, landmen will understand how their existing expertise applies—and how to confidently navigate the unique challenges of high voltage transmission projects.

It's nice to meet  
you.

I'm Casey.

**Marcellus**

- 2010: Graduated from WVU
- 2011-2014: Landman and Title Abstractor
- Harrison and Taylor Counties, WV
- Tioga and Butler Counties, PA
- Belmont County, OH

**Law  
School**

- Duquesne University L'17
- Energy and Environmental Focus

**Private  
Practice**

- 2018: Energy & Title Abstracting
- 2021: Commercial Real Estate
- 2022: Construction Financing

**Renewables**

- 2023: Joined Husch Blackwell LLP
- 2025: Seconded to Cordelio Power
- ...until Yesterday (April 1, 2026)

# Cordelio Power & Pattern Energy Group



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## Pattern Energy Announces Agreement to Acquire Cordelio Power

Pattern Energy · January 6, 2026



### Acquisition Grows Pattern's Energy Portfolio Across US and Canada

HOUSTON, SAN FRANCISCO, TORONTO — Pattern Energy Group (Pattern Energy), a leader in clean energy and transmission infrastructure, and Cordelio Power today announced they have entered into a definitive agreement for Pattern Energy to acquire Cordelio Power, an independent power producer in Canada and the United States. The addition of Cordelio Power will expand one of the largest independent clean energy infrastructure platforms in North America.

# CORDELIO POWER

<https://www.cordeliopower.com/>

The logo for Pattern Energy, featuring a blue grid icon to the left of the word "Pattern" in a black sans-serif font.

<https://www.patternenergy.com/>



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# Part I: A “Green” Thesaurus

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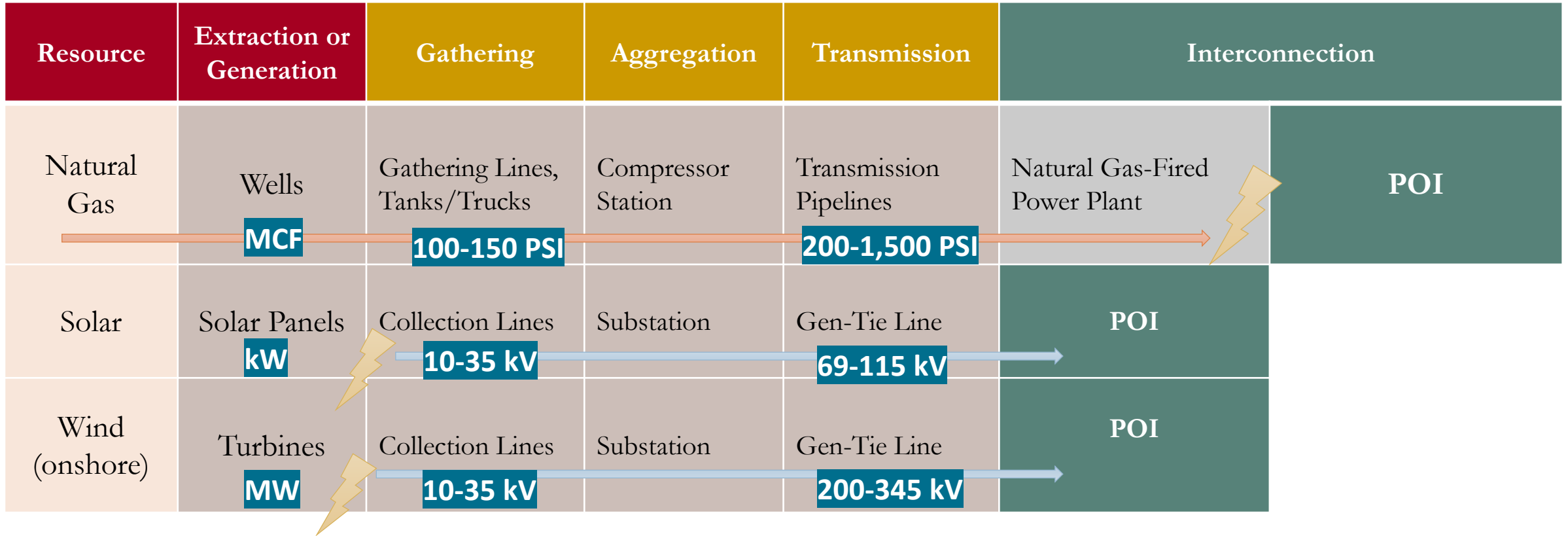




# Development is Development.

1. Resource.
2. Site control.
3. Access/Transmission and Interconnection.
4. Permits, Construction, Financing.
5. Operations.

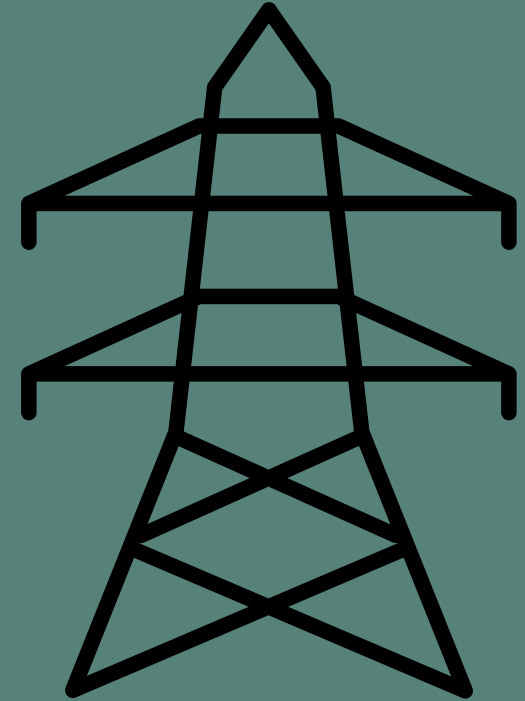
# Powering the Grid



Natural Gas Transmission	Renewables Projects Transmission
Gathering Pipelines	Connection Lines/Connection Line Easement
Compressor Station	Substation with Transformers to step up voltage
Output and Pressure (MCF and PSI)	Output and Voltage (MW and kV)
ROW Width = 50-75 feet, depending on diameter	ROW Width = almost always 100 feet during construction, 50 feet during operations
“Tie-in”/Transmission Pipeline	Gen-Tie Line
Facilities below ground	Facilities (mostly) above ground; Requires overgrowth clearing and some ongoing maintenance
End point = Power Plant then Grid	End Point = POI/Grid

# What is a Gen-Tie?

- A generation tie (gen-tie) line is a **privately owned and operated** transmission line that connects an energy generation facility (such as a solar or wind project) to the grid.
- Condemnation for route is not available.
- Most (~85%+) are built solely for the project and are decommissioned along with it at the end of its life.



# What makes a gen-tie easement agreement a little *different*.

- NO EMINENT DOMAIN.
- Typically not permanent.
- Most of the facilities will be above-ground.
- Requires a certain amount of flexibility with siting due to constraints discovered during diligence (Geotech, etc.)
- Require ongoing maintenance of overgrowth, etc.
- Typically paid in lump sums at different milestones.
- Must contain language sufficient to protect mortgagees and finance parties for traditional construction financing.
- Require crane paths, occasional long-term (but still technically not permanent) access roads.
- Must be assignable.

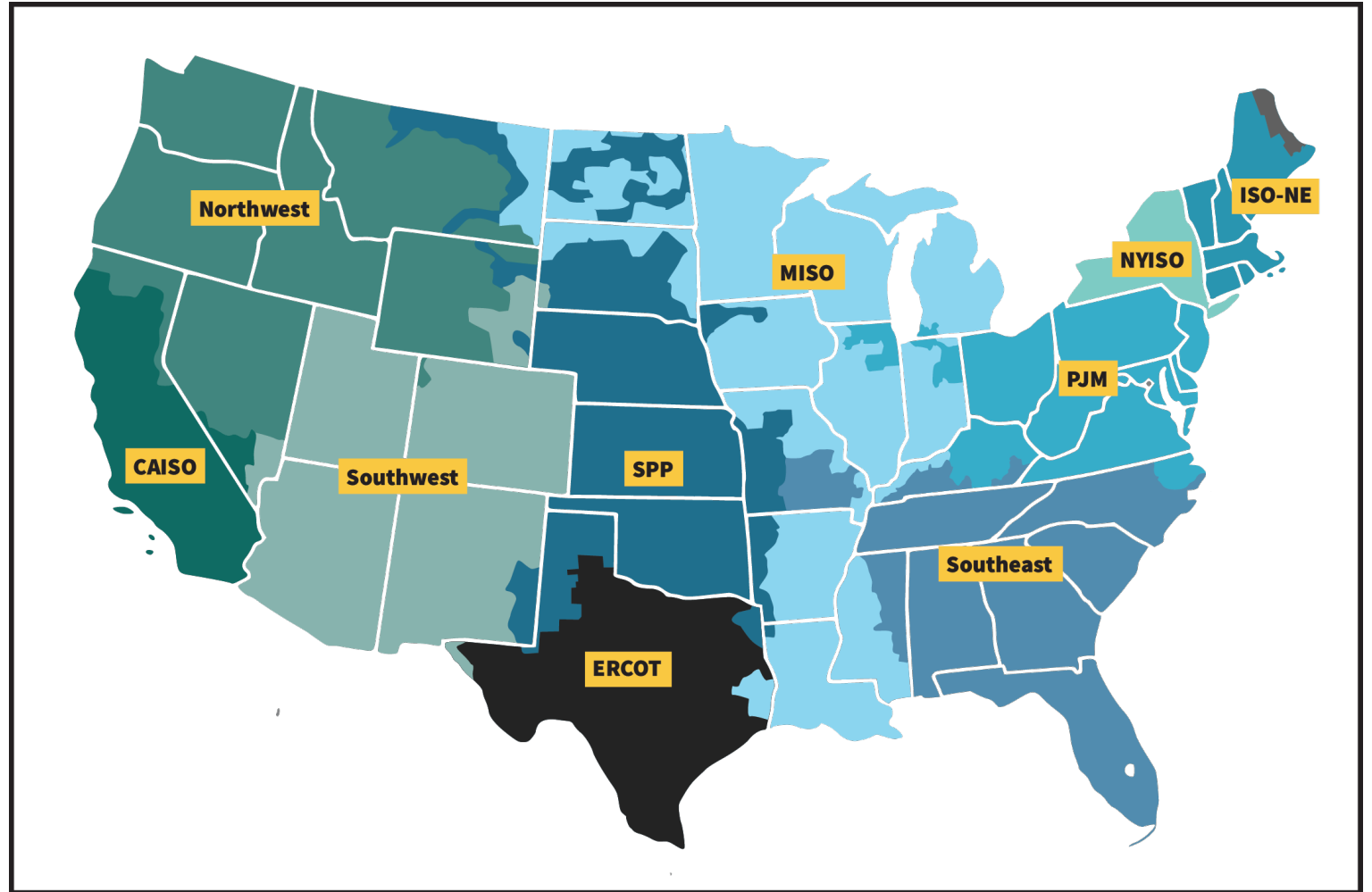
# POI: Point of Interconnection

- A Point of Interconnection (POI) is the specific physical location where a power-generating facility—such as a solar farm, wind plant, or other generator—connects to the electric grid. It marks the boundary between the generator’s equipment and the utility’s transmission or distribution system, and it’s the point where electricity is formally delivered into the grid.
- In simple terms: It’s the official handshake point where a power generator plugs into the grid.
- The “tie-in.”

# Part II: RTOs and ISOs

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# Regional Transmission Operators (RTOs) Independent System Operators (ISOs)

- Focus = Reliability.
- Perform studies and long-range planning to ensure future electrical demand will be met and that the grid can support it.
- Each interconnection request typically results in some amount of system improvements that must be paid for by the generator (\$M).
- Power generation projects must request interconnection. Part of the application requires establishing a certain amount of site control (leases, etc.). For example, in MISO, a 100MW wind project may require around 500 acres of established site control *excluding gen-tie*.

# Part III: Where a good landman comes in.

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# When a good landman becomes critical.

- Once a project for solar or wind has:
  - Established site control
  - Applied for an interconnection position
  - Selected a POI and/or been given a queue position...
- There's already been quite a bit of investment without much focus going towards the gen-tie transmission route.
- No access to POI = *No Project*. Period.

# Typical Landowner Issues

- Siting
- Indemnity or Haz Mat Provisions
- Mortgagee Protections
- Assignment
- Timing
- Decommissioning Language, Bonding
- Freedom to continue farming around the structures
- Length of the form agreements (Especially in PJM)

# Indemnity

## ADD TO END OF PROVISION:

Notwithstanding the foregoing, the Parties agree that with respect to Grantor, any liability under this Section [X] shall be limited to the maximum liability coverage provided by Grantor's insurance policy on the Premises.

# Decommissioning (example)

- **Removal of Facilities Upon Termination.** Within a period not to exceed twelve (12) months from the expiration of the Term, or the Grantee's termination of the agreement pursuant to Section [X] (“**Decommissioning Period**”), the Grantee shall decommission, dismantle, and remove its Facilities and all other property of Grantee located on the Premises, returning the Premises to substantially their condition as of the Effective Date to the extent reasonably practicable, ordinary wear and tear excepted (the “**Restoration**”). Grantor hereby grants to Grantee and Grantee's assigns a license to enter upon the Premises to perform the Restoration, which license shall be effective commencing upon the date of termination or expiration of the Term and shall terminate upon the date on which such Restoration is complete.

# Type of Poles; Gates

- Grantee will use commercially reasonable efforts to ensure any pole or tower installed by Grantee in the [Easement Area] is a steel monopole structure; provided that such installation complies with all applicable federal, state, and local laws, ordinances, and regulations.
- Grantee, at its sole expense shall install gates at the entrance(s) of any permanent access road(s) improved or used by Grantee and Grantor shall be furnished with keys or gate codes to open and close such gates.

# Limiting Rights to a “Single Line”

- Single Line. Notwithstanding any other provision of this Agreement, the rights granted to Grantee in this Agreement are limited to Facilities for a Single Line. For purposes of this Section, a “**Single Line**” means a distinct transmission and/or collection line that, while it may form part of a broader transmission system, operates as an individual conduit within the transmission network and is not duplicated or paralleled by another line serving the same function and path through the [Easement Area]. No Facilities for additional transmission and/or collection lines may be installed within the [Easement] Area without the prior written consent of Grantor or by separate written agreement, to be negotiated and executed by the Parties or their respective successors and assigns.

# Any questions?

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