

# Standing Together Makes Us Stronger

Neighbors in Solidarity: Empowering Landowners and Citizens to Take Bold Action

*A Project of*



The Bold Appalachia Landowner Alliance (BALA) is a non-profit education and legal defense group established for landowners fighting proposed pipelines throughout the Appalachia Region. The Atlantic Coast (A.C.) Bold Appalachia Landowner Alliance is for the benefit of landowners and citizens affected by the proposed Atlantic Coast Pipeline (ACP). This includes both landowners in the path of the pipeline and those with property affected by access roads and construction zones as well as those on adjoining properties that could suffer harmful effects from the project from blasting and/or water contamination.

One way to insure that landowners are treated with respect is to stand with your neighbors in pledging to decline a company's offer for a right-of-way. Other ways include making sure that your full legal rights are protected during the land survey process and the water and foundation inspection process that is being offered by Atlantic Coast Pipeline subcontractors for adjoining property owners.

In regard to right-of-way easements, Atlantic Coast Pipeline, LLC does not have the right to an easement through your property UNLESS the Federal Energy Regulatory Commission (FERC) grants it the power of eminent domain. **That has not happened.** Even if FERC ultimately grants Atlantic Coast Pipeline the right of eminent domain (still far from certain), landowners have significant rights involving the protection of their property to insure that they are paid the true value of the highest and best use of their property.

By signing a pledge\* to stand with your neighbors and not signing an early easement offer from Atlantic Coast Pipeline you accomplish the following:

1. Lessen ACP's chances of receiving project approval and the power of eminent domain because FERC looks unfavorably on projects if large numbers of easements must be procured through the eminent domain process.
2. Better protect your ability to get the best settlement for your property should ACP be granted the power of eminent domain and have to meet you and your community team in court.
3. Better protect your neighbors' ability to get the best settlement as well.
4. By bringing landowners together you gain power in numbers and leverage resources.
5. As a last resort, if ACP gets approval for its project, you can collectively negotiate the best easement terms to protect property owners' rights and interests.

Together as a united community we must ensure landowner rights and interests are protected no matter what the end result is of the proposed pipeline project. If the end result of the ACP is construction then landowners must stand together to negotiate the fullest and best terms on contracts that affect their lands in perpetuity.

**Together is always stronger!**

\* The Support Commitment Form represents a moral commitment to your neighbors and community and is not legally binding.

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Name: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Address of Affected Land: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Support Commitment Form\*

Individually, and for the Persons & Entities Named Above On behalf of the persons and/or company or entity named above, I pledge these commitments to my neighbors:

1. I want to be a part of a substantial effort by concerned Virginia & West Virginia landowners who face dealings with Atlantic Coast Pipeline, LLC. (ACP), to join efforts to:
  - a. Develop standard easement terms and conditions;
  - b. Procure group legal services to negotiate standard easement terms and conditions; and
  - c. Develop a body of expertise of legal, appraisal, and geological or other specialties to support landowner negotiations and possible litigation with Atlantic Coast Pipeline, LLC. concerning its desire to obtain easements for its pipeline.
2. I understand the group will be organized as BALA - A.C., a not-for-profit, non-member corporation. Its directors will be authorized to receive, account for, and expend funds solely to advance the objectives of BALA - A.C.. I am aware that I am not becoming a member or owner of BALA - A.C. by executing this Commitment.
3. I will pay \$200 (per family and/or landowners) to join BALA - A.C. and a proportional fee based on the amount of property proposed to be affected by the Atlantic Coast Pipeline. The proportional fee range is up to the discretion of the landowner. For example, \$200 per linear acre affected by the proposed pipeline; i.e.  $\$200 \times 4.25 = \$850$  Maximum fee not to exceed \$3,000 per affected landowner. Non-landowner supporters are encouraged to donate \$100 to BALA - A.C.'s efforts.  
(\$ \_\_\_\_\_ x \_\_\_\_\_ linear acre = \$ \_\_\_\_\_)
4. I will encourage others to cooperate with BALA - A.C. to form a coalition. I will not enter into any confidentiality agreements prohibiting me from sharing information about Atlantic Coast Pipeline, LLC. with my neighbors, but I will not divulge information learned from BALA - A.C. or persons associated with or hired by it, concerning Atlantic Coast Pipeline or any other matter, to anyone who is not a verified participant in the efforts of BALA - A.C.

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_ (Date) \_\_\_\_\_

*Contributing to BALA - A.C. is tax-deductible (501C3); Checks can be made payable to:*

**Bold Education Fund**, mail to Bold Alliance % Carolyn Reilly, 404 Old Mill Creek Lane, Rocky Mount, VA 24151

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