

Resource Report 5

Socioeconomics



Resource Report No. 5

Socioeconomics

**Ventura to Farmington A-Line Abandonment and Capacity Replacement and
Northern Lights 2027 Expansion Project**

FERC Docket No. CP26-____-000

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RESOURCE REPORT NO. 5 – SOCIOECONOMICS
SUMMARY OF FILING INFORMATION

MINIMUM REQUIREMENT	LOCATION ADDRESSED
For major aboveground facilities and major pipeline projects that require an EIS, describe existing socioeconomic conditions within the project area. (§ 380.12(g)(1))	Not applicable
For major aboveground facilities, quantify impact on employment, housing, local government services, local tax revenues, transportation, and other relevant factors within the project area. (§ 380.12(g)(2)-6))	Not applicable
Consider impacts to environmental justice (EJ) communities	Section 5.3

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Abbreviations and Acronyms

ACS	American Community Survey
A-line	Northern Natural Gas’ 16-inch-diameter M500 A Mainline
CT	U.S. Census Tract
CT BG	U.S. Census Tract Block Group
D-line	Northern Natural Gas’ 30-inch-diameter M500 D-line
E-line	Northern Natural Gas’ 30-inch-diameter M500 E-line
FERC	Federal Energy Regulatory Commission
HDD	horizontal directional drill
IDOT	Iowa Department of Transportation
INGAA	Interstate Natural Gas Association of America
MDOT	Minnesota Department of Transportation
NL27 Project	Northern Lights 2027 Expansion Project
Northern Projects	Northern Natural Gas Ventura to Farmington A-Line Abandonment and Capacity Replacement and Northern Lights 2027 Expansion Projects
ROW	right of way
V2F Project	Ventura to Farmington A-Line Abandonment and Capacity Replacement Project

5.0 RESOURCE REPORT 5 – SOCIOECONOMICS

Northern’s application is composed of two discrete projects, the V2F Project and the NL27 Project. The two Projects will be built concurrently, and Northern has combined the two Projects into a single Section 7 application due to their geographic overlap and interdependence. Analysis and impacts are generally discussed separately for each Project throughout the environmental report.

Resource Report 5 describes the existing socioeconomic conditions in the proposed Project areas and assesses the potential for impacts and mitigation measures, as applicable, associated with the abandonment, construction, operation and maintenance activities of the Projects. The socioeconomic data used in this evaluation were obtained from the most recent federal, state and local agency databases, and a review of available technical and academic economic literature.

Northern owns and operates a natural gas transmission pipeline system, including pipeline and associated aboveground facilities in Minnesota and Iowa. Northern is filing an application with FERC pursuant to section 7 of the Natural Gas Act. The V2F Project involves isolation and abandonment in-place of approximately 105.76 miles of 16-inch-diameter pipeline on Northern’s M500 A and 25.35 miles of 16-inch-diameter M500 J pipeline systems (collectively referred to as the A-line) from Ventura, Iowa, to Farmington, Minnesota. To replace the capacity, Northern will construct three new pipeline extensions consisting of approximately 17.88 miles of 36-inch or 30-inch-diameter pipelines and associated aboveground appurtenances in Freeborn, Steele and Dakota counties, Minnesota.

The NL27 Project consists of the installation of ten pipeline extensions totaling 28.43 miles, a compressor station uprate and associated aboveground appurtenances in Minnesota for firm transportation requirements associated with Northern’s customers. The NL27 Project is in Freeborn, Steele, Scott, Carver, Martin, Stearns, Jackson, Watonwan, Isanti, Morrison, and Washington counties, Minnesota.

Since a majority of the socioeconomic information described in Resource Report 5 is by county, the Projects are analyzed collectively, except where otherwise noted. Tables 5.0-1 and 5.0-2 provide a list of both Project components along with their associated Minnesota or Iowa counties.

Table 5.0-1 V2F Project Facilities and Location

Component	Project Facility	Facility Description	County, State
Lake Mills M500 E-line	8.29-mile pipeline	36-inch-diameter extension	Freeborn, MN
	Lake Mills compressor station	Temporary compression site	Worth, IA
Albert Lea M500 E-line	2.09-mile pipeline	36-inch-diameter extension	Steele, MN
	Owatonna compressor station	Temporary compression site	Steele, MN
Faribault M500 D-line	7.50-mile pipeline	30-inch-diameter extension	Dakota, MN
	Northfield #1	Temporary compression site	Dakota, MN
A-line Abandonment	Ventura compressor station	Pipeline disconnect site	Hancock, IA
	Farmington compressor station	Pipeline disconnect site	Dakota, MN
	La Crosse BL MNB73201 launcher /ABA05	Temporary compression site	Freeborn, MN

Table 5.0-2 NL27 Project Facilities and Location

Component	Project Facility	Facility Description	County, State
Lake Mills M500 E-line	2.32-mile pipeline	36-inch-diameter extension	Freeborn, MN
Albert Lea M500 E-line	3.42-mile pipeline	36-inch-diameter extension	Steele, MN
Willmar 3rd Branch Line Upstream	1.78-mile pipeline	24-inch-diameter extension	Dakota and Scott, MN
Willmar 3rd Branch Line Downstream	4.78-mile pipeline	24-inch-diameter extension	Carver, MN
Welcome 2nd Line	1.24-mile pipeline	16-inch-diameter extension	Martin, MN
Paynesville 2nd Branch Line	2.45-mile pipeline	4-inch-diameter extension	Stearns, MN
Worthington 2nd Branch Line	2.17-mile pipeline	8-inch-diameter extension	Jackson, MN
Springfield 2nd Branch Line	7.40-mile pipeline	8-inch-diameter extension	Watonwan, MN
Minnesota Interconnect 2nd Branch Line	1.59-mile pipeline	12-inch-diameter extension	Isanti, MN
Alexandria 2nd Branch Line	1.28-mile pipeline	8-inch-diameter extension	Morrison, MN
Aboveground Facilities			
Hugo Compressor Station Uprate	Hugo compressor station	Turbine switch for newer model with increase of 700 horsepower	Washington, MN

5.1 Existing Environment

V2F Project

The V2F Project includes five counties crossed by Northern’s proposed pipeline extensions, temporary compression locations and A-line disconnect sites. This report discusses the existing environment at a county-wide level for a majority of socioeconomic conditions (i.e., population, housing and public services). The V2F Project will involve construction activities at two locations to isolate the segments of the A-line being abandoned, four temporary compression sites and construction workspace for the new pipeline extensions.

NL27 Project

The NL27 Project includes 11 counties crossed by Northern’s proposed pipeline extensions and a compressor station uprate. This report discusses the existing environment at a county-wide level for a majority of socioeconomic conditions (i.e., population, housing and public services).

5.1.1 Population

Table 5.1-1 summarizes the census data for population, density and land area for the counties in the V2F Project based on the 2009-2013 ACS 5-Year Estimates and the 2019-2023 ACS 5-Year Estimates. State-wide data for Iowa and Minnesota is included for comparative purposes.

Table 5.1-1 Land Area and Population Characteristics for the V2F Project

State/County	Population (2009-2013) ¹	Population (2019-2023) ²	Population % Change (2013 to 2023)	Population Density ²	Land Area (square miles) ²
Iowa	3,062,553	3,195,937	4.2%	57.2	55,853.4
Hancock	11,243	10,718	-4.9%	18.8	571.0
Worth	7,562	7,380	-2.5%	18.4	586.5
Minnesota	5,347,740	5,713,716	6.4%	71.8	79,626.7
Freeborn	31,129	30,752	-1.2%	43.5	707.3
Steele	36,512	37,413	2.4%	87.1	429.7
Dakota	403,306	442,204	8.8%	786.1	562.5

¹ USCB, 2009-2013 ACS 5-Year Estimates accessed through www.policymap.com on December 31, 2025.

² USCB, 2019-2023 ACS 5-Year Estimates accessed through www.policymap.com on December 31, 2025.

Table 5.1-2 summarizes the census data for population, density, and land area for the counties in the NL27 Project based on the 2009-2013 and 2019-2023 ACS 5-year Estimates. State-wide data for Minnesota is included for comparative purposes.

Table 5.1-2 Land Area and Population Characteristics for the NL27 Project

State/Minnesota Project County	Population (2009-2013) ¹	Population (2019-2023) ²	Population % Change (2013 to 2023)	Population Density ²	Land Area (square miles) ²
Minnesota	5,347,740	5,713,716	6.4%	71.8	79,626.7
Freeborn	31,129	30,752	-1.2%	43.5	707.3
Steele	36,512	37,413	2.4%	87.1	429.7
Scott	132,774	152,957	13.2%	429.5	356.3
Carver	92,770	108,622	14.6%	307.0	354.0
Martin	20,634	19,864	-3.9%	27.9	712.3
Stearns	151,053	159,358	5.2%	118.7	1,342.8
Jackson	10,263	9,964	-3.0%	14.2	703.0
Watonwan	11,173	11,169	0.0%	25.7	434.9
Isanti	38,078	41,934	9.2%	96.2	435.8
Morrison	33,118	34,131	3.0%	30.3	1,125.1
Washington	241,315	272,298	11.4%	707.8	384.7

¹ U.S. Department of Commerce, Bureau of the Census, 2009-2013 ACS 5-Year Estimates accessed through www.policymap.com on December 31, 2025.

² U.S. Department of Commerce, Bureau of the Census, 2019-2023 ACS 5-Year Estimates accessed through www.policymap.com on December 31, 2025.

The counties crossed by both Projects are primarily rural and have smaller populations, with Worth County, Iowa, on the V2F Project, having the smallest population. As shown in Table 5.1-2, Stearns County, Minnesota, on the NL27 Project, has the largest overall footprint in total square miles. Dakota County, Minnesota, on the V2F Project, is the most populated and has the highest population density of 786.1%. All counties in both Project areas, except for Freeborn, Jackson and Martin counties, Minnesota, and Hancock and Worth counties, Iowa, experienced positive population growth in the period between 2013 and 2023.

5.1.2 Employment and Income

Counties within both Projects are generally similar in analysis of employment by industry sector, to the states as a whole. The largest industries within the Project counties include: manufacturing, health care and social assistance and retail trade. The per capita annual income of the counties affected by both Projects ranges from \$35,913 in Watonwan County, Minnesota, to \$58,254 in Carver County, Minnesota.

V2F Project

Economic characteristics for the V2F Project are shown in Table 5.1-3. Worth County, Iowa, had the smallest 2019-2023 ACS 5-Year Estimates labor force in the V2F Project with 4,133 workers. Dakota County, Minnesota, had the largest labor force in the V2F Project with 248,751 workers.

Worth County, Iowa, had the highest 2019-2023 ACS 5-Year Estimates unemployment rate in the Iowa counties at 3.2% but was less than the Iowa unemployment rate of 3.6%. Freeborn County, Minnesota, had the highest 2019-2023 ACS 5-Year Estimates unemployment rate of the Minnesota counties at 3.8% but was less than the Minnesota unemployment rate of 3.9%.

NL27 Project

Economic characteristics for the NL27 Project are shown in Table 5.1-4. Jackson County, Minnesota, had the smallest 2019-2023 ACS 5-Year Estimates labor force in the NL27 Project with 5,340 workers. Washington County, Minnesota, had the largest labor force in the NL27 Project with 146,947 workers.

Watonwan County, Minnesota, had the highest 2019-2023 ACS 5-Year Estimates unemployment rate in the NL27 Project counties at 5.5% which was greater than the Minnesota unemployment rate of 3.9%. Of the 11 NL27 Project counties in Minnesota, seven counties had 2019-2023 ACS 5-Year Estimates unemployment rates less than the 3.9% Minnesota unemployment rate while the other four counties had unemployment rates greater than the Minnesota rate.

Table 5.1-3 Economic Characteristics for the V2F Project¹

State/ County	Per Capita Income	Labor Force	Unemployment Rate (%)	Top Occupational Categories
Iowa	\$39,728	1,694,191	3.6	Manufacturing, Health Care and Social Assistance, Retail Trade, Educational Service
Hancock	\$36,756	5,557	2.2	Manufacturing, Health Care and Social Assistance, Retail Trade, Transportation and Warehousing, and Utilities
Worth	\$38,232	4,133	3.2	Manufacturing, Health Care and Social Assistance, Retail Trade, Agriculture, Forestry, Fishing and Hunting
Minnesota	\$46,957	3,115,750	3.9	Health Care and Social Assistance, Manufacturing, Retail Trade, Educational Service

State/ County	Per Capita Income	Labor Force	Unemployment Rate (%)	Top Occupational Categories
Freeborn	\$38,696	15,367	3.8	Manufacturing, Health Care and Social Assistance, Retail Trade, Educational Service
Steele	\$41,392	19,502	3.1	Manufacturing, Health Care and Social Assistance, Retail Trade, Finance, Insurance, Real Estate and Rental and Leasing
Dakota	\$50,901	248,751	3.6	Health Care and Social Assistance, Retail Trade, Manufacturing, Finance, Insurance, Real Estate and Rental and Leasing

¹ USCB, 2019-2023 ACS 5-Year Estimates accessed through www.policymap.com on December 31, 2025.

Table 5.1-4 Economic Characteristics for the NL27 Project¹

Minnesota Project County	Per Capita Income	Labor Force	Unemployment Rate (%)	Top Occupational Categories
Minnesota	\$46,957	3,115,750	3.9	Health Care and Social Assistance, Manufacturing, Retail Trade, Educational Service
Freeborn	\$38,696	15,367	3.8	Manufacturing, Health Care and Social Assistance, Retail Trade, Educational Service
Steele	\$41,392	19,502	3.1	Manufacturing, Health Care and Social Assistance, Retail Trade, Finance, Insurance, Real Estate and Rental and Leasing
Scott	\$53,499	88,661	3.0	Manufacturing, Health Care and Social Assistance, Retail Trade, Finance, Insurance, Real Estate and Rental and Leasing
Carver	\$58,254	61,562	3.1	Manufacturing, Health Care and Social Assistance, Retail Trade, Professional, Scientific, and Technical Services
Martin	\$37,466	10,255	4.4	Health Care and Social Assistance, Manufacturing, Retail Trade, Agriculture, Forestry, Fishing and Hunting
Stearns	\$37,806	87,928	4.3	Health Care and Social Assistance, Manufacturing, Educational Service, Retail Trade
Jackson	\$39,494	5,340	2.4	Manufacturing, Health Care and Social Assistance, Retail Trade, Agriculture, Forestry, Fishing and Hunting

Minnesota Project County	Per Capita Income	Labor Force	Unemployment Rate (%)	Top Occupational Categories
Watowan	\$35,913	5,590	5.5	Manufacturing, Health Care and Social Assistance, Retail Trade, Construction
Isanti	\$40,123	22,467	4.2	Manufacturing, Health Care and Social Assistance, Construction, Retail Trade
Morrison	\$36,378	17,287	3.5	Health Care and Social Assistance, Manufacturing, Retail Trade, Construction
Washington	\$56,650	146,947	3.3	Health Care and Social Assistance, Manufacturing, Retail Trade, Finance, Insurance, Real Estate and Rental and Leasing

¹U.S. Department of Commerce, Bureau of the Census, 2019-2023 ACS 5-Year Estimates accessed through www.policymap.com on December 31, 2025

5.1.3 Housing

A summary of housing types and availability in the five counties affected by the V2F Project is provided in Table 5.1-5.

Table 5.1-5 Existing Housing for the V2F Project

Project County, State	Housing Units ¹	Total Vacant Housing Units ¹	Vacant Housing Units for Rent ¹	Vacant Seasonal, Recreational or Occasional Use ¹	Rental Vacancy Rate (%) ¹	Number of Hotels and Motels ²	Number of Recreational Vehicle Parks/Campgrounds ²
Hancock, IA	5,120	506	14	126	1.7	13	6
Worth, IA	3,487	292	9	68	1.5	14	3
Freeborn, MN	14,116	1,231	298	123	11.2	16	3
Steele, MN	15,878	877	201	192	6.7	7	6
Dakota, MN	176,447	4,817	2,232	434	5.3	19	8

¹USCB, 2019-2023 ACS 5-year estimates accessed through www.policymap.com on September 25, 2025.

²Google Maps. Search criteria “Hotels” or “Camping”, December 2025. Some locations may be in neighboring municipalities.

Worth County, Iowa, has the lowest rental vacancy rate among the V2F Project counties, while Freeborn County, Minnesota, has the highest rental vacancy rate. An online review through Google Maps indicates that hotels and motels, as well as campgrounds, are available in each V2F Project county and may provide temporary housing options for the anticipated construction workforce.

A summary of housing types and availability in the 11 counties affected by the NL27 Project is provided in Table 5.1-6.

Table 5.1-6 Existing Housing for the NL27 Project

Minnesota Project County	Housing Units ¹	Total Vacant Housing Units ²	Vacant Housing Units for Rent ²	Vacant Seasonal, Recreational or Occasional Use ²	Rental Vacancy Rate (%) ¹	Number of Hotels and Motels ²	Number of Campgrounds ²
Freeborn	14,116	1,231	298	123	5.3	16	3
Steele	15,878	877	201	192	4.3	7	6
Scott	55,687	1,449	164	245	1.9	47	6
Martin	9,715	875	151	123	5.8	10	8
Stearns	66,211	5,274	900	2,523	4.3	19	26
Jackson	4,914	493	46	136	5.3	14	7
Watonwan	4,904	590	58	104	5.7	2	4
Isanti	16,976	1,101	74	543	2.7	4	6
Morrison	16,204	2,344	70	1,634	2.6	7	10
Washington	107,035	3,264	969	1,155	4.7	45	5

¹ USCB, 2019-2023 ACS 5-year estimates accessed through www.policymap.com on December 31, 2025.

² Google Maps. Search criteria “Hotels” or “Camping”, December 2025. Some locations may be in neighboring municipalities.

Scott County, Minnesota, has the lowest rental vacancy rate among the NL27 Project counties, while Martin County, Minnesota, has the highest rental vacancy rate. An online review through Google Maps indicates that hotels and motels, as well as campgrounds, are available in each NL27 Project county and may provide temporary housing options for the anticipated construction workforce.

5.1.4 Public Services and Infrastructure

V2F Project

Numerous public services are available in the counties affected by the V2F Project, including law enforcement, fire and rescue departments, public and private schools, and hospitals. The available services within each county for the V2F Project are provided in Table 5.1-7. Additional information describing how Northern coordinates with local agencies can be found in Resource Report 11.

Table 5.1-7 Public Services for the V2F Project

Project County, State	Number of Public Schools ¹	Number of Private Schools ²	Number of Sheriff’s Departments ³	Number of Police Departments ³	Number of Fire and Rescue Departments ⁴	Number of Hospitals/Beds
Hancock, IA	6	1	1	3	9	1/25 ⁵
Worth, IA	4	6	1	3	9	0/0 ⁵
Freeborn, MN	13	3	1	7	23	1/79 ⁶
Steele, MN	22	3	1	2	6	2/120 ⁶
Dakota, MN	158	56	1	12	24	3/244 ⁶

¹ Public School Review, 2025. Number of schools within each county <http://www.publicschoolreview.com>

² Private School Review, 2025. Number of schools within each county <https://www.privateschoolreview.com/>

³ USACOPS, 2025. Number of police and sheriff’s departments within each state and county <https://www.usacops.com/>

⁴ US Fire Administration, 2025. <https://apps.usfa.fema.gov/registry/>

⁵ <https://www.iowahospitalfacts.com/HospitalLocationDrive.html>

⁶ Minnesota Department of Health 2024. Minnesota Hospitals Online. <https://www.health.state.mn.us/data/economics/hccis/facilities.html> These lists include licensed beds.

Public Safety for the V2F Project

Every county listed for the V2F Project has at least one sheriff’s department/police department and multiple fire and rescue departments.

Health Care for the V2F Project

Four of the five counties affected by the V2F Project have at least one hospital. According to a review of information on the Iowa Hospital Association website, Worth County, Iowa, has no hospital or available beds and Hancock County, Iowa, has the smallest capacity of the counties crossed by the V2F Project. Worth County, Iowa, has hospitals and health care services available in adjacent counties.

Education for the V2F Project

Every county listed for the V2F Project has at least one public and private school available.

NL27 Project

The available services within each county for the NL27 Project are provided in Table 5.1-8. Additional information describing how Northern coordinates with local agencies can be found in Resource Report 11.

Table 5.1-8 Public Services for the NL27 Project

Minnesota Project County	Number of Public Schools ¹	Number of Private Schools ²	Number of Sheriff Departments ³	Number of Police Departments ³	Number of Fire and Rescue Departments ⁴	Number of Hospitals/Beds ⁵
Freeborn	13	3	1	7	23	1/159
Steele	22	3	1	2	6	1/79
Scott	72	16	1	7	8	2/142
Carver	47	20	1	1	11	1/129
Martin	15	6	1	3	9	1/57
Stearns	65	25	1	11	24	4/574
Jackson	7	2	1	2	5	1/20
Watonwan	8	2	1	2	6	2/50
Isanti	24	3	1	2	4	1/86
Morrison	23	3	1	2	9	1/49
Washington	95	21	1	8	15	2/183

¹ Public School Review, 2025. Number of schools within each county <http://www.publicschoolreview.com>

² Private School Review, 2025. Number of schools within each county <https://www.privateschoolreview.com/>

³ USACOPS, 2025. Number of police and sheriff’s departments within each state and county <https://www.usacops.com/>

⁴ US Fire Administration, 2025. <https://apps.usfa.fema.gov/registry/>

⁵ Minnesota Department of Health 2024. Minnesota Hospitals Online. <https://www.health.state.mn.us/data/economics/hccis/facilities.html> These lists include licensed beds.

Public Safety for the NL27 Project

Every county listed for the NL27 Project has at least one sheriff’s department/police department and multiple fire and rescue departments.

Health Care for the NL27 Project

Every county listed for the NL27 Project has at least one hospital. A review of the Minnesota Department of Health website shows that Jackson County has the smallest hospital capacity among all counties crossed by the NL27 Project.

Education for the NL27 Project

Every county listed for the NL27 Project has at least one public and private school available.

5.1.5 Transportation

The IDOT and MDOT tabulate the road mileage of each county in each respective state, including U.S. interstate highways; U.S. and state highways; national wildlife roads; state park and forest roads; county and township roads; county and municipal state aid roads; and municipal streets.

The mileages and a list of the major roads serving each county affected by the V2F Project are provided in Table 5.1-9.

Table 5.1-9 Total Road Miles and Major Roads for the V2F Project

Project County, State ¹	Total Roadway Miles	Major Roads ⁵
Hancock, IA	1,012 ²	U.S. Highway 18; U.S. Highway 69; County Road 17
Worth, IA	693 ³	U.S. Interstate 35; U.S. Highway 65; County Road 9, County Road 27
Freeborn, MN	3,254 ⁴	U.S. Interstate 35; U.S. Interstate 90; U.S. Highway 69; U.S. Highway 65; Minnesota State Highway 1; Minnesota State Highway 13; Minnesota State Highway 109; Minnesota State Highway 251; Minnesota State Highway 885
Steele, MN	2,109 ⁴	U.S. Interstate 35; U.S. Highway 14; U.S. Highway 218; County Road 2
Dakota, MN	6,081 ⁴	U.S. Interstate 35; U.S. Interstate 494; U.S. Highway 10; U.S. Highway 52; U.S. Highway 82, County Road 5, County Road 55, County Road 56, County Road 62, County Road 77

¹ All counties impacted by the Project are located in Iowa or Minnesota.

² Hancock County, Iowa, 2025. Engineer. <https://hancockcountya.gov/engineer/>

³ Worth County, Iowa, 2025. Engineer's Office and Secondary Roads. [Engineer and Secondary Roads - Worth County, Iowa](#)

⁴ MNDOT, 2024. Roadway Data & Support. [Roadway Data Products - TDA, MnDOT](#)

⁵ Google Maps, 2025. Major roadways intersecting each county.

The mileages and a list of the major roads serving each county affected by the NL27 Project are provided in Table 5.1-10.

Table 5.1-10 Total Road Miles and Major Roads for the NL27 Project

Minnesota Project County	Total Roadway Miles ¹	Major Roads ²
Freeborn	3,254	U.S. Interstate 35; U.S. Interstate 90; U.S. Highway 69; U.S. Highway 65; Minnesota State Highway 1; Minnesota State Highway 13; Minnesota State Highway 109; Minnesota State Highway 251; Minnesota State Highway 885
Steele	2,109	U.S. Interstate 35; U.S. Highway 14; U.S. Highway 218; County Road 2
Scott	2,996	U.S. Interstate 35; U.S. Highway 169; Minnesota State Highway 13; Minnesota State Highway 21; Minnesota State Highway 41; Minnesota State Highway 282

Minnesota Project County	Total Roadway Miles ¹	Major Roads ²
Carver	2,402	U.S. Highway 212; Minnesota State Highway 5, Minnesota State Highway 7; Minnesota State Highway 25; Minnesota State Highway 41; Minnesota State Highway 101
Martin	2,947	U.S. Interstate 90; Minnesota State Highway 4, Minnesota State Highway 15; Minnesota State Highway 262; Minnesota State Highway 263
Stearns	6,775	U.S. Interstate 94; U.S. Highway 52; U.S. Highway 71; Minnesota State Highway 15, Minnesota State Highway 23; Minnesota State Highway 55
Jackson	2,935	U.S. Interstate 90; U.S. Highway 71; Minnesota State Highway 60, Minnesota State Highway 86; Minnesota State Highway 264
Watonwan	1,823	Minnesota State Highway 4; Twp Road 85; Twp Road 115; County Highway 3, County Highway 1, 280th Street
Isanti	2,152	U.S. Interstate 35; Minnesota State Highway 47, Minnesota State Highway 65; Minnesota State Highway 95
Morrison	3,965	U.S. Highway 10 Minnesota State Highway 25, Minnesota State Highway 27; Minnesota State Highway 28; Minnesota State Highway 371
Washington	4,315	U.S. Interstate 35; U.S. Interstate 94; U.S. Interstate 494; U.S. Interstate 694; U.S. Highway 10; U.S. Highway 12; U.S. Highway 61; Minnesota State Highway 36; Minnesota State Highway 95; Minnesota State Highway 97; Minnesota State Highway 120

¹ MNDOT, 2024. Roadway Data & Support. 2024 Statewide Centerline Miles and Lane Mileage by Route System for each county.

² Google Maps, 2025. Major roadways intersecting each county.

5.2 Project Construction and Operation Impacts

V2F Project

The socioeconomic effects associated with the abandonment, construction and operational activities of the V2F Project would be short-term and minor. The installation of the Lake Mills and Albert Lea M500 E-line extensions is estimated to require seven months and will commence spring 2027, or upon FERC authorization. The installation of the Faribault M500 D-line is estimated to take seven months and will commence spring 2028. Northern is planning to complete the disconnects of the A-line spring/summer 2029, after the pipeline extensions are placed in service. The disconnects will require approximately three months.

NL27 Project

The socioeconomic effects associated with the construction and operational activities of the NL27 Project would be short-term and minor. The ten pipeline extensions are estimated to require seven months for construction, which will commence spring 2027, or upon FERC authorization. The uprate at the Hugo compressor station is estimated to take two to three months and also will be completed in 2027.

Long-term socioeconomic benefits associated with the continued operation of both Projects may include periodic purchases of services, materials, and supplies from local businesses as well as periodic temporary employment of local workers for various operation and maintenance activities. It is anticipated that no new jobs would be created for the continued operation and maintenance of the pipeline extensions and aboveground facilities.

5.2.1 Population

Impacts on the local population will primarily result from the short-term influx of temporary employees during construction activities from both Projects. No new permanent staff, beyond those already working for Northern, will be required to operate the new pipeline extensions and aboveground facilities.

V2F Project

Northern estimates construction of the pipeline extensions will be conducted in three spreads totaling up to 50 to 100 workers per spread. The V2F Project will require an estimated 7 to 10 personnel during activities at the disconnect sites and temporary compression sites. No new permanent staff, beyond those already working for Northern, will be required to operate the new pipeline extensions and aboveground facilities. As such, abandonment, construction and operation activities of the V2F Project will have a negligible impact on the populations near the V2F Project sites.

NL27 Project

Northern estimates construction of the pipeline extensions will be conducted in ten spreads totaling up to 50 to 100 workers per spread. The NL27 Project will require an estimated 10 to 15 personnel during activities for the Hugo compressor station uprate. As such, construction and operation activities of the NL27 Project will have a negligible impact on the populations near the NL27 Project sites.

5.2.2 Employment

The construction workforce typically consists of personnel hired from outside the area and includes pipeline facility construction specialists, supervisory personnel, and inspection personnel who temporarily relocate to the area. Northern may draw from the local workforce, where practicable. Census data in Tables 5.1-3 and 5.1-4 show that each county crossed by the Projects has manufacturing listed as one of the top four employment sectors. Many of the skills needed for employment in the manufacturing sector transfer to the construction industry, which could increase the Projects construction employment opportunities. Increased local employment would provide a temporary increase in local spending that would benefit local communities.

5.2.3 Housing

Non-local construction personnel may temporarily occupy rental units in or near the Projects. Northern anticipates construction will require between 667 and 1,325 workers across both Projects. This is not expected to affect the availability of housing because the V2F and NL27 Projects are collectively located in 14 counties. Each county crossed by the Projects has at least nine vacant full-time housing units and 68 seasonal housing units in addition to hotels, motels and campgrounds near the Projects. Due to the short-term duration of the construction activities, most workers are likely to utilize temporary local housing alternatives. The use of vacant housing units, hotel/motel rooms and recreational vehicle parks/campgrounds will provide a temporary but substantial increase in rental incomes and local spending that will benefit the local communities. No long-term impact on housing from the Projects is anticipated.

5.2.4 Public Services and Infrastructure

The workforce will be relatively small compared to the existing local populations in counties impacted by the Projects and will not result in major impacts on the availability of local community facilities, commodities, and services. Multiple local fire departments, as well as at least one sheriff's department or police department can handle emergencies that may arise within each county affected by the Projects.

Construction vehicles will generally use county and township roads to access the construction ROW, which may temporarily affect local traffic. Northern has developed a Traffic Control Plan (see Resource Report 1, Appendix 1G) to minimize any impacts. Northern does not anticipate the Projects will cause an appreciable increase in traffic volume and will take steps to minimize any impacts (see Resource Report 11, Section 11.5.1). Construction vehicles will comply with all seasonal load limits and road restrictions. Construction vehicles, including tanker trucks used to haul hydrostatic test water, will be equipped with safety equipment including a back-up alarm. Truck drivers will be required to have a commercial driver's license.

As further explained in Resource Report 1, Section 1.5.6.5, Northern will cross 12 public roads on the V2F Project and 25 public roads on the NL27 Project by HDD, which will not restrict access for residential owners or the general public and will eliminate the need for any detours as normal traffic flow can be maintained. Eight gravel-covered public roads on the V2F Project and 12 public roads on the NL27 Project are proposed for open-cut crossing. These roads are located in rural areas with typically low traffic volumes. In general, the impact on traffic and transportation facilities and public inconvenience at crossings will be minimized by Northern's road crossing plans. Northern will coordinate with local highway departments in advance of construction of each Project component. Due to the residential areas being crossed and open cut roadway crossings, Northern has developed a traffic control plan for both Projects. A traffic control plan is included as Resource Report 1, Appendix 1G. Northern's construction contractor will sign the area as required by the Iowa Manual of Uniform Traffic Control Devices (IDOT 2025) and the Minnesota Manual of Uniform Traffic Control Devices (MDOT 2024). Flagmen will be available to stop traffic, as necessary.

5.2.5 Economy and Tax Revenue

A portion of construction materials and supplies may be purchased locally. These material expenditures will have a positive impact on local economies and could stimulate indirect expenditures within the region as inventories are restocked. Sales tax also will be paid on all goods and services purchased.

5.2.6 Displacement of Residences or Businesses

No businesses or residences will be displaced because of the Projects.

5.2.7 Property Values

Appraisal methods used to value land are based on objective characteristics of the property and improvements. The impact a pipeline may have on the value of a tract of land depends on many factors, including size, the values of adjacent properties, presence of other pipelines, the current value of the land, and the current land use. INGAA published a study concluding that natural gas

pipeline projects do not cause significant negative impacts on property prices and demand or inhibit development along pipeline ROWs in its study area (INGAA 2016).

The impact that an easement may have on property values is negotiated between Northern and the landowner. The easement acquisition process is designed to provide fair compensation to the landowner for Northern’s right to use the property for construction and operation of the Projects.

5.3 Demographic Assessment

Table 5.3-1 provides demographic data of the V2F Project while Table 5.3-2 provides demographic data of the NL27 Project. The minority population is defined as people who reported their race as anything other than “white-alone not Hispanic or Latino.”

Table 5.3-3 provides economic data where the V2F Project is located while Table 5.3-4 provides economic data where the NL27 Project is located. The U.S. Census Bureau defines a poverty area as a census tract or other area where at least 20% of residents are at or below the poverty level (U.S. Census 2014). A low-income population also may be defined if the % low-income population in the identified block group is equal to or greater than that of the county.

Table 5.3-1 Demographic Data for the V2F Project ¹

Component	Area	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race ²	Two or more races	Hispanic or Latino (of any race)	Total Minority ³
			(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)
N/A	United States	332,387,540	58.17	12.03	0.53	5.75	0.17	0.5	3.9	18.99	41.83
N/A	State of Minnesota	5,713,716	76.72	6.73	0.73	5.03	0.04	0.45	4.12	6.19	23.28
N/A	State of Iowa	3,195,937	83.06	3.77	0.17	2.42	0.13	0.25	3.2	6.99	16.94
Lake Mills M500 E-Line	Freeborn County, MN	30,752	82.24	1.18	0.09	3.07	0.18	0.19	2.48	10.57	17.76
	CT BG ² 270471802002	985	87.72	2.44	0.71	0.62	0	0	3.76	4.77	12.28
	CT BG 270471803003	1,683	90.08	0	0	1.07	0	0.42	2.2	6.24	9.92
Albert Lea M500 E-Line	Steele County, MN	37,413	84.26	3.37	0.1	0.67	0	0.23	2.75	8.64	15.74
	CT BG 271479605002	2,016	94.49	0.45	0	0.6	0	0.25	1.84	2.38	5.51
Faribault M500 D-Line	Dakota County, MN	442,204	73.85	7.23	0.18	5.14	0.01	0.55	4.6	8.44	26.15
	CT BG 270370615011	1,279	86.94	3.44	0	0.31	0	0.47	3.83	5	13.06
	CT BG 270370615023	793	99.12	0	0	0	0	0	0.88	0	0.88
Disconnect Site – Ventura CS	Hancock County, IA	10,718	90.48	0.88	0.11	0.62	0	0.51	1.61	5.78	9.52
	CT BG 190812701003	1,031	95.34	0	0	2.13	0	0	2.52	0	4.66
Disconnect Site – Farmington CS	Dakota County, MN	442,204	73.85	7.23	0.18	5.14	0.01	0.55	4.6	8.44	26.15
	CT BG 270370609023	1,547	86.55	0.78	0	7.69	0	0	4.27	0.71	13.45
	CT BG 270370609021	1,798	81.7	3.34	0	2.39	0	0	7.23	5.34	18.3

Component	Area	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race ²	Two or more races	Hispanic or Latino (of any race)	Total Minority ³
			(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)
Temporary Compression Site – La Crosse BL MNB73201 launcher /ABA05	Freeborn County, MN	30,752	82.24	1.18	0.09	3.07	0.18	0.19	2.48	10.57	17.76
	CT BG 270471802001	852	88.03	0	0	8.45	0	0	1.29	2.23	11.97
Temporary Compression Site – Lake Mills CS	Worth County, IA	7,417	93.62	0.87	0.07	0.46	0	0	1.61	3.37	6.38
	CT BG 191956902002	1,236	93.2	1.05	0.25	0	0	0	1.54	3.96	6.8
Temporary Compression Site – Owatonna CS	Steele County, MN	37,413	84.26	3.37	0.1	0.67	0	0.23	2.75	8.64	15.74
	CT BG 271479605002	2,016	94.49	0.45	0	0.6	0	0.25	1.84	2.38	5.51
Temporary Compression Site – Northfield MN #1	Dakota County, MN	442,204	73.85	7.23	0.18	5.14	0.01	0.55	4.6	8.44	26.15
	CT BG 270370615023	793	99.12	0	0	0	0	0	0.88	0	0.88

¹ United States Census Data from the 2019 - 2023 ACS 5 - Year Estimates. Accessed through www.policymap.com. Accessed December 2025.

² Respondent marked “Other Race” on the census forms.

³ “Minority” refers to people who reported their ethnicity and race as something other than non-Hispanic white. Totals may not equal the sum of individual percentages due to rounding.

CS stands for compressor station

Table 5.3-2 Demographic Data for NL27 Project¹

Component	Area	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race ²	Two or more races	Hispanic or Latino (of any race)	Total Minority ³
			(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)
N/A	United States	332,387,540	58.17	12.03	0.53	5.75	0.17	0.5	3.9	18.99	41.83
N/A	State of Minnesota	5,713,716	76.72	6.73	0.73	5.03	0.04	0.45	4.12	6.19	23.28
Lake Mills M500 E-Line	Freeborn County, MN	30,752	82.24	1.18	0.09	3.07	0.18	0.19	2.48	10.57	17.76
	CT BG 270471802002	985	87.72	2.44	0.71	0.62	0	0	3.76	4.77	12.28
	CT BG 270471803003	1,683	90.08	0	0	1.07	0	0.42	2.2	6.24	9.92
Albert Lea M500 E-Line	Steele County, MN	37,413	84.26	3.37	0.1	0.67	0	0.23	2.75	8.64	15.74
	CT BG 271479605002	2,016	94.49	0.45	0	0.6	0	0.25	1.84	2.38	5.51
Willmar 3rd Branch Line Upstream	Scott County, MN	152,957	76.56	5.22	0.54	6.07	.01	0.42	4.99	6.16	23.43
	CT BG 271390810023	1,482	91.56	0	0	5.53	0	0	0	2.90	8.43
Willmar 3rd Branch Line Downstream	Carver County, MN	108,622	86.13	1.50	0.13	3.32	0.01	0.35	3.55	4.96	13.86
	CT BG 270190912014	973	89.92	2.36	0	0.51	0	0.20	0.71	6.26	10.07
	CT BG 270190912021	879	94.19	0.34	0	0.11	0	0	0.11	5.23	5.80
	CT BG 270190912022	2,313	83.48	3.80	1.08	1.77	0.47	0	5.83	3.45	16.51
Welcome 2nd Line	Martin County, MN	19,864	88.73	0.80	0.16	0.56	0	1.16	1.76	6.80	11.26
	CT BG 270917903001	1,098	95.81	0	1.09	0.45	0	0.36	0.72	1.54	4.18
	CT BG 270917904002	791	88.11	5.56	0	0	0	2.90	0.50	2.90	11.88
Paynesville 2nd Branch Line	Stearns County, MN	159,358	81.46	8.34	0.08	1.90	0.03	0.16	3.43	4.51	18.53
	CT BG 271450111013	1,008	97.81	0	0	0.49	0	0	1.48	0.19	2.18
	CT BG 271450111021	1,868	91.92	0	0	0	0	0.26	0.42	7.38	8.08

Component	Area	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race ²	Two or more races	Hispanic or Latino (of any race)	Total Minority ³
			(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)
Worthington 2nd Branch Line	Jackson County, MN	9,964	90.43	4.51	0.54	0	0.99	0	0.07	3.44	9.56
	CT BG 270634802002	507	96.84	0	0	0	0	0	0.19	2.98	3.15
	CT BG 270634803001	669	98.35	0	0	1.49	0	0	0	0.14	1.64
Springfield 2nd Branch Line	Watonwan County, MN	11,169	69.44	0.01	0.06	0.34	0	0.11	0.90	29.12	30.55
	CT BG 271659501001	532	93.42	0	0	0.18	0	0	2.25	4.13	6.57
	CT BG 271659501002	607	98.02	0	0	0	0	0	0.65	1.31	1.97
Minnesota Interconnect 2nd Branch Line	Isanti County, MN	41,934	91.81	1.03	0.31	2.04	0.01	0.05	2.32	2.40	58.18
	CT BG 270591301004	779	97.30	0.25	0	0.64	0	0	1.54	0.25	2.69
	CT BG 270591305011	1,517	94.52	0	0	1.31	0	0	2.57	1.58	5.47
Alexandria 2nd Branch Line	Morrison County, MN	34,131	94.69	0.31	0.10	0.34	0	0.31	2.36	1.85	5.30
	CT BG 270977802002	967	94.41	0	1.03	0.10	0	0	2.06	2.37	5.58
	CT BG 270977802004	978	92.94	0	0	0.10	0	0.30	2.45	4.19	7.05
Hugo Compressor Station Uprate	Washington County, MN	272,298	78.95	4.80	0.19	7.28	0.03	0.55	3.69	5.06	21.64
	CT BG 271630702052	1,341	91.72	0	1.26	0	0	0	3.65	3.35	8.27
	CT BG 271630702061	990	90.40	0	0	2.42	0	0.40	5.85	0.90	9.59

¹ United States Census Data from the 2019 - 2023 ACS 5 - Year Estimates. Accessed through www.policy.com. December 2025.

² Respondent marked "Other Race" on the census forms.

³ "Minority" refers to people who reported their ethnicity and race as something other than non-Hispanic white. Totals may not equal the sum of individual percentages due to rounding.

Table 5.3-3 Economic Statistics for Block Groups and Counties Crossed by the V2F Project

Component	Area	Median Household Income ¹	Households in Poverty ²
		(\$)	(%)
Lake Mills M500 E-Line	Freeborn County, MN	69,012	10.01
	CT 270471802002	85,034	5.83
	CT BG 270471803003	84,205	6.97
Albert Lea M500 E-Line	Steele County, MN	83,448	7.96
	CT BG 271479605002	107,639	7.37
Faribault M500 D-Line	Dakota County, MN	105,212	6.07
	CT BG 270370615011	103,750	5.99
	CT BG 270370615023	101,208	3.73
Disconnect Site – Ventura CS	Hancock County, IA	70,212	12.55
	CT BG 190812701003	79,598	13.57
Disconnect Site – Farmington CS	Dakota County, MN	105,212	6.07
	CT BG 270370609023	98,906	4.81
	CT BG 270370609021	145,284	1.08
Temporary Compression Site – La Crosse BL MNB73201 launcher /ABA05	Freeborn County, MN	69,012	10.01
	CT BG 270471802001	107,639	5.46
Temporary Compression Site – Lake Mills CS	Worth County, IA	76,875	8.2
	CT BG 191956902002	101,696	5.79
Temporary Compression Site – Owatonna CS	Steele County, MN	83,448	7.96
	CT BG 271479605002	107,639	7.37
Temporary Compression Site – Northfield MN #1	Dakota County, MN	105,212	6.07
	CT BG 270370615023	101,208	3.73

¹ United States Census Data 2019 -2023 ACS 5 - Year Estimates accessed through www.policymap.com on September 22, 2025.

² USCB 2019-2023 ACS 5-year estimates Table 17017 "Poverty Status in the Past 12 Months by Household Type by Age of Householder."

Table 5.3-4 Economic Statistics for Block Groups and Counties Crossed by the NL27 Project

Component	Area	Median Household Income ¹	Households in Poverty ²
		(\$)	(%)
Lake Mills M500 E-Line	Freeborn County, MN	69,012	10.01
	CT BG 270471802002	85,034	5.83
	CT BG 270471803003	84,205	6.97
Albert Lea M500 E-Line	Steele County, MN	83,448	7.96
	CT BG 271479605002	107,639	7.37
Willmar 3rd Branch Line Upstream	Scott County, MN	120,247	4.34
	CT BG 271390810023	153,292	0
Willmar 3rd Branch Line Downstream	Carver County, MN	123,144	4.57
	CT BG 270190912014	92,500	7.93
	CT BG 270190912021	101,875	2.61
	CT BG 270190912021	112,212	6.43
Welcome 2nd line	Martin County, MN	62,969	11.38
	CT BG 270917903001	92,679	5.01
	CT BG 270917904002	45,189	5.62
Paynesville 2nd branch line	Stearns County, MN	76,447	12.69
	CT BG 271450111013	112,778	5.47
	CT BG 271450111021	69,620	9.93
Worthington 2nd branch line	Jackson County, MN	69,955	9.82
	CT BG 270634802002	81,250	1.87
	CT BG 270634803001	80,259	5.03
Springfield 2nd branch line	Watonwan County, MN	70,593	11.80
	CT BG 271659501001	82,000	6.50
	CT BG 271659501002	81,667	4.09
Minnesota Interconnect 2nd branch line	Isanti County, MN	86,573	7.74
	CT BG 270591301004	107,083	5.55
	CT BG 270591305011	98,580	4.74
Alexandria 2nd branch line	Morrison County, MN	68,640	10.79
	CT BG 270977802002	80,417	6.81
	CT BG 270977802004	73,750	8.18
Hugo Compression Station Upstate	Washington County, MN	114,457	5.45
	CT BG 271630702052	74,844	4.41
	CT BG 271630702061	128,173	1.15

¹USCB 2019 -2023 ACS 5 - Year Estimates accessed through www.policymap.com on December 31, 2025.

²USCB 2019-2023 ACS 5-year estimates Table 17017 "Poverty Status in the Past 12 Months by Household Type by Age of Householder."

5.3.1 Demographic Summary

For both Projects, Northern identified potential communities that are crossed by or potentially impacted by the Projects. The construction area is expected to experience economic benefits during the Projects' construction periods.

Northern is committed to actively engaging stakeholders, informing them throughout the process, and encourages public participation. As described within each Resource Report that comprises the overall Environmental Report for the Projects, environmental impacts have been minimized to the extent practicable, and the locations of the Projects were selected based on existing utility infrastructure.

Regardless of the socioeconomic composition of the Project areas, the Projects will not result in disproportionately high and adverse impacts on the health, social or economic conditions of the communities in the vicinity of each location. Northern discusses the various best management practices and other mitigation measures that it will implement during construction and operation to minimize impacts throughout the Resource Reports. Northern has assessed various potential impacts for both Projects, such as short-term, localized impacts related to noise and dust during construction (which will be minimized), but none of the identified impacts are expected to be long-term or to be disproportionately felt by any particular segment of the population. Refer to Resource Report 11 for a discussion of the Projects safety considerations. Construction of both Projects will have positive short-term socioeconomic effects on the general local population by promoting economic activity in the region.

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