

# THE PENDULUM LAND PODCAST

Shedding light (and levity) on the right of way industry

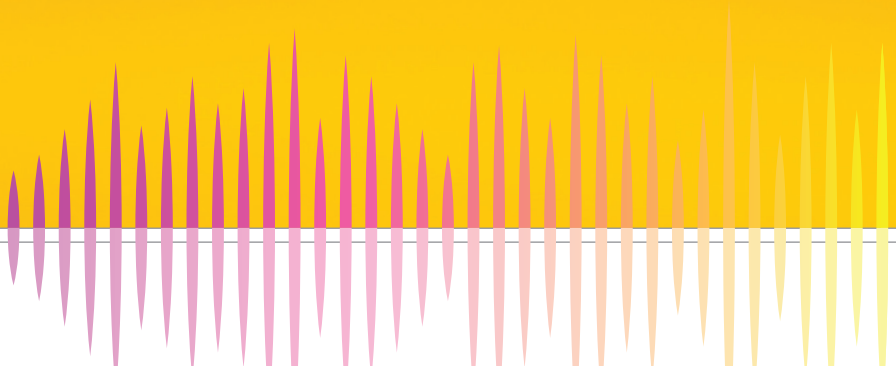
BY S. RYAN ANGE



Pendulum Land Podcast Logo

Every day, 328.2 million Americans enjoy electricity, heat, air conditioning, water, internet, cable television, cellular phones, public roads, parks and even bike trails. The standard of living achieved through the development of infrastructure in the United States is unparalleled in human history. In the securing of SUCH a standard of living, which incidentally is constitutionally part and parcel of every American's "life, liberty, and pursuit of happiness" is, as our readers know, the right of way industry. It's an industry most Americans are completely unaware of despite enjoying the benefits of its labor. However, one new podcast hopes to change this.

Pendulum Land Podcast serves as an orientation to the right of way industry, infrastructure development, right of way land acquisition, eminent domain and the Uniform

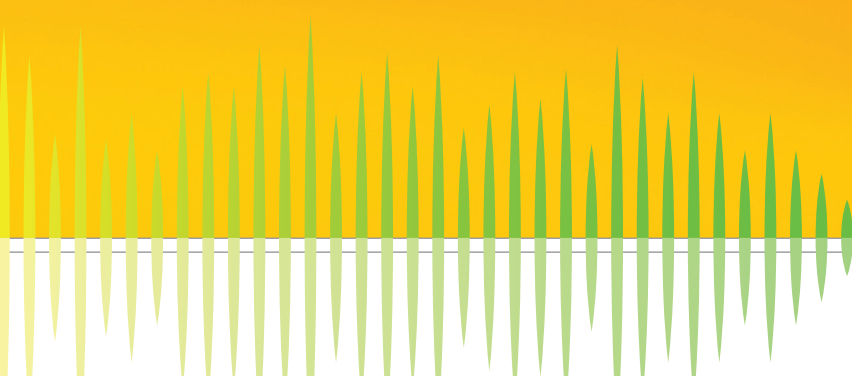


Relocation Act as well as providing insightful and often spirited analyses of pop culture, movies and music. It is this hybrid-content approach that serves the podcast well, offering listeners valuable information on all things right of way and enjoyable pop culture debates between the hosts. Kristen Bennett, one of the creators and co-hosts of the podcast further explains:

*“We decided to create a podcast about our often misunderstood industry. This podcast is by right of way professionals, for right of way professionals. We wanted to facilitate a dialogue between industry experts while addressing common misconceptions. We, your hosts, all represent the condemning authority but also wanted to give a voice to the ‘other side’ to gain perspective and have a little fun along the way.”*

Hosts Dave Arnold (SR/WA, right of way lawyer) and Kristen Bennett (SR/WA, R/W-RAC, and CEO of Pendulum Land Services and president of Blackbird Right of Way, LLC), along with frequent in-house guests, Carrilin Hirsch (RWP, certified title examiner, vice president of IRWA Chapter 52), and Ross Greene (SR/WA, right of way lawyer) tackle episodes including “Eminent Domain: Good or Evil?”; “Right of Way Infrastructure: the Hidden Industry, from the Uniform Relocation Act to Eminent Domain”; “the Path to a Right of Way Career”; “Eminent Domain Misconceptions”; “Eminent Domain Appraisals”; “Effective Eminent Domain Witnesses”; “Crazy Right of Way Encounters”; “Graveyard Relocations and Historic Sites Impacted by Right of Way Projects,” and many more episodes.

What makes the podcast unique is that right of way is being approached by industry veterans who capture much of the legal, procedural and even ethical nuances of which many listeners may not be aware. Without exception, all the participants on the podcast represent years of experience and insight into the right of way industry, which makes each episode feel like a master class in the chosen topic of the episode. Especially useful to right of way agents are the episodes which act as deep dives into what landowners can expect when undergoing relocation as a result of a right of way project or simply approaching the subject of eminent domain from a landowner’s perspective, which aids in nurturing a more robust understanding and appreciation of landowners’ concerns during the negotiation process.





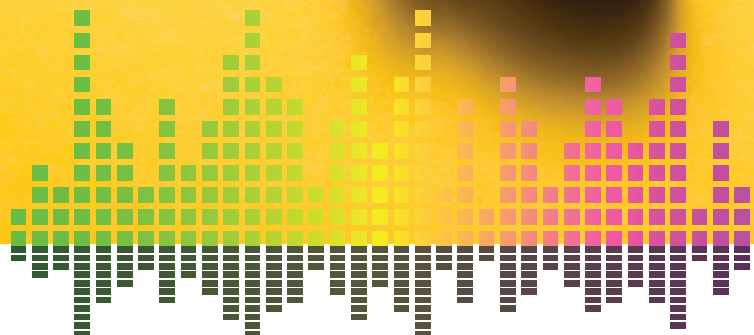
Apart from right of way shoptalk, the podcast also concerns itself with pop culture. Every episode features spirited, opinionated and lighthearted debate over popular movies, music and actors. Debates include whether the actor Vince Vaughn is actually a good actor or will he just continually do the “Vince Vaughn thing” forever, becoming the “one-trick wonder” audiences have become used to as much as they have become used to tzatziki sauce — that necessary-but-often-forgotten staple of American kitchens. Other debates include whether Billy Squier, the performer of such hits as “My Kind of Lover,” “The Stroke” and “Lonely is the Night,” is actually a great musical artist (albeit underrated today), or if he deserves to be rightfully forgotten in the annals of rock and roll history. There is also some ongoing (and unresolved) question as to whether Billy Squier himself will appear on the podcast as a special guest. Clearly, “Pendulum Land Podcast” has wide-ranging concerns.

But it is this interplay with the serious subject matter of right of way embedded in humor that makes the podcast far more enriching than it would be otherwise. It becomes a comedic and insightful jaunt through the right of way industry, presenting informative content that is never dry and engaging entertainment that never feels frivolous. In the end, it strikes a balance between the two tones to create what feels like an energetic and playful workshop.

“Pendulum Land Podcast” has managed to thrive in its first season despite competing in an online environment oversaturated with every kind of podcast under the sun. While certainly a niche podcast, it has still managed to garner listeners in almost every state of the Union and currently enjoys a 5.0 star rating on Apple Podcasts, including such notable guests as industry professionals Rob Thomas, Andrea Carolan, Cyndi Whepley, Clint Schumacher, Jeremy Hopkins and Charlie Nobles.



**This podcast is by  
right of way professionals,  
for right of way  
professionals.**





From left to right: "Ross Greene, Carrilin Hirsch, Kristen Bennett and Dave Arnold."



"We never set out to gain a massive audience and didn't really have many expectations as far as our listenership. We just wanted our podcast to find its way to the right people. We wanted to reach right of way professionals and give them content that was both informative and entertaining," says Kristen Bennett. "The response has been overwhelming and we are so grateful for the Infrastructure Junkies who are listening from all over the world."

Dave Arnold says of the podcast's success, "The right of way community is a tight knit, passionate and collegial group. Their enthusiasm has transferred over to the podcast, where our listeners are affectionately known as Infrastructure Junkies, or 'IJ's' for short. Listener input and support has been invaluable to the development and expansion of the 'Pendulum Land Podcast,' and we are really just getting started."

Dave Arnold continues, "Season 2 is now underway with about a third of the episodes lined up with exciting guests. As part of the new season (and only if the pandemic allows), the "PLP has tentative plans to 'take it on the road' with several live presentations at symposiums and forums. The plan is for the show to function as a right of way presentation with live audience participation which will be released as a podcast ... After a substantial investment of

time and resources, we have established a foundation (or 'infrastructure,' if you will!) that will allow us to bring even bigger and better material to our audience. For example, preliminary plans are underway for a collateral limited series podcast to examine an important issue to our industry. We can't wait to make this announcement later in the year."

"Pendulum Land Podcast" aired its Season 2 premiere on January 26, 2021. It can be heard on Apple Podcasts, Spotify, Pocket Casts and most podcast platforms. You can also find The Pendulum Land Podcast directly at [www.pendulumlandpodcast.com](http://www.pendulumlandpodcast.com). Readers can follow the podcast and its hosts on Twitter at [@pendulumlandpod](https://twitter.com/pendulumlandpod), [@ReloKristen](https://twitter.com/ReloKristen) and [@rightofwaydave](https://twitter.com/rightofwaydave). 🌟



*S. Ryan Ange is a right of way agent with experience in utility scale solar, electrical transmission, and gas transmission and distribution. Raised on a tobacco farm in North Carolina, S. Ryan Ange earned bachelor's degrees in English and Philosophy as well as a master's degree in English at East Carolina University. He is the author of three books: "What the Light Knows," "The 21st Century Body: An Essential Guide for the New Millennium" and "The Way of the Sword." He currently resides in North Carolina with his surprisingly healthy bonsai trees.*