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COMMISSION

474 Patterson Road
Smiths Grove KY 42171

Case: Wood Duck 2024-00337

July 30, 2025

Dear PSC Board:

I want to address "The Fallacy of Dr. Coomes Projections." The University of Louisville economist has failed to convince Barren Countians of the accuracy of his projections as to the economic impact for Barren County.

The chart below is a summary to dispute his projection of \$15M impact in 40 years. First the contracts are only for 20 years with potential to renew in 5-year increments for 4 times. So projections should be based on 20 years.

How much money will the county receive in property taxes?

	Acres	Previous tax amount	Previous tax year	Projected annual increase	40 year *should only be 20
Study June 1, 2023 (Revised draft)	2,300	\$16,919	2022	\$60,000	\$2.4M
Study December 13, 2024	1,244	\$17,000	2023	\$378,000	\$15M

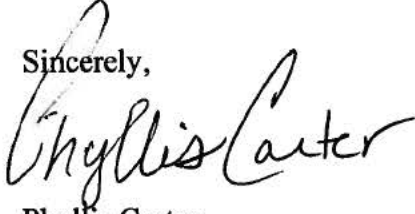
Questions for Dr. Coones:

1. How did he decrease 1,056 acres in the project, yet the amount of property taxes paid is relatively the same? Difference of \$81. Shouldn't that number decrease as well?
2. How did he increase more than 6X the amount of the projected increase in the property taxes with a decrease of 1,056 acres?
3. What is the data set he used for the projected increases? Both for the 2023 and the 2024 study.
4. What data did PVA supply? Shouldn't they make this determination as they know the property values?
5. How can adding panel wire fences and gravel roads increase property value more than 6X?

I believe this analysis is incorrect and bias as he was hired by the developer.

I ask the PSC to discard this study and require a new one from a non-bias economist who will provide accurate numbers and projections. This is the only money Barren County will make from this project. We need to know the bottom line and that number needs to be presented BACK to the local planning commission for re-consideration instead of the fake information he/Wood Duck provided in December 2023.

Sincerely,

A handwritten signature in black ink that reads "Phyllis Carter". The signature is written in a cursive, flowing style with a large initial "P".

Phyllis Carter