

Case # 2024-00337

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Smith Grove, Ky
42171

Landscaping Plan July 2023

This report referenced 1,920.3 acres and 1,126.7 for components. (page 4) and does not comply with the project request of 2,200 acres and 1,244 for components. So, we do not know what the landscape plan is for these additional parcels which were not included in the study. Residents request a new study and one that complies with the county's request to provide a landscape buffer along all road frontage throughout the entire project area. This will mean, **all 50 feet setbacks and all road frontage** will be adequately screened with proposed vegetation with 2 rows of trees and planted only 8 feet apart versus the 15 feet proposed in the application.

The entire project area needs to be reassessed because new homes and structures have been built and the setbacks need to be re-evaluated and re-calculated and shared with each adjoining landowner. Non participating landowners should be able to choose the types of trees and the locations of the trees, as well as the location and size of native pollinator friendly species.

Non participating landowners should have a choice if they want a land screen buffer along the sides of the adjoining solar fields.

The photos provided by Stantec show places that do not appear to be in Barren County and they have added various types of trees and shrubs, several of which are not in the landscaping plan. They provided no identifying information to inform the public.

The landscaping plan fails to identify the 35 inverter locations and how they will be fenced and screened. Residents request a proposal of both.

Wood Duck outlines their process Vegetation Management on page 7 and residents find the "footprint" to be excessive.

Specifically, it takes 10 feet on either side of access road centerline, 10 feet on either side of buried collection line centerline and 10 acres for laydown yard(s).

The project is proposing 8 laydown yards, so 8 x 10 is 80 acres

of gravel. This will greatly impact flooding in areas that already flood. Residents request that each laydown area be replanted with trees as soon as construction is completed to mitigate for the hundreds of acres of trees that will be lost during this project. These should be replanted with trees in similar design of a forest with various trees. A certified arborists should be consulted in the design, perhaps from Bernheim Forest in Bullitt County, KY.

To remove 10 feet of vegetation on either side of the roads will change the entire scenic view of our county. Residents request that the road clearance be reduced to 7 feet.

Additionally, all roads should have new trees planted where any tree and/or stump is removed as Wood Duck exits the community.

This project is removing HUNDREDS of acres of trees and residents request that Wood Duck must mitigate for this loss. For every tree removed, a tree must be provided.

Residents request the roads be identified and that photos be provided of what will be planted. We request Beautify Barren County to conduct hearing with the public and determine modules of plantings.

A new study is also requested due to the changes made throughout the project by the removals of trees, new homes, new buildings, etc. The report is from July 2023. Additionally, the siting board should require the developer to complete a new assessment prior to the actual construction as we know this process can take years. Homeowners may have added barns and shelters, garages, etc. and these structures need to be respected. Residents request a re-evaluation 1-2 months before construction with all changes noted and submitted to Barren County Fiscal Court for approval.

Their report states "It is important to note that the vegetation will not provide 100% screening or visual obstruction from the project." Page 5.

Residents request that the siting board make a specific determination for Barren County. This area is rural farm country. We are the #1 milk producers and #3 beef cattle producers in the state of Kentucky. We have many "structures" which contain

live animals. We request that the siting board respect these geographical preferences and require Wood Duck to stay at least 500 feet away so as not to impede on the *agricultural setting that is vital to animal success and well-being*.

Residents request that churches, cemeteries, and significant trees be surrounded with a tree buffer on all sides (see description below of tree choices).

Residents request that the fence should be installed first, then the trees planted to allow growth and coverage. Trees should be added no later than 2 months after the fence is installed to shield the neighboring homes from the construction site. This will help the area to recover from the trauma of construction and will reduce dust and noise. The county should inspect the plantings and ensure they are adequate and healthy. Wood Duck will water, trim and fertilize the tree, replace as needed while on site and for five years after construction is completed. Wood Duck needs to provide a number for people to call to report concerns with landscaping. Failure to comply with conditions imposed by the PSC should result in fines.

Residents request 2 rows of native trees, ornamental trees, bushes, grasses, sod, wild flowers and perennial flower plantings to be staggered along the road frontage. Trees to include, Colorado Blue Spruce, American Holly, Red Plums, Japanese Maples, Eastern White Pine, Chinese Juniper, Magnolia, Long Leaf Pine, Oak Trees, Maples, Dogwoods, Weeping Norway Pines, Coffee Tree, Tulip and Poplar Trees.

Bushes to include Azalea, Rhododendrons, Lilacs, and Butterfly bushes. Flowers to include perennials such as Tulips, Daffodils, Russian sage, and a variety of wildflowers

Wood Duck has stated 2 rows with 3 types of trees, but they include a statement that says they can “substitute any proposed tree”. They state the trees will be 15 feet apart. Residents request this be changed and trees be planted 8 feet apart and we not want Virginia Pines or Eastern Cedars. Additionally, as noted previously, there will be vision glares on multiple roadways and properties even with 4 and 6 feet trees.

Therefore, Residents request that the trees be at 5-feet from the root ball to reduce this hazardous condition which can result in wrecks and injuries.

Wood Duck’s Landscaping **Plan fails to address** the planting of

vegetation and pollinating flowers and bushes under the panels and between the rows of panels. Residents request that each parcel be planted immediately after the panels are installed to replenish the earth and provide habitat for local animals, birds and bees, and this will help to reduce run off waters.

Residents request that non participating landowners be allowed to request plantings along the fences that surround their properties at the developer's expense. Beautify Barren County shall be responsible for designing modules of plantings for public comment selection and each adjoining property owner may select the module they prefer.

Residents request that Wood Duck provides a contract with a local company to inspect, treat, replace and trim vegetation as needed for the first 3 years. Residents need someone to call when vegetation is diseased or dead or filled with weeds. Wood Duck states on page 13, Section 7.1.1 that 10% of the trees can die and they will look at them annually. This is not acceptable to the community. "Wood Duck said if significant die back were to occur, they would evaluate the need for mitigation options to ensure the goals of the landscape plan are still being met." Page 13. This needs to be clarified that Wood Duck is responsible and will pay to replace. Additionally, residents request a contact to report concerns and Wood Duck must respond within 24 hours.

Residents request that Wood Duck amended the lease agreements with the landowners to ensure road frontage is maintained at a height of 5-9 inches and that the sides adjoining nonparticipating property owners is maintained in golf- course like standards. Wood Duck stated in their landscape plan they will mow ~~or~~ graze the areas and road frontage 1-2 times a year. This is unacceptable. Residents request 7-8 mowings during the growing season and road frontage should be no more than 5-9 inches tall. Residents do not believe grazing will be sufficient inside the fenced areas. Wood Duck must be fined if they do not comply. Page 13 states Wood Duck will only take care of this for one season. Residents request this be extended for the life of the project.

To plant a tree and abandon it, is simply unacceptable to our community.

Residents request that Wood Duck install commercial chain link

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fence of 9 gauge and that all posts are galvanized steel and all are made in America. The chain-link will need to be repainted in 10-12 years and adequate maintenance funds shall be established with Barren County. If they use wood posts, they should be CAA treated posts.

Inverters must be fenced and have trees placed all the way around the structure, no more than 3 feet apart and no less than 6 feet tall from the root ball to alleviate noise.

Resident request a contact number should wildlife enter the fenced area. Who will be contacted to rescue the animal and inspect the site for damages? Example: a deer can jump the fence and may climb on panels, breaking them, resulting in glass shards. Soil will need to be removed at least 12 inches deep and replaced in the affected areas and the panel replaced within 24 hours of notice.

Who will inspect? Residents request a contact number and a fine of \$10,000 for noncompliance for breakage and/or any type of damage to panels. Glass shards are dangerous to people, animals, waterways, crops, etc.

If soil erosion is noticed, who will respond? Residents request a contact number and a fine for noncompliance.

The installation Manual of Photovoltaic Module for Canadian Solar, the vendor and model designated by Wood Duck in their decommissioning plan submitted to the PSC, contains a section on "Regular Maintenance". **Regular maintenance is required** to keep modules clear of bird droppings, seeds, pollen, leaves, branches, dirt spots and dust. If the module has become soiled, wash with water and a non-abrasive cleaning implement (sponge) during the cool part of the day. Do not scrape or rub dry dirt away, as this may cause micro scratches." Residents request a maintenance plan from Wood Duck. Surrounding property owners must be advised on such activities with sufficient time to protect their property and livestock.

Barren County has a tremendous amount of mold, pollen, leaves and dust, especially dust from harvesting crops. If a layer of dust forms on the panels and a quick rain descends, the panels will be covered in mud.

Wood Duck states on page 7 that they will remove trees and chip them and leave the chips. Many of the roads in this area flood and the wood chips will be washed to adjoining properties, road ways, culverts creating additional flood stoppages and the deposits of wood chips in areas that are not related to the project creating a nuisance. It will take 7 years for each wood chip to biodegrade.

This will be tons and tons of wood chips. Please understand this

will be a huge problem.

Residents request that the chips be removed from any property that is flat, adjoining road frontage or in any area which can drain toward creeks and streams.

Residents request that the siting board require that any conditions/stipulations applied to this project must be clearly identified and accepted when this project is sold to another developer.

Residents request that this be designated a very clean site - that is that the company promises to pick-up/clean-up all the little pieces of wires/litter and all. Also, any unavoidable impacts to wetlands or waterways must be mitigated, trees cut down (which they say are few) - be mitigated with preservation efforts off-site and planting along all road frontage. Buffers should also be around wetlands, streams and sinkholes. I would emphasize that before the project moves forward, they should meet with officials at Mammoth Cave and alleviate concerns the Park may have for endangered species.

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Landscape Concerns

The Glare Study was completed by Forge Solar at the request of Wood Duck.

In the minutes of the December 18, 2023 meeting at the Barren County Planning Commission when the Wood Duck project was approved, Wood Duck provided a statement in the minutes that there “ was basically no glare anywhere except “Oak Grove Church Road for four of the 147 residents for 20 minutes per day in the late fall and winter months.” Page 6, 13 (a). **This is completely false.**

And this is ALL they have told the public. There was no maps or discussion on glare at the information meetings held at Cave City.

Residents are not okay with this. The Cumberland Parkway, east and west bound is going to have a glare 120 minutes a day for 6 months out of the year!! New Bowling Green Road (68-80) Millstown Road, Park City Bon Ayr, Oak Grove Church Road, Dripping Springs, Flowers Road and more are going to have a glare.

Submitted to Barren County Planning Commission p.522

Block 5	Routes	Glare?	Green or Yellow?	Approximate Max. Minutes/day	Approximate time of day	Latitude	Longitude
	US 68	No					
	Merry Oaks Station Road	No					

Op40						37 036518	-86 071773
Op39						37 032606	-86 061710
Op38						37 034507	-86 059901
Op37						37 035772	-86 060948
Op36						37 037881	-86 062718
Op35						37 038834	-86 063099
Op34						37 039866	-86 065105
Op33						37 040675	-86 060089
Op32						37 041684	-86 060972
Op31						37 041639	-86 060140
Op30						37 042437	-86 091157
Op29						37 035307	-86 091074
Op28						37 034426	-86 091087
Op27						37 030087	-86 096074
Op26						37 029667	-86 095347
Op25						37 029663	-86 083888
Op24						37 029144	-86 081577
Op23						37 021972	-86 058391
Op22						37 023394	-86 059287
Op21						37 026182	-86 089292
Op20						37 026150	-86 087705
Op19						37 025486	-86 087613
Op18						37 025944	-86 083599
Op17						37 024617	-86 081093
Op16						37 024799	-86 075283
Op15						37 015066	-86 075917
Op14						37 024309	-86 076133
Op13						37 024029	-86 075365
Op12						37 023620	-86 075366
Op11						37 023247	-86 075309
Op10						37 022887	-86 075283
Op9						37 023341	-86 076441
Op8						37 022463	-86 075136
Op7						37 023341	-86 074773
Op6						37 021619	-86 076089
Op5						37 019238	-86 076162
Op4						37 018429	-86 079137
Op3						37 017934	-86 079105
Op2						37 017204	-86 079478
Op1							
Op0							
Op-1							
Op-2							
Op-3							
Op-4							
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Op-34							
Op-35							
Op-36							
Op-37							
Op-38							
Op-39							
Op-40							

Block 4 - New 6 Tree Plantings and Existing Trees

Op40						37 087856	-86 063756
Op39						37 057288	-86 060917
Op38						37 038846	-86 063124
Op37						37 043272	-86 072816
Op36						37 051338	-86 088413
Op35						37 045358	-86 080633
Op34						37 046487	-86 081460
Op33						37 043066	-86 073205
Op32						37 031526	-86 095080
Op31						37 029647	-86 095249
Op30						37 030080	-86 096051
Op29						37 029596	-86 096496

1st Study - and what Genex has said. Differs from current study.

The report from Forge Solar fails to identify the "data set" they used to make their determinations. It is unknown if they studied the entire project route (20-30 miles) or just a portion of the project. As the reader knows by now, the epic center of this project is roaming to a total of 27/28 parcels, so each one is a co-centric point and should be measured the same distance to evaluate the effect of the glare. Residents request that this should be clarified and if premise is correct, a new study should be required.

After reviewing the homes they identified as having a glare, it is concerning because there are other homes next to these who would have similar sun and light reflections.

This company used longitude and latitude quadrants, so it is time consuming to pull the actual addresses, but we did.

Wood Duck Glare Summary

Block 1							
Routes	Glare?	Green or Yellow?	Approximate Max. Min Utz/Day	Approximate time of day	Approximate time of year	Latitude	Longitude
Cumberland Parkway Westbound	No						
Cumberland Parkway Eastbound	No						
Parkway Bon A vs Road	No						
Midtown Road	No						
R Crump C Bellamy Road	No						
Apple Grove Road	No						
Aviation							
Glasgow Airport Runway 8	No						
Glasgow Airport Runway 26	No						
TJ Samson Community Hospital helipad (OP1)	No						
Handout							
OP2	No					37.060481	-86.054912
OP3	No					37.058276	-86.056317
OP4	No					37.060950	-86.056092
OP5	No					37.055491	-86.056306
OP6	No					37.054519	-86.056698
OP7	No					37.053521	-86.058012
OP8	No					37.052271	-86.058130
OP9	No					37.050961	-86.057370
OP10	No					37.050529	-86.058044
OP11	No					37.049762	-86.059460
OP12	No					37.048743	-86.060134
OP13	No					37.050404	-86.063156
OP14	No					37.050238	-86.063763
OP15	No					37.051017	-86.063441
OP16	No					37.051184	-86.063734
OP17	No					37.050863	-86.065114
OP18	No					37.051402	-86.065693
OP19	No					37.052618	-86.065532
OP20	No					37.052759	-86.068128
OP21	No					37.054029	-86.070908
OP22	No					37.054071	-86.070192
OP23	No					37.053971	-86.071412
OP24	No					37.055202	-86.070966
OP25	No					37.055287	-86.071899
OP26	No					37.053874	-86.073321
OP27	No					37.053864	-86.077649
OP28	No					37.053328	-86.088353
OP29	No					37.048539	-86.080651
OP30	No					37.046493	-86.081439
OP31	No					37.043720	-86.076072
OP32	No					37.042772	-86.073050
OP33	No					37.043446	-86.060643
OP34	No					37.051705	-86.091215
OP35	No					37.043270	-86.072800
OP36	No					37.046460	-86.060576
OP37	No					37.061617	-86.066793
OP38	No					37.061376	-86.068477
OP39	No					37.056273	-86.072313
OP40	No					37.056048	-86.070865

Block 2							
Routes	Glare?	Green or Yellow?	Approximate Max. minutes/day	Approximate time of day	Approximate time of year	Latitude	Longitude
Cumberland Parkway Westbound	No						
Cumberland Parkway Eastbound	No						
Parkway Bon A vs Road	Yes	green	160	early afternoon	Sep-May		
Dripping Springs Road	Yes	both	130	early afternoon	Sep-May		
Midtown Road	No						
Apple Grove Road	Yes	green	116	early afternoon	Sep-May		
Dripping Springs Road	No						
Aviation							
Glasgow Airport Runway 8	No						
Glasgow Airport Runway 26	No						
TJ Samson Community Hospital helipad (OP1)	No						
Handout							
OP2	No					37.032362	-86.047508
OP3	No					37.040909	-86.060455
OP4	No					37.041464	-86.060640
OP5	No					37.043461	-86.060683
OP6	Yes	green	3	early afternoon	Mar-Sep	37.046461	-86.060571

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OP 7	Yes	green	95	early afternoon	Jan-Mar, Oct-Nov	37.048740	-86.083088
OP8	Yes	green	120	early afternoon	Dec-Mar	37.049762	-86.094462
OP9	Yes	green	180	early afternoon	Oct-Mar	37.050724	-86.098063
OP10	Yes	green	200	early afternoon	Oct-Mar	37.050924	-86.097331
OP11	Yes	green	250	late morning	Oct-Mar	37.047848	-86.051902
OP12	Yes	green	180	mid- to late morning	Sep-Mar	37.047838	-86.050513
OP13	Yes	green	150	mid-morning	Sep-Mar	37.048464	-86.050129
OP14	Yes	green	115	mid-morning	Sep-Mar	37.046542	-86.049863
OP15	Yes	green	66	mid-morning	Feb-Mar, Sep-Oct	37.046654	-86.049870
OP16	Yes	green	60	mid-morning	Feb-Mar, Sep-Oct	37.047687	-86.049877
OP17	Yes	green	52	mid-morning	Feb-Mar, Sep-Oct	37.048814	-86.049883
OP18	Yes	green	52	mid-morning	Feb-Mar, Sep-Oct	37.048819	-86.048837
OP19	No					37.046423	-86.046741
OP20	No					37.046461	-86.046704
OP21	No					37.046377	-86.045965
OP22	No					37.046321	-86.045548
OP23	No					37.045227	-86.041527
OP24	No					37.045405	-86.040754
OP25	No					37.045536	-86.041186
OP26	No					37.045266	-86.040384
OP27	No					37.045131	-86.040264
OP28	No					37.044726	-86.040414
OP29	No					37.044088	-86.039903
OP30	No					37.043528	-86.038830
OP31	No					37.043307	-86.038870
OP32	No					37.042678	-86.037431
OP33	No					37.032271	-86.030460
OP34	No					37.032611	-86.031704
OP35	No					37.034851	-86.054987
OP36	No					37.035759	-86.060907
OP37	No					37.037503	-86.060993
OP38	No					37.037831	-86.061752
OP39	No					37.038838	-86.063133
Unlabeled	No					37.039094	-86.063557

Block 3							
Block	Class?	Green or Yellow?	Approximate time of day	Approximate time of day	Approximate time of day	Approximate time of day	Approximate time of day
Carrollwood Parkway Westbound	No						
Carrollwood Parkway Eastbound	No						
US 48	No						
Milltown Road	No						
Oak Grove Church Road	No						
Payne Loop Road	No						
Autobahn							
Glennville Airport Highway 8	No						
Glennville Airport Highway 29	No						
Fl Thompson Community Hospital at Parkway (OP1)	No						
OP2	No					37.026447	-86.083909
OP3	No					37.027141	-86.083909
OP4	No					37.026156	-86.083909
OP5	No					37.026186	-86.083905
OP6	No					37.026186	-86.083907
OP7	No					37.026186	-86.083907
OP8	No					37.026186	-86.083907
OP9	No					37.026186	-86.083907
OP10	No					37.026186	-86.083907
OP11	No					37.026186	-86.083907
OP12	No					37.026186	-86.083907
OP13	No					37.026186	-86.083907
OP14	No					37.026186	-86.083907
OP15	No					37.026186	-86.083907
OP16	No					37.026186	-86.083907
OP17	No					37.026186	-86.083907
OP18	No					37.026186	-86.083907
OP19	No					37.026186	-86.083907
OP20	No					37.026186	-86.083907
OP21	No					37.026186	-86.083907
OP22	No					37.026186	-86.083907
OP23	No					37.026186	-86.083907
OP24	No					37.026186	-86.083907
OP25	No					37.026186	-86.083907
OP26	No					37.026186	-86.083907
OP27	No					37.026186	-86.083907
OP28	No					37.026186	-86.083907

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Listed below are the houses and roads which will have glare according to the study by Forage Solar. Note: home addresses were added along with the identifiers used by Forage Solar

Block 2

Routes	Glare?	Green or Yellow?	Approximate Max. Minutes/day	Approximate time of day	Approximate time of year	Latitude	Longitude
Park City Bon Ayr Road	Yes	green	160	early afternoon	Sep-Mar		
Dripping Springs Road	Yes	both	130	early afternoon	Sep-Mar		
Mayhew Road	No						
Apple Grove Road	Yes	green	116	early afternoon	Sep-Mar		
Disman Road	No						
Houses							
OP6 1595 Park City Bon Ayr Rd,	Yes	green	3	early afternoon	Mar, Sep	37.046465	-86.060571
OP7 1635 Park City Bon Ayr Rd,	Yes	green	95	early afternoon	Jan-Mar, Oct-Nov	37.048740	-86.060088
OP8 1645 Park City Bon Ayr Rd,	Yes	green	120	early afternoon	Oct-Mar	37.049762	-86.059452
OP9 1873 Park City Bon Ayr Rd,	Yes	green	180	early afternoon	Oct-Mar	37.050524	-86.058065
OP10 7074 Dripping Springs Rd,	Yes	green	200	early afternoon	Oct-Mar	37.050952	-86.057331
OP11 6711 Dripping Springs Rd,	Yes	green	250	late morning	Oct-Mar	37.047848	-86.051972
OP12 6640 Dripping Springs Rd,	Yes	green	160	mid-late morning	Sep-Mar	37.047839	-86.050553
OP13 6613 Dripping Springs Rd,	Yes	green	130	mid-morning	Sep-Mar	37.046966	-86.050129
OP14 6581 Dripping Springs Rd,	Yes	green	115	mid-morning	Sep-Mar	37.046542	-86.049863
OP15 6499 Dripping Springs Rd,	Yes	green	46	mid-morning	Feb-Mar, Sep-Oct	37.046854	-86.048820
OP16 101 Flowers Rd,	Yes	green	60	mid-morning	Feb-Mar, Sep-Oct	37.047647	-86.048477
OP17 165 Flowers Rd,	Yes	green	52	mid-morning	Feb-Mar, Sep-Oct	37.048244	-86.047900
OP18 165 Flowers Rd,	Yes	green	52	mid-morning	Feb-Mar, Sep-Oct	37.048019	-86.048037

Block 4 New 6' Tree Plantings and Existing Trees

	Glare?	Green or Yellow?	Approximate Max. Minutes/day	Approximate time of day	Approximate time of year	Latitude	Longitude
Cumberland Parkway Westbound	yes	both	120	late morning/early afternoon	Oct-Mar		
Cumberland Parkway Eastbound	yes	both	120	late morning/early afternoon	Oct-Mar		
US 68	yes	green	6	late morning	Nov-Jan		
Oak Grove Church Road	yes	green	250	late morning/early afternoon	Oct-Feb		
Millstown Road	yes	green	160	late morning/early afternoon	Nov-Jan		
Houses							
OP17 165 Flowers Road	yes	green	75	late morning	Nov-Jan	37.024617	-86.081093
OP18 165 Flowers Road	yes	green	83	late morning/early afternoon	Nov-Jan	37.025944	-86.083539
OP19 no address Iron Mountain?	yes	green	120	early afternoon	Nov-Jan	37.025486	-86.087613
OP20 10160 New Bowling Green Rd, 68-68	yes	green	118	late morning/early afternoon	Nov-Jan	37.026150	-86.087705
OP21 10238 New Bowling Green Rd, 68-80,	yes	green	110	late morning/early afternoon	Nov-Jan	37.026182	-86.089292
OP25 9954 New Bowling Green Rd, 68-80	yes	green	65	late morning/early afternoon	Nov-Jan	37.026463	-86.083888
OP26 440 Millstown Rd, Park City,	yes	green	26	early afternoon	Nov-Jan	37.029667	-86.095347
OP27 453 Millstown Rd, Park City,	yes	green	24	early afternoon	Nov-Jan	37.030082	-86.096074
OP28 830 Millstown Rd, Park City	yes	green	74	early afternoon	Nov-Jan	37.034426	-86.091887
OP29 902 Millstown Rd, Park City,	yes	green	70	early afternoon	Nov-Jan	37.035363	-86.091074
OP30 962 Millstown Rd, Park City,	yes	green	70	early afternoon	Nov-Jan	37.035245	-86.091157
OP31 1307 Millstown Rd, Park City,	yes	green	60	early to mid-afternoon	Oct-Feb	37.041639	-86.088140
OP32 548 Oak Grove Church Rd	yes	both	190	late morning/early afternoon	Sep-Mar	37.040684	-86.068592
OP33 518 Oak Grove Church Rd,	yes	green	150	late morning/early afternoon	Sep-Mar	37.040675	-86.068088
OP34 518 Oak Grove Church Rd,	yes	green	2	late morning	Oct and Feb	37.039866	-86.065105

Block 4 New 6' Tree Planting and Existing trees

	Glare?	Yellow or Green?	day	Approximate time of day	Approximate time of year	Latitude	Longitude
Cumberland Parkway Westbound	yes	green	120	late morning/early afternoon	Oct-Mar		
Cumberland Parkway Eastbound	yes	green	120	late morning/early afternoon	Oct-Mar		
US66	yes	green	6	late morning	Nov-Jan		
Oak Grove Church Road	yes	green	250	late morning/early afternoon	Oct-Mar		
Millstown Road	yes	green	160	late morning/early afternoon	Nov-Jan		
OP28 830 Millstown Rd, Park City	yes	green	75	early afternoon	Nov-Jan	37.034428	-86.091887
OP29 902 Millstown Rd, Park City	yes	green	70	early afternoon	Nov-Jan	37.035563	-86.091074
OP30 962 Millstown Rd, Park City	yes	green	68	early afternoon	Nov-Jan	37.036243	-86.091157
OP31 1307 Millstown Rd, Park City	yes	green	58	early to mid afternoon	Oct-Feb	37.041639	-86.088140
OP32 548 Oak Grove Church Rd	yes	green	150	late morning/early afternoon	Oct-Mar	37.040684	-86.068592
OP33 518 Oak Grove Church Rd	yes	green	130	late morning/early afternoon	Oct-Mar	37.040675	-86.068088
OP34 518 Oak Grove Church Rd	yes	green	3	mid-morning	Oct and Feb	37.039866	-86.065105

Forge Solar said something **completely different** than what Wood Duck told the planning commission in December 2023. Please see 551-553 below. Note the pages are not numbered. Also, please note, these are the projections with 4' and 6' added trees...so until such time, residents will suffer with increased glares until such time as the trees reach 4' and 6' in heights. This is unacceptable.

The following roads are affected: Park City Bon Ayr (heavily travelled), New Bowling Green Road (68-80) heavily travelled, Cumberland Parkway, East and West bound, 4 land expressway and heavily travelled, Dripping Springs Road, Flowers Road, Apple Grove Road, Oak Grove Church Road, Millstown Road and Iron Mountain Road are residential and contain families, children, pets and livestock. Roads are small, narrow, windy with no shoulders. These roads have school buses, mail carriers, UPS and Fed Ex drivers, and large farm equipment. This will become a very dangerous area and prone to accidents. *PROPANE DELIVERY TRUCKS*

These are affected with both yellow and green categories and range from 250 minutes a day— that's 4 hours and 10 minutes a day! And range from time frames as long as September— March, so six months out of the year. Green is of lesser significance, Yellow is for more potential for significance, but both are significance. Red is for permanent eye damage.

Residents request that this report from Forge Solar be accepted and that the inaccurate statements from Wood Duck to the planning commission be noted as an attempt to gain favor by providing statements which simply are NOT true. If accurate information had been given to the planning commission, the project **WOULD** not have passed.

THE FINANCIAL FALLOUT OF THE WOOD DUCK SOLAR PROJECT

My name is David Hawkins and I am an owner of 113 acres with 4875 linear feet of property line adjacent to this project. I have worked almost 50 years as a CPA and bank executive, with many connections to Barren County.

Tonight, we cut directly to the financial heart of the proposed Wood Duck Solar Project. While others may discuss environmental or aesthetic impacts, my focus is squarely on the dollars and cents-the very real, very tangible financial risks this project poses to our homes, our local economy, and our job market. These are impacts that will directly affect your wallets and your livelihoods.

Let's start with your single largest investment: your home. The prospect of a sprawling 2,300-acre industrial solar facility in our community casts a long shadow over property values. This isn't just speculation; it's borne out by data.

Geenex Solar, the parent company of Wood Duck Solar, engaged Kirkland Appraisals, LLC and in Kirkland's voluminous report dated May 25, 2023 Kirkland concluded, not surprisingly, that there was "no impact" on the value of properties nearby to commercial solar installations. This conclusion is invalid because Kirkland lacks independence and its opinion was bought and paid for by Geenex. The data used was stale and its methodologies were flawed.

Current, independent research by Nino Abashidze of the University of Wyoming which was issued on May 29, 2025 reveals a far different picture. She used housing sales data from North Carolina, which

coincidentally is the home state of Geenex and Kirkland. Her conclusion is that, and I quote, “Our results indicate that the arrival of a solar farm leads to an approximately 8.7% reduction for homes within one mile relative to similar homes farther away. We also find evidence that local housing market activity declines after a solar farm becomes operational: the number of homes sold in the nearby area falls by roughly 6%, suggesting reduced housing liquidity in the vicinity of the new solar facility”.

Homeowners near solar farms experience reduced property equity. Imagine losing a tenth of your home’s value, not because of market trends, but because a massive industrial solar plant moved next door. This solar project impacts your equity, your ability to sell, and the long-term financial security of every property owner in the vicinity.

Now, let’s talk about the entity behind this project: Wood Duck Solar, LLC. This is not your typical, deeply rooted corporation with decades of local ties and substantial, diversified assets. Wood Duck Solar, LLC is what’s known as a Special Purpose Vehicle, or a shell corporation. It’s essentially a legal entity created solely for this one project.

What does this mean for us? It means the primary purpose of this structure is to limit liability. While Geenex Solar is the developer, the direct financial responsibility for this specific project resides primarily within Wood Duck Solar, LLC. This company likely holds minimal assets beyond the project itself. How can it complete a 130 million dollar project or provide a multi-million dollar decommissioning bond?

Why is this a concern for us?

*Decommissioning Risk: In 25-30 years, when these panels reach the end of their life, hundreds of acres of industrial equipment will need to be removed and the land restored. If Wood Duck Solar, LLC is sold off, or if the entity holding it at that time lacks sufficient assets or simply dissolves, who bears the massive financial burden of this cleanup? It could fall directly on the county, and thus, on our taxpayers.

*Limited Recourse: If there are significant financial damages to our community-perhaps from environmental issues, unfulfilled promises, a failed decommissioning, or their one-sided lease agreements with landowners-pursuing recourse against a minimally capitalized shell corporation can be incredibly difficult, if not impossible. We need to question whether a company designed to limit its own financial exposure is truly a reliable long-term partner for our community's future.

*Geenex Solar is a company with a history of developing large solar farms. But it's important to understand their business model: they typically sell these projects to other entities. Geenex Solar states their commitment to communities and even "preserving farmland". Yet, here in Barren County, we are seeing the direct conversion of 2300 acres of prime agricultural land and significant local opposition regarding transparency and long-term impacts. The fact that Mammoth Cave National Park has formally raised concerns, and that Barren County Fiscal Court has passed a 1000-foot setback ordinance due to this very project, clearly indicates significant local opposition and controversy around the Wood Duck Solar project.

Finally, let's address this conversion of 2300 acres of productive land. Our local economy has deep roots in agriculture. When this land is

taken out of agricultural production for a solar farm, the economic ripple effect is profound and negative:

***Job Losses:** This isn't just land; it's livelihoods. Current research from Columbia University, New York states "The USDA figures show that one agricultural related job is lost for every 9 acres taken out of production". Approximately 250 agriculture related jobs will be lost to the Wood Duck Solar project contrasted with an estimated 3 permanent jobs created by the project. This is a terrible trade-off for Barren County.

***Shrinking Agricultural Support Economy:** Less farming means less demand for our local agricultural suppliers-feed stores, equipment repair shops, seed providers, and veterinarians. This impacts their bottom line, potentially leading to their own staff reductions or even closures.

***Lost Local Multiplier Effect:** Every dollar generated by agriculture typically circulates within the local economy multiple times. When agriculture diminishes, that multiplier effect shrinks, weakening our entire local economic fabric.

*** Shift in Tax Base:** While solar farms generate property taxes, we must critically evaluate if that revenue truly offsets the long-term economic damage from lost agricultural output, depressed residential property values, and the potential future costs of managing a defunct industrial site.

The Wood Duck Solar project presents undeniable financial risks and an irreversible transformation of our community. From the devaluation of our homes, to the opaque financial structure of a shell corporation that

could leave us bearing future costs, to the permanent loss of agricultural jobs and economic vitality-these are not minor concerns. We must demand full financial transparency, robust, independently verified decommissioning bonds, and a thorough accounting of the real economic trade-offs. Let's work together to ensure any development serves the best interest of our residents, not just the financial gain of a transient entity. Let's stand up for our community, our land, and our future. Thank you.

Decommissioning Pitfalls from Wood Duck Solar Project

Ladies and Gentlemen:

Today, I want to discuss a crucial aspect of the Wood Duck Solar Project: the decommissioning plan and its potential financial implications for both Barren County and its landowners. Understanding these factors is vital.

One of the primary concerns for both the County and landowners is ensuring that the costs of decommissioning the solar farm at the end of its useful life are fully covered.

A comparison of the Decommissioning Plan prepared by Stantec and submitted on May 19, 2025 to the Siting Board and the Decommissioning Plan filed by Wood Duck Solar with the Barren County Court Clerk contains major discrepancies and assertions that must be addressed.

The Stantec plan states that decommissioning activities will begin within six (6) months of the Project ceasing operation and that Wood Duck will be the responsible party. The plan filed in Barren County says that decommissioning will occur at the completion of the project's operating life but does not establish a timeframe for that action to take place and makes reference to TENANT instead of Wood Duck. This implies that an entity besides Wood Duck may end up being the responsible party.

The Stantec plan indicates that subsurface electrical cables and conduits are to be abandoned at depth greater than three feet. Barren County's filing tells us that decommissioning will require the removal of the underground cables. Which statement is true? There is an estimated 59,141 linear feet (over 11 miles) to be removed.

The Stantec plan provides a Decommissioning Cost Summary that estimates a Net Decommissioning Cost of \$4,941,645. This amount is determined by estimating Decommissioning Expenses of \$6,957,861 and subtracting Potential Revenue

(from the salvage value of panel components and recoverable materials) in the amount of \$2,016,216. Such an estimate seems reasonable and is consistent with Barren County's request that Wood Duck provide a \$4.2 million cash deposit to Barren County to secure the decommissioning of the project. Wood Duck declined this request.

Instead, in the ^{plan recorded in the} Barren County Court Clerk Decommissioning Plan the Cost Estimate is determined by a formula of Gross Cost + Contingency - Salvage Credit = The Decommissioning Cost Estimate. The next line reads "The Decommissioning Cost Estimate shall be an amount equal to at least \$500 per acre". Obviously, Wood Duck expects their formula to produce a very low estimate which they hope to mitigate by offering \$500 per acre. With the project footprint encompassing approximately 1,245 acres, and the total cost at \$500 per acre, the total suggested to be adequate is \$622,500. You don't have to be an engineer to know that this amount is grossly insufficient to remove and restore:

- 204,525 Solar Modules
- 2.351 Tracking System trackers
- 28,632 Steel Piles
- 35 Inverter Stations
- 59,941 linear feet (over 11 miles) of Subservice Electrical Cables and Conduits
- 159,940 linear feet (over 30 miles) of Perimeter Fencing
- 99,714 linear feet (almost 19 miles) of Access Roads
- 500 linear feet of Overhead Transmission Line
- 1 Project Substation

In Section 4.5 titled FINANCIAL ASSURANCE, the Stantec Plan reads "As stated in the regulations, the amount of the proposed bond or security shall be determined by an **independent**, licensed engineer who is experienced in the decommission of solar electric generating facilities". That is what Wood Duck would have the Siting Board think. But, Section 3.1 of the plan filed in Barren County says "**Tenant** shall provide a detailed Decommissioning Cost Estimate, prepared by a Kentucky Licensed Engineer". An accurate decommissioning cost

estimate is critical to protect Barren County taxpayers and Wood Duck proposes to control the estimating process through its selection of the engineer and its prescribed formula. While it is extremely troubling that Kirkland's Appraisal and Dr Coomes' Economic Analysis both lack independence, it is simply unfathomable that Wood Duck might be allowed to control the process of establishing the amount of the decommissioning security. We ask that, at a minimum, the Siting Board require a cash deposit on the order of Barren County's request of \$4.2 million or Stantec's estimate of \$4.9 million, if it conditionally approves this project. A better decision would be to deny Wood Duck's request entirely.

The final point I will highlight is that Wood Duck stated that KRS 278.710 has "preempted local control over the sale, transfer, or dissolution of the Wood Duck entity". In other words, Barren County has no control over Wood Duck. This poses a significant risk to Barren County. If Wood Duck Solar, LLC transfers ownership or dissolves, the County's ability to review and approve such changes is limited by state law. This could potentially leave the County and landowners dealing with a new, unknown entity regarding decommissioning responsibilities and financial assurance. The confidentiality of the project's overall financing, the potential for underestimated future costs and the preemption of local control over the company represent tangible financial risks for both Barren County and its landowners. Diligent oversight and robust, ironclad agreements are paramount to mitigate these risks.

Thank you.

Paul A. Coomes, Ph.D.

Consulting Economist

3604 Trail Ridge Road Louisville KY 40241

Emeritus Professor of Economics, University of Louisville

REVISED DRAFT: June 1, 2023

TO: Kelley Pope
 Director of Development
 Geenex Solar
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 Charlotte NC 28206
 (606)356-0266
 kelly.pope@geenexsolar.com

FROM: Paul Coomes

RE: Estimated economic impact of Barren County solar project

Executive Summary

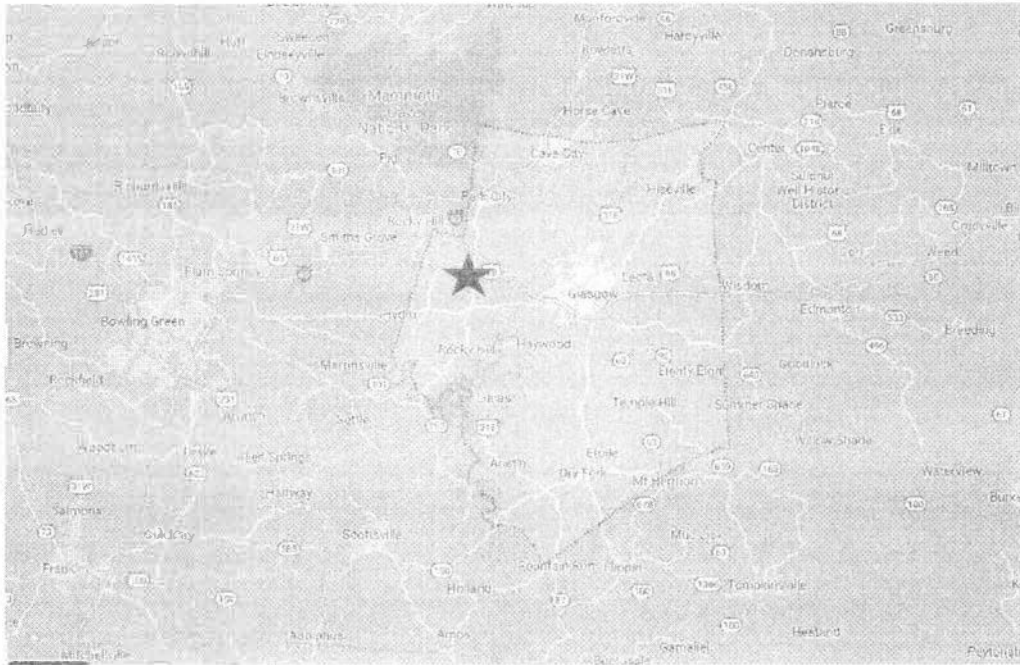
Greenex Solar is developing a solar farm with 100 MW generating capacity on about 2,300 acres of rolling farmland in Barren County KY. The company plans to invest approximately \$130 million to develop the site, named *Wood Duck*. This note provides estimates of the new local economic and fiscal activity expected from the development.

There are two primary impacts expected from the project. First, there will be a spike in construction and linked jobs as the site is built out over approximately one year. Using estimates of the construction payroll, I estimate that there will be a total (direct and spinoff) of 323 new jobs in the County in year one, with new labor compensation of \$20.2 million.

Second, the company is pursuing an Industrial Revenue Bond with the County Fiscal Court. There will be several decades of Payments in Lieu of Taxes (PILOT) to the County for the benefit of the County and, at the County's discretion, other local districts. This amounts to \$100,000 per year during the first 20 years of the IRB and \$20,000 per year during the final 20 years of the IRB, a total of \$2.4 million in local revenue over four decades. The twenty-five land parcels generated about \$17,000 in property tax revenues for local jurisdictions in 2022. This can be compared to an average of \$60,000 potentially generated per year by the solar project over forty years.

Demographic and Economic Characteristics of Barren County

Barren County is located in south central Kentucky, just northeast of Bowling Green. Interstate 65 cuts across its northern border, with three interchanges – Park City, Cave City, and the Cumberland Parkway, near the solar site. The County seat is Glasgow, as shown on the Google map screenshot below. The red star indicates the approximate location of the proposed Wood Duck solar farm.



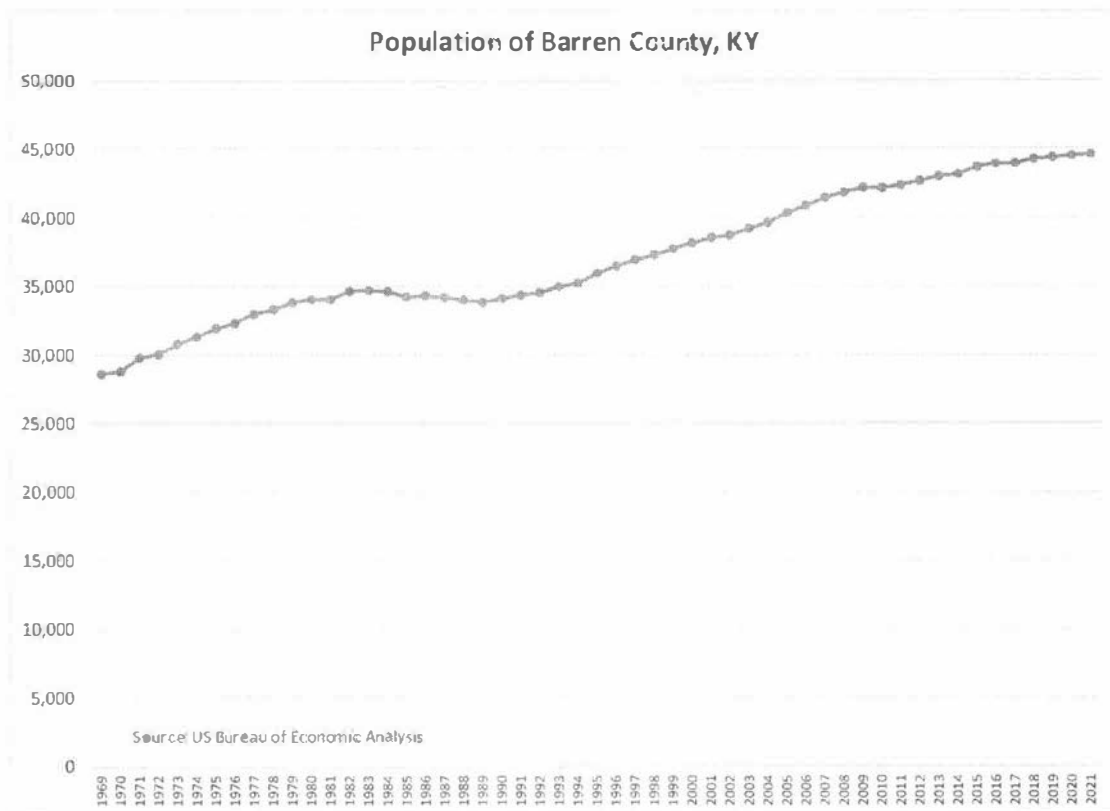
The company provided me with KMZ site coordinates, and I made a Google Earth Map shown above. This reveals the exact location of the proposed solar farm, which is along the Cumberland Parkway, just south of the I-65 intersection. One can see that the site is rural, mainly rolling farmland.

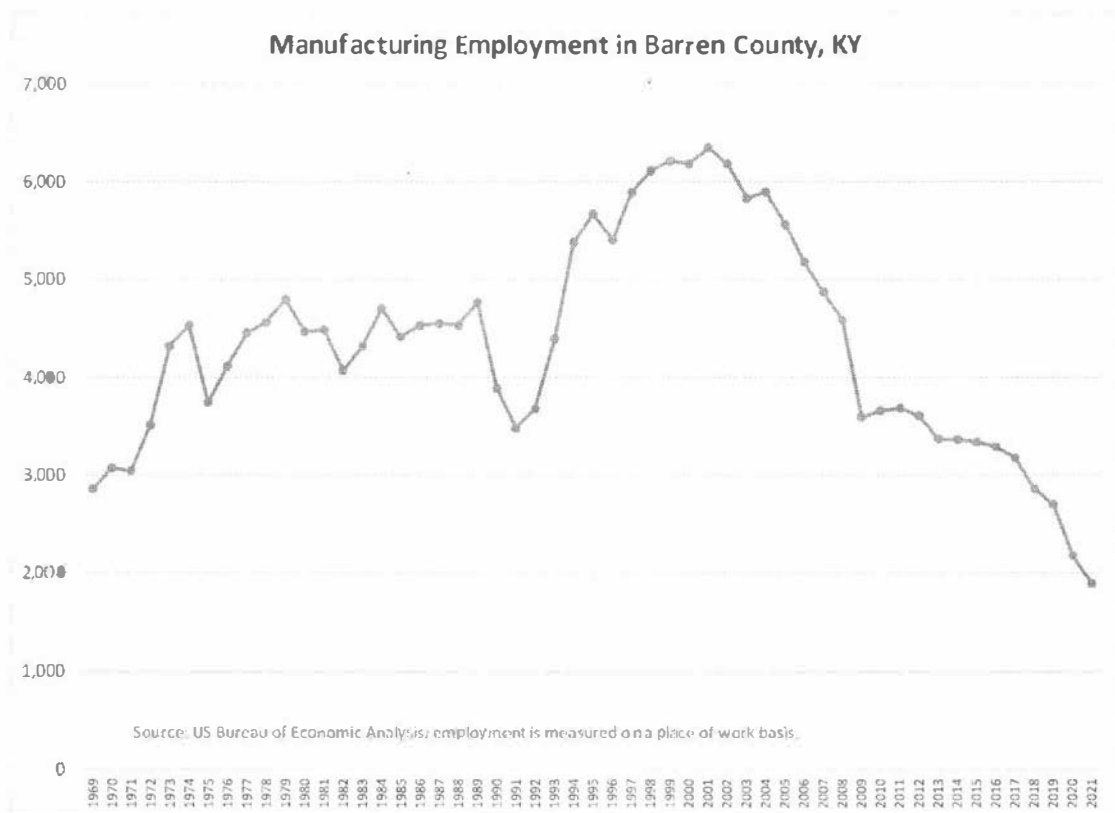
Newly released results from the 2021 American Community Survey provide a nice summary of demographic and economic characteristics of Barren County. Some details are provided in a table at the end of this report. For many of the measures, the County is similar to the State, for example median age, persons per household, and commute times. However, a few things stand out:

- Compared to the Kentucky state average, the County population is whiter, and less likely to be foreign-born.
- Fewer adults have a four-year college degree, and a larger percentage of adults are not in the labor force.
- Residents tend to work disproportionately in manufacturing industries around the region, and in production and transportation occupations.
- Median household income was \$49,900, compared to a state average of \$55,500.

Barren County's population has grown fairly steadily over the past several decades, and now has around 45,000 residents. It has grown 56 percent over the period shown below (1969 to 2021), with some slippage in the 1980s. Interestingly, this demographic pattern seems uncorrelated with the number of jobs in the County, as is evident in the second chart.

The County was gaining jobs in the 1980s while losing population. And the County then began losing jobs after they peaked around 2004, but then gained population. The County added about 5,000 jobs in the 1982 to 2004 period, driven particularly by growth in manufacturing employment in the 1990s. However, since then the County has lost most of its manufacturing jobs, and growth in other sectors has not been sufficient to prevent an overall net loss. The five sectors that added significant employment over the past two decades were retail trade, finance and insurance, health care, hotels, and restaurants. But their combined growth was only 2,200 jobs, not enough to offset the severe loss in manufacturing employment. Moreover, average pay in the growing hospitality sector is much less than that in manufacturing.





The loss of manufacturing jobs in Barren County caused a flip in the net flow of income to residents. Until the early 2000s, nonresidents working in the County earned more than Barren County residents working in other counties. This resulted in tens of millions of dollars in negative annual adjustments to the estimated personal income of Barren County residents. After 2004, the residence adjustment flipped the other way, and by 2021 the adjustment was a positive \$76 million – meaning residents earned that much more working outside the County than nonresidents earned working in the County. This commuting out to Bowling Green and other nearby places of work has helped stabilize the income and population of Barren County.

It appears from historical data on personal income that the County residents are increasingly dependent on income from government transfer payments. It is the fastest growing component of personal income in Barren County. The share of residents' personal income from government transfer payments rose from 11 to 37 percent over the last five decades. The value of those transfer payments to residents, such as Social Security, Medicare, and Medicaid was \$726 million in 2021. Wages and salaries paid to workers in the County were only \$668 million.

Data on commuting patterns are only published with a long lag, but reveal the historical interchange of workers to and from Barren County. Local residents fill 74 percent of the jobs in the County, and a significant large flow of nonresidents commute in to work in from Metcalfe, Hart, Warren and Monroe counties.

County of Residence for Barren County Workers		
	Number	Share of Total
Barren	13,716	74.4%
Metcalfe	1,260	6.8%
Hart	950	5.2%
Warren	718	3.9%
Monroe	611	3.3%
Allen	264	1.4%
Edmonson	232	1.3%
other	683	3.7%
Total	18,434	100.0%

Source: US Census Bureau, American Community Survey, Residence County to Workplace County Commuting Flows, 5-Year ACS, 2011-2015

Consider now the opposite flow, where Barren County residents work. In this survey there were 18,314 working Barren County residents, of which 75 percent worked in their home county. Where do the rest of the residents work? One can see the primary work locations in the next table. Warren, Hart and Allen counties are the primary destinations.

Warren County (Bowling Green) is by far the most developed area in the region, with diversified industries, many high paying jobs, and a full complement of retail and services. It is also one of the fastest growing counties in Kentucky.

County of Work for Barren County Residents		
	Number	Share of Total
Barren	13,716	74.9%
Warren	1,906	10.4%
Hart	786	4.3%
Allen	399	2.2%
Metcalfe	217	1.2%
Monroe	208	1.1%
Edmonson	168	0.9%
other	1,082	5.9%
Total workers	18,314	100.0%

Source: US Census Bureau, American Community Survey, Residence County to Workplace County Commuting Flows, 5-Year ACS, 2011-2015

Modeling the Economic Impacts

I take a conventional approach to modeling the regional economic impacts, using a customized input-output model of Barren County¹. I have purchased annual economic data for all 120 Kentucky counties, and use these as needed to construct regional models – of a county, a group of counties, or the whole state. The model has detailed information about the linkages among 500 potential industries in each regional economy, as well as the relationship between household spending and demand for local retail goods and services due to the employee compensation or other forms of income. When there is new industrial activity in a region, the model can predict how much of the supply chain can be met by local businesses and how much the new payroll will result in additional sales (and jobs) by local businesses.

The ratio of the total regional economic activity to a change in activity by a local industry is called a multiplier. For example, if a new manufacturing company adds 100 jobs and the County were to ultimately see another 80 jobs due to related spinoff activity, the employment multiplier would be 1.8 (180 total jobs divided by 100 direct jobs). Similar multiplier effects are generated for business output, employee compensation, and value-added².

The relevant sector for the construction phase is number 52, “Construction of new power and communication structures”, and I use this to model the initial investment. The employment multiplier for that sector in Barren County is 1.346. This is a very modest multiplier, due to the fact that almost all the materials used to assemble a solar farm are made outside the County; thus, there are few inter-industry impacts locally. Moreover, the County is not developed enough to supply all the goods and services demanded by households, and thus the predicted impact of the new construction wages is also relatively small.

There will also be some modest spin-off impacts from ongoing operations. Unfortunately, for the operations phase, the relevant IMPLAN sector, number 42, “Electric Power Generation – Solar”, is empty of data and results for Barren County. This is because there is no history of solar electricity generation and therefore no basic

¹ For documentation of IMPLAN modeling, see www.implan.com/history/. For this project I use economic data for 2019. While data for 2020 and 2021 are available now, they reflect abnormal pandemic conditions, and I do not believe they are representative of typical economic linkages.

² Value-added is a measure of how much economic activity actually sticks to a region. For example, if one purchases a new vehicle for \$40,000 from a local dealership, only a few thousand dollars actually is captured in the county. Business revenues rise by \$40,000, but most of it flows right out to the place where the vehicle was made. Local value-added measures the fraction of the sale that ends up paying workers and owners at the dealership, as well as any local taxes captured as a result of the sale.

economic data to construct industry relationships. The sector is also empty of data for the statewide model.

Construction Payroll and Local Economic Impacts

From an economic perspective, the solar project has two phases, construction and operations. The construction phase is expected to last about one year, while the operations phase will last several decades. Almost all the employment occurs in the construction phase. The regional economic impacts consist of the direct effects of spending by the developer, and any spinoff impacts due to local purchases of supplies and new spending by households as a result of the increased incomes.

Direct effects

The company expects to invest approximately \$130 million in the solar project. The investment involves land acquisition, site preparation, solar panel and electrical equipment installation, plus landscaping and security fencing. Geenex Solar plans to enter into an Engineering, Procurement, and Construction (EPC) contract for this project, so it is not possible to know precisely how many workers will be employed nor their total compensation. For modeling purposes, I am using an estimate of average employment over a one-year construction phase. The results of a recent California study of six large photovoltaic projects suggests that there will be an average of 240 direct jobs over a twelve-month construction period for this project³.

Construction wages and benefits from 2014 Berkeley study			
	Average annual wage	Average annual benefits	Total compensation
CA Valley & Topaz Combined, Low Wage	\$52,736	\$24,104	\$76,840
Average Across Six Solar Projects	\$78,002	\$36,880	\$114,882

Source: <https://laborcenter.berkeley.edu/pdf/2014/building-solar-ca14.pdf>

The California study also provides a range of results for construction wages and benefits. The lowest average annual construction wage reported was \$52,736, and the average wage across the six projects was \$78,002, as shown in the table. California is, of course, a high wage state, with a much higher cost of living than Kentucky. On the other hand,

³ A University of California-Berkeley study looked at six large PV projects in California, and summarized the economics. The author finds a ratio of 2.4 FTE construction jobs per MW. Applied to Barren County project's 100 MW one gets 240 direct construction jobs. He shows the permanent operations jobs per MW, and applied to this project one gets 3.2 FTEs. See page 28 of *Economic and Environmental Benefits of Building Solar in California*, by Peter Philips, November 10, 2014, <https://laborcenter.berkeley.edu/pdf/2014/buildingsolar-ca14.pdf>

the wage results are from projects developed a decade ago, and there have been large increases in average wages across the US since then.⁴

Occupations include construction managers, earth grader operators, panel installers, electricians, and fencers. I searched the federal database on hundreds of occupations to learn how much these workers are likely to earn on the project. There is no listing in the Kentucky data for “Solar Photovoltaic Installer”, but the national average annual wage in 2021 was \$50,710⁵.

Good inferences about other relevant occupations can be gleaned from the accompanying table. The construction managers are likely to earn over \$90,000, heavy

Kentucky Wages for Related Occupations, 2021					
SOC code	Occupation	Employment	Hourly mean wage	Annual mean wage	
11-9021	Construction Managers	980	\$46.54	\$96,800	
47-2073	Operating Engineers and Other Construction Equipment Operators	5,930	\$24.80	\$51,580	
47-2111	Electricians	9,260	\$25.66	\$53,370	
47-4031	Fence Erectors	60	\$16.77	\$34,880	
17-2112	Industrial Engineers	320	\$41.01	\$85,300	
17-2131	Materials Engineers	2,370	\$45.47	\$94,570	
17-2141	Mechanical Engineers	1,210	\$39.23	\$81,600	
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	5,790	\$24.27	\$50,470	
49-9051	Electrical Power-Line Installers and Repairers	2,930	\$32.41	\$67,410	
49-9052	Telecommunications Line Installers and Repairers	1,170	\$23.25	\$48,350	

Source: US Bureau of Labor Statistics, Occupational Employment Survey, www.bls.gov/oes/current/oes_ky.htm

equipment operators and installers over \$50,000, electricians around \$53,000, and fencers \$35,000. The average annual pay for all jobs in Barren County in 2021 was \$41,782⁶. Based on this information, I assume the average annual pay across the construction occupations will be \$50,000, excluding fringe benefits.

Multiplying the expected number of jobs times the assumed average pay per job yields a direct construction payroll of \$12.0 million. The average fringe benefits, such as employer payments for health insurance, in Kentucky for the construction industry is 21

⁴ By contrast, a recent union-oriented report on Ohio solar projects claims temp workers there are only making \$18 to \$20 per hour, implying average annual pay of around \$40,000: See <https://columbusfreepress.com/article/ohio-solar-panel-farms-are-booming-construction-workers-are-being-exploited-make-it-happen>

⁵ Source: US Bureau of Labor Statistics, Occupational Employment Survey. For national data on solar photovoltaic installer, see www.bls.gov/oes/current/oes_nat.htm#47-2231. For Kentucky data, see www.bls.gov/oes/current/oes_ky.htm. County-level data are not available.

⁶ Source: US Bureau of Economic Analysis (BEA), <https://www.bea.gov/data/by-place-county-metro-local>, Table CAINC30, average annual wages and salaries in county.

percent⁷; so, total labor compensation for these jobs is \$14.6 million, or \$60,700 per job.

Total impacts in Barren County from construction

The construction phase will have some spin-off effects in Barren County, due to materials and labor purchased locally. The economic impact of local supplies purchased is called the indirect effect, and the impact of new local household spending is called the induced effect. Adding these two effects to the direct effect yields the total effect of a development, and dividing the total effect by the direct effect yields a multiplier. Using the Barren County multipliers for the relevant construction sector, and the direct construction budget, I project there will be a total of 323 new jobs in the County, and new labor compensation of \$20.2 million.

The accompanying table illustrates the various impact components across several standard economic measures. These are stated in terms of 100 direct jobs, but can be scaled up to fit any assumed number of construction jobs⁸. Note that both the indirect and induced effects are quite small. The indirect effect is small due to the lack of local suppliers of solar farm materials. The induced effect is somewhat bigger, though still small due to the lack of retail and service businesses in the County to absorb the new household income linked to the construction jobs.

100 Jobs in Sector 52, Construction of new power and communication structures				
Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	100.0	\$3,665,492	\$5,928,209	\$11,921,766
Indirect Effect	14.4	\$670,368	\$1,122,167	\$2,241,269
Induced Effect	20.1	\$750,002	\$1,377,798	\$2,625,709
Total Effect	134.6	\$5,085,862	\$8,428,174	\$16,788,744
implied multiplier	1.346	1.387	1.422	1.408

Source: IMPLAN model of Barren County, using 2019 economic data.

⁷ BEA provides estimates of both total compensation and total wages by industry for the state. Dividing total construction industry compensation by wages in 2021 yields 1.21.

⁸ This linear scaling is a feature of IMPLAN and other regional input-output modeling systems. It is reasonable in the case of a solar farm construction project. The feature becomes a problem in cases where an industrial development dramatically changes a local economy, for example, in the case of a large manufacturing plant in rural county. In that case, one could expect complicated and nonlinear effects, such as growth in the local population, much higher wage rates, and growth in support industries.

Wider regional impacts from construction

Some readers may wonder why I have focused on impacts in Barren County as opposed to more widespread regional impacts. Keep in mind that most federal-state statistical agencies and models measure employment on a place of work basis, as opposed to a place of residence basis. So, all construction workers at the site are counted as Barren County jobs. Nevertheless, clearly there will be some spinoff economic activity in surrounding counties, as supplies are purchased and workers spend their paychecks at retail establishments.

To investigate possible broader regional impacts, I built another IMPLAN model, this time of Barren, Allen, Edmonson, Hart, Metcalfe, Monroe, and Warren counties. The results are slightly larger than that of the Barren-only simulation.

The job multipliers for the solar farm construction phase are 1.346 for Barren alone, and 1.492 for the seven-county region, for a net change of 35 total predicted jobs. (Other economic multipliers, such as labor income and business output, are also consistently in that range). I also performed a comparable simulation using a model covering the whole state of Kentucky. That job multiplier for the solar farm is 1.564, slightly higher than that for the seven-county region. Based on our impact analysis tools, there are not significant differences in the predicted regional impacts when zooming out to adjacent counties or statewide⁹. In this case, the economic multipliers are relatively small whether one models one county, seven, or 120. This is due primarily to the lack of industrial linkages in the region to the solar industry.

Impact of Ongoing Operations

As mentioned in the above discussion of modeling methods, the IMPLAN sector for solar farm operations is empty of data. A reasonable recourse is to tap the literature on solar project impacts, find comparable places, and use other studies to estimate the likely operational impacts on local economies in Kentucky. The California PV study cited above found that a ratio of 31.3 MW per permanent operations job. Applied to the Barren County project, this results in an estimate of 3.2 permanent operational jobs at the site. Thus, ongoing annual economic impacts are expected to be very small relative to the one-time impacts of construction.

⁹ For other industrial developments around Kentucky it is common for our models to predict job multipliers of 3, 4, or 5, particularly for complicated manufacturing operations such as motor vehicles and parts.

Local Tax Revenues

Barren County and the Commonwealth of Kentucky levy property taxes on real estate and tangible property, and the Commonwealth taxes the value of manufacturing machinery. The table provides the latest published tax rates that are applied Countywide. They total less than one percent of the assessed value of property, with about 76 percent of the revenue going to the County public school system. There are three municipal taxing jurisdictions in Barren County – Cave City, Glasgow, and Park City - but the project is outside their city boundaries and thus would not be subject to those property taxes.

Barren County Property Tax Rates, 2022		
in cents per \$100 valuation		
Jurisdiction	Real Estate	Tangible Personal
Ambulance	2.4000	2.4000
Extension Service	1.6000	2.0300
General Fiscal Court	13.9000	15.3000
Library	2.9000	2.5400
County Public Schools	67.2000	67.4000
Total, County-wide	88.0000	89.6700
Source: Kentucky Department of Revenue		
https://revenue.ky.gov/News/Publications/Property%20Tax%20Rate%20Books/Property%20Tax%20Rate%20Book%202022.pdf		

Barren County does not levy a countywide occupational or net profits tax, though the cities of Cave City (2%) and Glasgow (1.75%) do¹⁰.

The company is pursuing an Industrial Revenue Bond (IRB) for the project through Barren County Fiscal Court. Under an IRB, the County actually owns the property for the likely 30-40 year life of the bond, and thus is exempt from property taxes. Under the IRB the company makes the debt service payments and the County incurs no financial risk. Moreover, the company proposes to make Payments in Lieu of Taxes (PILOT) each year to partially replace the tax revenues that the County would have received.

The company has provided me with a property tax projection for their intended investment, an IRB analysis, and a likely PILOT payment schedule over 40 years. With the IRB and the PILOT, the County would receive \$2.4 million in revenues over those four decades. This amounts to \$60,000 per year.

¹⁰ See <https://barrencoca.com/taxes>

The company also provided me with the parcel numbers of the land for the site, and I requested the 2022 tax bills from the Barren County Sheriff. There are twenty-five land parcels, currently leased at the site, covering 2,200 acres, and tax bills total taxes paid in 2022 of \$16,919. This can be compared to an average of \$60,000 expected to be generated by the solar project per year over four decades. It should be pointed out that solar projects like this require almost no public services from local government; and because they require so few people to operate do not add students and expenses to the County public school system.

Demographic and Economic Characteristics of Barren County

	Barren County	State of Kentucky
<i>Number of residents</i>	44,277	4,494,141
Median age	40.3	39.0
Percent white	91.0%	85.5%
Percent of noninstitutionalized population w disability	21.2%	17.4%
Percent foreign-born	2.30%	4.00%
Percent 18 and older veteran	5.7%	7.2%
Percent living in same house as a year ago	87.8%	86.0%
High school attainment rate, population aged 25+	84.2%	87.7%
College attainment rate, population aged 25+	17.2%	25.7%
<i>Number of Households</i>	17,307	1,748,475
Median household income	\$49,919	\$55,454
Persons per household	2.56	2.57
With broadband internet subscription	83.4%	83.6%
<i>Population 16+</i>	35,018	3,588,209
In the labor force	55.6%	59.5%
Employed civilian	52.0%	56.0%
Unemployed	3.6%	3.1%
Armed forces	0.0%	0.4%
Not in labor force	44.4%	40.5%
Median travel time to work (minutes)	23.1	23.7
<i>Civilian employed population 16 years and over</i>	18,211	2,009,185
Management, business, science, and arts occupations	30.4%	35.7%
Service occupations	15.1%	15.8%
Sales and office occupations	19.6%	21.0%
Natural resources, construction, and maintenance occupations	11.2%	8.9%
Production, transportation, and material moving occupations	23.7%	18.5%
Industry		
Agriculture, forestry, fishing and hunting, and mining	3.5%	1.9%
Construction	5.8%	6.1%
Manufacturing	23.6%	14.3%
Wholesale trade	2.7%	2.4%
Retail trade	11.6%	11.9%
Transportation and warehousing, and utilities	4.6%	6.6%
Information	1.3%	1.4%
Finance and insurance, and real estate and rental and leasing	3.3%	5.6%
Professional, scientific, and mgmt, and admin and waste mgmt	6.7%	8.7%
Educational services, and health care and social assistance	20.8%	24.1%
Arts, entertainment, and recreation, and accommodation and	8.9%	8.3%
Other services, except public administration	4.6%	4.5%
Public administration	2.7%	4.3%

Source: US Census Bureau, American Community Survey, 5-year profiles, 2017-21,
www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/

Skepticism of Coomes Economic Impact Analyses

Good evening, everyone. I am Nadine Hawkins and, also, a co-owner of 113 acres with 4875 linear feet of property line adjacent to the Wood Duck solar project. I stand before you today to discuss this matter of significant public interest. Specifically, I want to draw your attention to the economic impact analysis prepared by Dr. Paul Coomes, an economist hired by Geenex Solar, the developer of the Wood Duck solar project.

A careful review of two versions of his analysis reveals something deeply concerning—a dramatic shift in the projected economic benefits that warrants our immediate and critical attention.

The Barren County Planning Commission initially received an economic impact analysis from Dr. Coomes, a “Revised Draft” dated June 1, 2023. This report laid out the expected benefits from the Wood Duck Solar Project. In that initial assessment, we were told to anticipate:

- A total of 323 new jobs during the construction phase. Coomes clearly states he doesn’t know the exact number of workers that will be hired because Wood Duck/Geenex will enter into an Engineering, Procurement and Construction contract for this project. They will bring out-of-state workers for the construction and fence labor.
- New labor compensation of \$20.2 million during construction. Coomes wrote “Thus, the predicted impact of the new construction wages is also relatively small”.
- And, crucially, a projection of \$2.4 million in local revenue over four decades from Payments in Lieu of Taxes, or PILOTs. An average of roughly \$60,000 per year.

Those numbers were presented as the expert’s findings. They gave us a picture of the project’s economic footprint.

But then, just a few months later, we received a new document. A “REVISED AND EXPANDED DRAFT” dated December 13, 2024. And the numbers, particularly for our long-term local benefits, had changed. And not just a little, but **dramatically**.

In this later analysis, the construction numbers saw a slight adjustment downwards, to 295 new jobs and \$17.7 million in labor compensation. While these are shifts, they are not the most striking.

The most striking change, the one that should make us all pause and ask serious questions, is the new projection for long-term tax revenues to local jurisdictions. That \$2.4 million over forty years? It suddenly jumped to an astounding \$15.1 million over the same period for local jurisdictions, with a significant \$11.0 million of that earmarked for our county school system. That’s an average of \$378,000 per year-more than six times the previous estimate.

Why such a drastic change? What new, unforeseen economic forces or groundbreaking insights emerged in those few months to cause such a monumental revision?

Dr. Coomes attributes this dramatic increase primarily to “updated tax projections related to their capital expenditures” provided **by the company itself-by Geenex Solar**. He explains that this includes equipment classified as manufacturing machinery (which is taxed at the state level) and the increased value of the land due to improvements and, notably, the lease payments to landowners.

Property tax bills on the properties included in this project were approximately \$17,000 for 2023. The only improvement to the land will be fences and gravel. The lease payment offered to us by Wood Duck for a portion of our 113 acres was roughly three times the amount per acre of our current farm lease. So, a back-of-the-envelope calculation indicates a property assessment increase of approximately three times the current assessment, or three times \$17,000 which equals \$51,000. This represents an increase of only \$34,000 per year and must be offset by reduced assessments for properties within one mile of the solar project that are estimated to lose 8.7% of their value based on research from the University of Wyoming. Additionally, the land leases state that Wood Duck will

pay for any property tax increases on the leased land. Wouldn't it be reasonable to expect that Wood Duck will work to minimize this expense?

Now, let's be clear: experts are human. Analyses can be refined, and new data can emerge. But when the revisions are this substantial, and when they are explicitly based on data provided by the very entity that stands to benefit immensely from a more favorable economic forecast, it raises a fundamental question: **Can we truly trust the independence of this analysis?**

When a consultant's updated findings, particularly those related to a project's financial benefits to the community, align so perfectly and so dramatically with the interests of their client, it creates an appearance that is, at best, uncomfortable. It suggests that the numbers may have shifted to meet a perceived need, rather than as a purely objective recalculation based on independently verified facts.

We are told that the land value is enhanced due to fencing and other improvements, and by the lease payments. But are these new valuations independently assessed and confirmed, or simply a projection provided by the developer? The report does not detail an independent verification process for these new, company-provided figures.

We deserve transparency and truly independent analysis when multi-million dollar projects are proposed for our land and our future. We must ask:

- What due diligence was performed on these "updated tax projections" from the company?
- Were these new valuations independently verified by a third party, or are we simply taking the developer's word for it?
- Why was such crucial information-information that multiplied the projected local benefits by over six times-not available or considered in the initial draft?

The sudden, significant jump in projected tax revenues, directly linked to data provided by the project developer, should be a red flag for all of us. It calls for

skepticism. It demands greater scrutiny. And it compels us to ask for independent verification, because the integrity of our decision-making process depends on it.

Let us not be swayed by dramatically revised figures without a clear, independently verifiable explanation for their sudden appearance. Our community's future is too important to base on numbers that shift so conveniently. Thank you.



January 16, 2025

RE: Wood Duck Solar Project Community Outreach

Dear Neighbor,

Geenex Solar is proposing to develop and construct the Wood Duck Solar Project, a 100-megawatt utility-scale solar facility in Barren County, Kentucky. The project is being proposed in the vicinity of Cumberland Parkway, approximately five miles northwest of the City of Glasgow. As a neighbor to the solar project, **we want to invite you to an informational session on Tuesday, February 4, 2025, at 5:00 PM Central Time at the Cave City Convention Center (502 Mammoth Cave St., Cave City, KY 42127).**

At this informational session, you can expect to learn about utility-scale solar projects, Wood Duck Solar Project specifics, and what to expect during construction and project operations. We would also like to take this opportunity to get to know our neighbors and introduce Geenex Solar and the project team. In the meantime, please feel free to contact the project team at the contact information provided below. Your questions or concerns are welcome at any time.

Geenex Solar recognizes our projects have a long-term presence in the communities where they are sited, and we value your input during this process.

Best regards,

Kelley Pope

Kelley Pope
Director, Project Development
Phone: (606) 356-0266
Email: Kelley.Pope@geenexsolar.com

Project Email: woodduck@geenexsolar.com
Project Website: <https://www.woodducksolar.com/>
Company Phone: (980) 237-7926
Company Website: <https://www.geenexsolar.com/>

Geenex Solar LLC
1000 NC Music Factory Blvd.
Suite C3
Charlotte, NC 28206
980-237-7926
info@geenexsolar.com
[geenexsolar.com](https://www.geenexsolar.com)



August 7, 2024

RE: Wood Duck Solar Project Community Outreach

Dear Neighbor,

Geenex Solar is proposing to develop and construct the Wood Duck Solar Project, a 100-megawatt utility-scale solar facility in Barren County, Kentucky. The project is being proposed in the vicinity of Cumberland Parkway, approximately five miles northwest of the City of Glasgow. As a neighbor to the solar project, **we want to invite you to an informational session on Thursday, August 22, 2024, at 5:30 PM Central Time at the Cave City Convention Center (502 Mammoth Cave St., Cave City, KY 42127).**

At this informational session, you can expect to learn about utility-scale solar projects, Wood Duck Solar Project specifics, and what to expect during construction and project operations. We would also like to take this opportunity to get to know our neighbors and introduce Geenex Solar and the project team. In the meantime, please feel free to contact the project team at the contact information provided below. Your questions or concerns are welcome at any time.

Geenex Solar recognizes our projects have a long-term presence in the communities where they are sited, and we value your input during this process.

Best regards,

Kelley Pope

Kelley Pope
Director, Project Development
Phone: (606) 356-0266
Email: Kelley.Pope@geenexsolar.com

Project Email: woodduck@geenexsolar.com
Project Website: <https://www.woodducksolar.com/>
Company Phone: (980) 237-7926
Company Website: <https://www.geenexsolar.com/>

Geenex Solar LLC
1000 NC Music Factory Blvd.
Suite C3
Charlotte, NC 28206
980 237 7926
info@geenexsolar.com
[geenexsolar.com](https://www.geenexsolar.com)



June 15, 2020

[REDACTED]
[REDACTED] Bon Ayr Rd
Park City, KY 42160

Dear [REDACTED],

On behalf of the National Renewable Energy Corporation, it is my pleasure to inform you that your property located in Barren County has been identified as one of the few parcels in the area that are suitable for a solar farm. This means that under a long-term lease agreement with us, you can lock in substantial annual revenue from your land for up to 45 years. At the end of the lease term, your land will be returned to you in its original condition. We invite you to join our exclusive family of landowners who are currently benefiting from a significant long-term revenue increase compared to their previous income from farming and other activities.

Since the National Renewable Energy Corporation only develops a limited number of solar farms per year, contact us today to secure your spot in our development pipeline. Please allow us to answer any questions you may have by contacting us at (704) 218 - 9840 or amanda.lee@narenco.com.

We look forward to hearing from you soon!

Sincerely,

Amanda Lee
Site Acquisition Specialist
Email: Amanda.Lee@narenco.com
Cell: (704) 218 - 9840

APN #: 49-2

February 21, 2025

[REDACTED]
[REDACTED] Bon Ayr Rd, [REDACTED] James Rd
Park City, KY 42160

Dear [REDACTED] and Mrs. [REDACTED],

My name is Shawn Hershberger, and I am a Senior Development Manager at Hexagon Energy, an energy development company based in Charlottesville, VA. I am writing because we are interested in leasing a portion of your property, for a solar energy project, at a rate of up to \$1,200 per acre, increasing annually. The lease would provide significant income over the 40-year lease term. Solar energy projects provide a way to generate steady, long-term revenue from your land, with *no upfront or ongoing cost to you*, and we will pay the real estate taxes for the properties we lease from you.

The Hexagon team has significant experience when it comes to developing large solar energy projects in the Midwest. Our recently permitted projects include a 6,000-acre solar project (Steward Creek Solar) in Lee County, IL and a 3,000-acre solar project (Casey Fork Solar) in Jefferson County, IL. Projects like Steward Creek and Casey Fork are comprised of multiple properties, which benefit from our community development approach because the participating properties are not owned by just one person, but families and neighbors alike.

The work and partnerships we have built will not only help provide you with long-term-passive income, but will also protect your property by increasing the health of your ground over the lease term. In order to help the solar energy projects we develop achieve this, we coordinate with local drainage experts, vegetation experts, and farm managers to design a best-in-class landscape and vegetative management plan for each project. These plans include the review, repair, and enhancement of existing drain tile networks and the planting of native-pollinator-friendly cover crops which increase the nutrient content and water retention of the soil.

I will be travelling to Barren County the week of March 17th and am interested in meeting with you to discuss our offer. If you would like to learn more, please contact me at (434) 207-2054 or by email at shershberger@hexagon-energy.com, or you can visit our website, hexagon-energy.com.

Sincerely,



Shawn Hershberger
Senior Development Manager
Phone: 434.207.2054





February 24, 2021

~~Douglas and Paulette Purlong~~

■ Bon Ayr Road
Park City, KY 42160

Hello -

My name is Neil Williams, I work for SunEnergy1, the 5th largest solar developer in the United States. I am the Director of Land Acquisition and Business Development - I have attached my card.

I am very interested in your property located at 877 and 866 Beckton Road, Glasgow KY. I would like to make an offer to lease some, or all, of your property.

SunEnergy1 is offering to lease at \$800.00 per acre per year for 30 years. We would also offer an escalation of 1.5% each year, after the initial 10 years.

I would love to discuss this further with you - Please call or email me.

Thank you for your time.

Neil Williams
(704) 677-0901
Neil.Williams@sunenergy1.com



4301 Dominion Blvd.

Suite 120

Glen Allen, VA 23060

www.beaufortrosemary.com

[REDACTED]

[REDACTED] Bon Ayr Rd.

Park City, KY 42160

Dear [REDACTED]

We are a company based in Richmond, VA that is developing utility scale solar farms in the United States and looking for suitable sites.

We understand that you own property outside of Glasgow and we would like to discuss the possibility of leasing your land for development of a utility scale solar farm.

The development of solar energy facilities is a growing market, part of the renewable energy market that is expected to be the largest form of newly installed energy generation in the coming years.

We are willing to offer you a lease price of **\$650 per acre per year**. We understand that you own roughly 800 acres, which if fully utilized would be equal to total payments of **over \$520,000.00 annually**, with no additional annual expenses for you as the landowner. These payments have the potential to generate **more than \$21,095,000** over the life the lease.

I would love the opportunity to speak with you further about this opportunity. Please feel free to reach out to me at 832-704-1402 or email at dcasey@beaufortrosemary.com at your convenience. I hope we will be able to meet soon regarding this potential opportunity.

Sincerely,

Dylan Casey

Commercial Manager

Beaufort Rosemary

(832) 704-1402

dcasey@beaufortrosemary.com

SONDER ENERGY

June 29, 2020

Dear Mr. and Mrs. Furlong,

I'm contacting you from Sonder Energy. We are a premium solar project development company currently looking for new projects in Kentucky.

Sonder Energy is interested in purchasing or leasing your land located in Barren County, Kentucky (Parcel Number 34-1) to develop a solar energy project. Your land is uniquely suited for a solar facility, and because of this, you are in a position to either sell or lease your land for an amount substantially above market value.

Sonder Energy founders have successfully developed over 100 solar projects throughout the United States. We are a boutique firm that works closely with landowners, ensuring that they are well-informed throughout the entire development process and that their voices are heard as the project is designed, built and maintained.

I would appreciate the opportunity to meet with you. Please call me on my cell phone, 919-448-8861 at a time that is convenient for you. I look forward to hearing from you.

Sincerely,

Blair Schooff
Co-founder, Sonder Energy
919-448-8861

Sonder Energy, LLC
1340 Environ Way
Chapel Hill, North Carolina 27517
www.sonderenergy.com



August 12, 2020

[REDACTED]

[REDACTED] Bon Ayr Road
Park City, KY 42160

Re: Lease/Purchase Kentucky Properties for Solar ([REDACTED])

Dear [REDACTED],

Thank you for accepting our letter.

Commonwealth Solar Farms, LLC (CSF Solar) is an experienced developer of solar farms, with a growing local clientele in Kentucky. Our team believes a portion of your land may be well suited to host a solar project, in which case we can provide attractive compensation to lease or purchase part of your property. The land should be *adjacent to a power transmission line or near a substation*.

Increasingly, landowners tell us that the next generation may not continue the farming tradition. Most landowners would prefer to keep the farm in the family but have very few options. CSF has created a solar farm model that allows the landowner to keep the farm in the family, while preserving the character of the land.

In addition to preserving the farming character of the land, the CSF solar farm model provides an exceptionally attractive income stream to lease part of your property. We have attached a chart comparing the expected income for cropland, timber and solar in Kentucky. The numbers for solar are quite compelling.

The current covid-19 pandemic and recession have led to great uncertainty in the economic markets. For landowners that prefer to sell, the CSF team can offer competitive pricing to purchase your real property.

We believe that Kentucky has the potential to become a robust solar energy market. We will be visiting landowners in Kentucky during the week of August 24, 2020, and hope you will accept our offer to present a customized CSF proposal tailored to your property. Please contact me at (540) 848-1340 or mcleodwl@vsfsolar.com to arrange an appointment or if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Walter L. McLeod".

Walter L. McLeod
Managing Director



August 26, 2020

Dear [REDACTED]:

Hello! My name is Thomas Howard I am a Land Acquisition Agent with Emerald Energy. sPower has secured the services of Emerald Energy to provide land acquisition services for Solar Energy in Kentucky. I'm contacting you regarding properties that you own in Barren County, Kentucky. Please allow me to briefly introduce to you who/what sPower is.

sPower is a leading independent producer of renewable energy. sPower owns and operates a portfolio of solar and wind assets greater than 1,500 MW and has a development pipeline of more than 10,000 MW. We are more than just a developer like others in our business; we are a long-term owner of what we build. This means we take a different approach to how we operate. Everything we do is to preserve long-term value—both in relationships with the communities we operate in as well as in the quality of what we build. sPower is owned by a joint venture partnership between The AES Corporation (NYSE: AES), a worldwide energy company headquartered in Arlington, Virginia, and the Alberta Investment Management Corporation, one of Canada's largest and most diversified institutional investment fund managers.

I felt that it was very necessary for me to provide you some insight as to who we are and how we are associated within the industry. Since we are securely positioned with sound business structure, I would like to speak with you about establishing the same type of relationship with you and the utilization of your property for capturing and generating solar energy for tomorrow and beyond. **We have an interest in creating an option to lease or an offer to purchase whichever will be best for you.** We are proud contributors of sustaining and renewing the world for generations to come and we would be honored to have you as a partner in order to do so.

Enclosed, you will find my direct contact information to set our first meeting at your convenience and your place of residence in Kentucky or within a regional travel distance. I'll be looking forward to your direct communication! You will also find the name of Curtis I. Anthony below who is the Land Acquisition Manager with sPower for your reference.

Best Regards,

Thomas Howard
(606) 434-0526
thoward@e3co.land



August 7, 2024

[REDACTED]
[REDACTED] Bon Ayr Rd
Park City, KY 42160

Re: Your [REDACTED] in Barren County ([REDACTED])

Dear Sir or Madam,

I am writing to make an offer to lease or purchase your land for a solar energy facility. We pay significantly higher than the going agricultural market rates. We are interested in your property because of its close distance to an electrical substation and its direct access to three-phase-lines.

In Kentucky, Demeter is partnering with EDP Renewables, a global utility company that is the 4th largest owner and operator of clean energy projects. Unlike many of our competitors, EDP Renewables plans on owning and operating the project for its entire lifespan.

To date EDP Renewables has invested over 17 billion dollars' (8800 MW+) in renewable energy facilities like the project we are proposing.

If any developer can make the project happen, it is EDP Renewables.

We pride ourselves on building lasting relationships with those who we work with. I will do everything possible to make sure that our proposal is a good fit for you, your land, and the community.

Only a limited number of projects will be built. We recommend you contact us as soon as possible to receive a proposal. My direct number is (248) 266-5831.

Sincerely,

Scott M. Aaronson, Esq.
Real Estate Developer



Asheville Office: 130 Roberts Street, Asheville, NC 28801
Charlotte Office: 529 W Summit Avenue, Suite 3D, Charlotte, NC 28203
Jacksonville Office: 315 3rd Avenue N, Jacksonville Beach, FL 32250
info@pgrenewables.com • www.pgrenewables.com

June 30, 2020

[REDACTED]
[REDACTED] Bon Ayr Rd
Park City, KY 42160

Dear [REDACTED],

I hope this letter finds you well!

I am writing to express my interest in the purchase or lease of your property located in Barren County, Kentucky and identified by the parcel number [REDACTED]. Pine Gate Renewables is actively seeking large properties like yours for potential use as a large-scale solar energy farm to interconnect with existing electrical infrastructure in the area.

Please contact me at your earliest convenience to discuss further about our process, and the interest Pine Gate Renewables has in your land.

I appreciate your time and look forward to speaking to you soon.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Molleda".

Jeannine Molleda
Project Developer
jmolleda@pgrenewables.com
Office: (904) 203-1025

August 3, 2023

[REDACTED]
[REDACTED] Bon Ayr Road
Park City, Kentucky 42160

RE: Barren County Solar Project Proposal

Dear [REDACTED]:

My name is Kyle West and I am a consultant for Goldenrod Renewable Energy, LLC, a REV Renewables (REV) company. REV is an industry leader in the development, acquisition and operation of renewables and energy storage (www.REVRenewables.com). With an operating portfolio of over 2,600 megawatts (MW) and a substantial development pipeline, REV has one of the nation's largest non-utility portfolios of renewables and energy storage. We have recently conducted an analysis and identified the enclosed Barren County property as a top candidate for hosting a utility scale solar project. I am reaching out to understand your interest in selling or leasing a portion of your land for future solar development.

At this time, REV is developing a solar project near your property in Barren County. The project will consist of a collection of solar panels installed on the ground that will deliver energy to power lines serving the region. The project will generate clean, quiet energy as well as provide financial benefits to participating property owners and to the community at large.

Solar projects offer an above-market purchase price for your land or a steady and long-term source of passive income through the lease of your land, with per-acre rates higher than typical agricultural-based land leases. Prior to closing on a purchase or entering a long-term lease, we look to secure an option agreement where we perform the due diligence necessary to assess the viability of a solar project on your property. Provided below are some indicative terms we can offer:

	Stage 1: Option period	Stage 2: Purchase or Lease Period	
Duration	Up to 5-7 years	Fee simple purchase	Lease Term: 25-50 years
Offer	Year 1: \$25,000 Year 2: \$30,000 Year 3: \$35,000 Year 4: \$40,000 Year 5: \$50,000	\$10,150,000 for entire property and all improvements.	Lease Rate: \$700/acre per year Escalator: 1.5% annual increase starting in Year 2 of the Lease period
What to expect?	We do not actively utilize or alter your land during the Option period. Instead, consultants may need to access the property to survey and complete environmental studies. You will continue to use your land and will be consulted before on-site surveys.	We begin construction and operation of the solar project. At this time, REV will have continuous access to the property leased or purchased for the solar project.	

SONDER ENERGY

340 Environ Way
Chapel Hill, NC 27517

Dear [REDACTED] family,

I sent you an email back in July hoping to start a discussion about buying or leasing your land in Barren County. I'd still very much like to have this conversation. Please contact me by phone or email - the contact details are below. Many thanks,

Blair Schooff, Founding Partner
919-448-8861 (m) | blair@sondereenergy.com



[REDACTED] Family

[REDACTED] Bon Ayr Rd

Park City, KY

42160-7539

Hi [REDACTED],

My name is Doug Mancuso and I'm working with a solar developer that has interest in leasing or purchasing a portion of your property in Glasgow, KY.

Please give me a call ASAP at 860-878-8856 to discuss details.

Sincerely,

A handwritten signature in black ink, appearing to be 'DM' or 'Doug Mancuso'.

Doug Mancuso

860-878-8856

doug@landsolution.org

SONDER ENERGY

January 12, 2021

Re: Second Notice to Lease or Purchase Your Land

Dear ~~Douglas Hurlong~~

I'm contacting you again from Sonder Energy, a premium solar project development company currently looking for new projects in Kentucky.

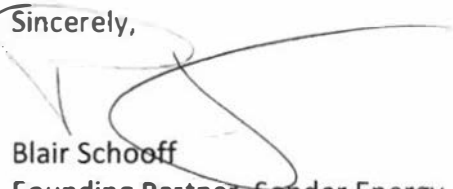
Sonder Energy is very interested in purchasing or leasing your land located in Barren county, Kentucky to develop a solar energy project. Your land is uniquely suited for a solar facility, and because of this, you are in a position to either sell or lease your land for an amount far above market value.

Our research shows that there are competing projects being considered on the same power line near your property, which may render a project on your land impossible, time is of the essence.

Sonder Energy founders have successfully developed over 100 solar projects throughout the United States. We are an experienced firm that works closely with landowners, ensuring they are our primary concern throughout the entire process.

I would appreciate the opportunity to meet with you. Please call me on my cell phone, 919-448-8861 at a time that is convenient for you.

Sincerely,


Blair Schooff
Founding Partner, Sonder Energy
919-448-8861

Sonder Energy, LLC
1340 Environ Way
Chapel Hill, North Carolina 27517
www.sonderenergy.com



SOUTHERN CURRENT

November 23, 2020

[REDACTED]
950 Bon Ayr Rd
Park City, KY 42160

Re: Proposed Solar Farm

Dear **[REDACTED]**,

With decades of experience in the solar industry, our team at Southern Current LLC has helped landowners like you maximize the value of their land. We are one of the Southeast's most experienced solar development companies and our mission is to help bring prosperity and sustainability to communities at a National level. We are currently working throughout the state of Kentucky and are seeking properties that are suitable to host a solar energy facility.

In evaluating land for a prospective solar farm, we apply a strict set of guidelines. Your properties in Barren County located off of James Rd (Parcel ID: 34-1, 49-2 & 33-19) meet these characteristics. Our land planning staff are available to discuss an alternative income for your property, and how we might work together to harness the sun's power to the benefit of you, your family, and our future generations.



If you are interested in learning more, please call 540-849-8758 or email bludwig@southerncurrentllc.com. When contacting us, it would be helpful if you could quote your unique reference number, T2.KY.T.TVA.110MW_26.1. We look forward to hearing from you and the opportunity to work with you.

Respectfully,

Ben Ludwig
Land Use and Community Relations Manager
E: bludwig@southerncurrentllc.com
C: 540.849.8758
1519 King Street
Charleston, SC 29405

SOUTHERN CURRENT LLC
1519 King Street, Charleston, SC 29405
www.southerncurrentllc.com

February 9, 2022


 Bon Ayr Rd
Park City, KY 42160

Dear ,

My name is Nick Kelley; I am a Land Manager at Clēnera, LLC ("Clēnera"), a nationwide renewable energy company. We develop, build and operate over 1,500 megawatts of utility scale solar energy projects in partnership with private landowners such as yourself.

Our team has evaluated and pre-qualified your property as a potential site for one of our solar projects. We are very interested in speaking with you about your property. The landowners we are currently partnered with have experienced the benefits of working with Clēnera and are reaping the financial rewards of their long-term contracts.

As an experienced, proven leader in finance, construction, and management of renewable energy facilities, we look forward to taking that first step with you to start our mutually beneficial solar project on your property. There are many factors which determine the viability of a solar facility such as the line capacity, proximity to transmission infrastructure, land constraints, environmental permitting and market timing; for these reasons, I encourage you to please call me today to ensure we secure your interest in moving forward.

I have enclosed a packet with a brief introduction to Clēnera explaining our vision and objectives. I would encourage you to also visit our website for more information at www.clenera.com.

My direct contact information is listed below, and I look forward to answering your questions and hearing from you.

Best Regards,

A handwritten signature in black ink that reads 'Nick Kelley'.

Nick Kelley
Land Manager
Clēnera Land Management Office
(208) 593-2546

<http://www.clenera.com>



October 13, 2022

From: Priority Land Services, LLC
10307 W. Broad St., Suite 155
Glen Allen, VA 23060

To: HURLONG DOUGLAS HURLONG
BON AYR RD
PARK CITY, KY 42160

Dear HURLONG DOUGLAS HURLONG PADDEN

Priority Land Services is working on behalf of Sol Systems LLC., a leading, national solar energy firm, to develop solar energy projects in Kentucky. We work with landowners like yourself as guests on your land to create a partnership in a project that will compensate your family for years to come.

Sol Systems is seeking to develop and build a solar power generation project in your county which will provide low-cost electricity generation to the Kentucky energy grid.

I am managing the early development phase. As part of that phase, I would like to discuss a lease offer for a portion of your land located in Kentucky. I would welcome the opportunity to design the site boundaries to best suit your intentions for your property. Based on initial desktop screening of the site, your property appears to be well suited for a solar project.

Sol Systems is prepared to offer a solar lease arrangement beginning at **\$1,000 per acre** per year and escalating at 1.5% annually during the operating period for leased acreage, subject to receipt of the necessary permits. During the development period, we will conduct necessary environmental studies, obtain required permit and study the impacts of connecting to the electric grid. During this period, you can continue to use your property as you have in the past, and there will be an annual development payment to you. The annual development payments are nonrefundable and non-deductible (so you will keep these payments regardless of whether permitting is successful, and construction takes place). I have included some additional information on hosting a solar project and Sol Systems for your review.

If you have any interest in discussing this proposal, please call me at (540) 239-3234. I would be happy to talk through the details on the phone and schedule a time to meet in person.

Respectfully,

Craig Hayes

Craig Hayes
Agent
Priority Land Services
Email: craig.hayes@prioritylandservices.net



June 6, 2019

[REDACTED]
[REDACTED] and Paulette Furlong
[REDACTED] Bon Ayr Road
Park City, KY 42160

Re: Barren County Properties – [REDACTED] – 605.6 Acres

Dear Mr. and Ms. [REDACTED]

Thank you for accepting our letter.

Virginia Solar Farms, LLC (VSF Solar) is an experienced developer of solar farms, with a growing local clientele in the Commonwealth. Our team believes a portion of your land may be well suited to host a solar project, in which case we can provide attractive compensation to lease part of your property. The land should be *adjacent to a power transmission line or near a substation*.

Increasingly, landowners tell us that the next generation may not continue the farming tradition. Most landowners would prefer to keep the farm in the family but have very few options. VSF has created a solar farm model that allows the landowner to keep the farm in the family, while preserving the character of the land.

In addition to preserving the farming character of the land, the VSF solar farm model provides an exceptionally attractive income stream to lease part of your property. We have attached a chart comparing the expected income for cropland, timber and solar in Virginia, which would be similar for Kentucky. The numbers for solar are quite compelling.

We believe that Kentucky has the potential to become the next robust solar market. We hope you will accept our offer to present a customized VSF solar farm proposal tailored to your property. Please contact me at (540) 848-1340 or mcleodwl@vsfsolar.com to arrange an appointment or if you have any questions.

Sincerely,

A handwritten signature in dark ink, reading "Walter L. McLeod".

Walter L. McLeod
Managing Director



**CONTRACT
LAND STAFF**



May 15, 2019

Douglas L. & Patricia Furlong

**Bon Ayr Road
Park City, KY 42160**

RE: LEASE OFFER - \$600.00/Acre, Barren, Kentucky

Dear **Douglas L. & Patricia Furlong**

I hope all is well and this letter finds you in good fashion. My name is Chris Simmons, and I am a land agent with Contract Land Staff, LLC. I work with clients all over the United States to secure land for energy projects of all sizes and I am currently working with Geenex to secure land for a Solar project in Barren, Kentucky. We have been well received by neighboring landowners over the past 6 months we have been active in the area, and at this time we are seeking a few more landowner clients to finalize the land needed for the project.

Geenex' strong track record includes successfully negotiated agreements with companies such as Duke Energy Renewables, Dominion NC Power and other major renewable energy investors, which has led to more than \$300M worth of solar construction in the past four years.

According to the county tax records, it appears that you own a tract of land within our area of interest. Geenex is interested in leasing a portion of your property at an annual rate of **\$600.00 per acre**.

I would very much like to visit with you to discuss leasing land for the construction of a Solar project. If you have any interest or curiosity about participating in such a project, please contact me at your earliest convenience at any of the contact methods listed below.

Have a terrific day and I look forward to hearing from you soon.

Best Regards,

Chris Simmons
Sr. Right of Way Agent
Contract Land Staff, LLC
cell (214) 208-7996
chris.simmons@contractlandstaff.com
www.contractlandstaff.com



May 28, 2019

Mr. & Mrs. Douglas L. & Paulette Furlong
[REDACTED] Bon Ayr Road
Park City, KY 42160

Re: LEASE OFFER - \$600/open acre for Solar Farm Development

Dear Mr. and Mrs. [REDACTED],

My name is Nathan Coleman and I work for Geenex Solar, a North Carolina based solar development firm. You may have recently received a letter from us and I wanted to send this to introduce myself as the Geenex representative. Our company's track record includes successfully negotiated agreements with companies such as Duke Energy Renewables, Dominion NC Power, and other major renewable energy investors. Geenex's development efforts have led to more than \$300M worth of solar construction in the past four years.

I am reaching out to inform you that we are in the early stages of developing a solar project in Barren County, KY and your property has the land characteristics that makes for a good site. *Geenex is interested in the possibility of leasing a portion of your property at an annual rate of \$600 per acre.*

We plan to start construction on this project within the next two to three years. During this period, while we gather the necessary approvals, you as the landowner would be able to operate the property as you currently do today.

If you would like to discuss the possibility of a solar lease, please feel free to contact me at your earliest convenience. You may reach me by phone at (606) 210-0187 or you may email me at Nathan.Coleman@geenexsolar.com.

Thank you for your consideration and we look forward to hearing from you soon!

Respectfully yours,

Nathan Coleman

Nathan Coleman
Associate, Government Relations
Nathan.Coleman@geenexsolar.com
(606) 210-0187

Geenex Solar LLC
1910 Abbott Street
Suite 200
Charlotte, NC 28203
704-817-0397
info@geenexsolar.com
geenexsolar.com



400 West Main, Suite 503 Durham, NC 27701
919-682-6822 www.carolinasolarenergy.com

August 15th 2019

[REDACTED]
[REDACTED] Bon Ayr Rd
Park City, KY 42160

Dear Mr. and Mrs. [REDACTED]

My name is Chris and I am writing to you on behalf of Carolina Solar Energy. My associate, Benny Finch, reached out to you recently by phone about leasing your land to us for use as a solar farm project. We understand that the land is currently being worked by family members and we respect your choice in declining our original offer. We however, would like to inform you that because of increasing demand for solar, we would like to extend to you a greater than average offer to lease your property. Our offer is \$750 per acre per year for approximately 415 acres, totaling approximately \$311,250 in lease payments to you per year for the contract term of 30 years.

This offer is an exception to our normal offer that would also include the opportunity for those currently working the farm to bid into construction contracting and maintenance work on the project for the entire lease period. Our goal is to gather your interest and participation before the nearby power lines reach capacity with other power generation applications. Because of this urgency to "get ahead in line" with the utility, we ask that you take the time that you need to decide upon our lease, but to also let us know soon so that we don't miss our opportunity by applying too late after the power lines have been filled to capacity. Once the lines are filled, there will not be an opportunity to add a new solar farm at your property.

As for a more generalized look at our company; early stage development is often the most challenging part of the construction process since it involves local permitting, community engagement, and an ability to take the time and effort needed to progress a site over all of the regulatory hurdles needed to get a project built. Fortunately, we view this as our specialty and we have a wonderful track record of working closely with landowners and communities in order to construct many similarly sized solar installations. We have recently acquired our first projects in Kentucky and applied to the electric utility's interconnection queue, we are well on our way to putting together a robust portfolio of projects in the state. Our company has over 14 years of experience developing solar projects in the Southeast, you can visit our website at www.carolinasolarenergy.com to see all of the projects that we have developed over the years.

We are very excited about the possibility of working with you; please reach out to me at (828) 612-8120 if you are interested in hearing more about our offer. If for some reason I am unable to answer right away leave a message, I check them regularly and will be able to call you back shortly thereafter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Jones", written over a horizontal line.

Chris Jones
Manager of Project Development



March 4, 2020

~~Douglas & Paulette Furlong~~
[REDACTED] Bon Ayr Rd
Park City, KY 42160

Dear Mr. & Mrs. [REDACTED]

I'm a partner with a utility-scale solar development company that is developing a number of large solar projects throughout the US. We are interested in speaking with you to determine whether we might be able to utilize your parcels located on Barren County for the development of a solar farm..

Attached is a proposal for either a sale or a lease of the property. We would consider utilizing just portions of the parcels if that would be preferred. The offer price is **\$7.6MM** for the fully 866 acres. . Alternatively, we could lease the land with an annual payment that starts at approximately **\$529,000**, with total lease payments over 30 years of approximately \$20MM.

Please let me know when you might be available for an introductory call or meeting.

Sincerely,

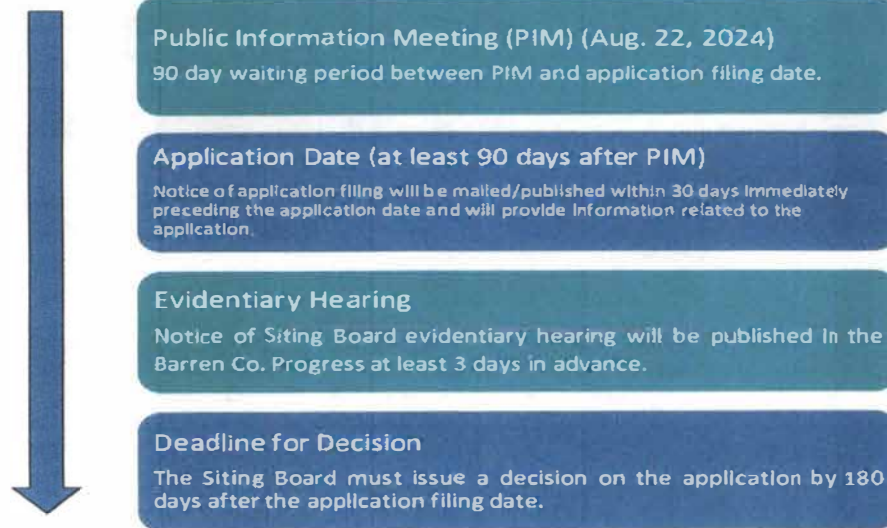
Tim Daniels

tdaniels@dakotapp.com / 917-751-0962

Dakota Power Partners
www.dakotapp.com
191 University Blvd; Suite 667; Denver, CO 80206

Also, please note the placard that Wood Duck displaced at the public meetings in August 2024 and February 2025. No mention at all about an opportunity to comment to the Public Service Commission...."done deal" they gloated.

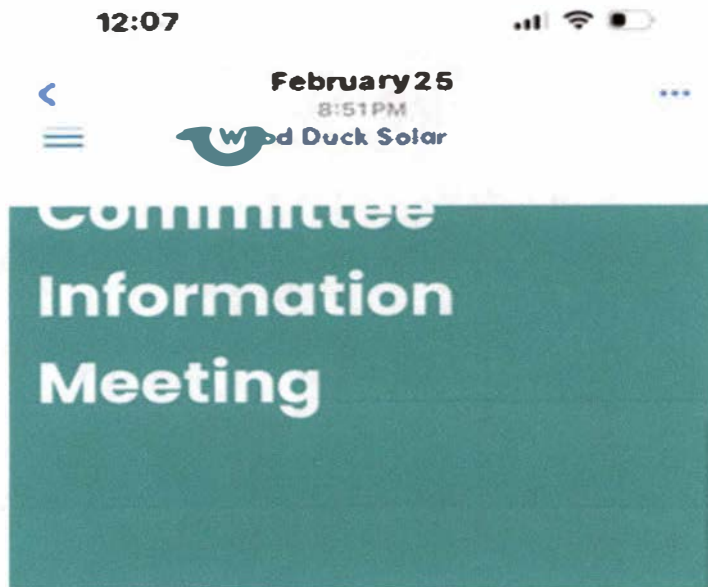
Kentucky Power Siting Board Timeline



This company may have fulfilled statutory requirements, but they couldn't have hidden it better if they had tried. We ask the PSC to consider the deceitful tactics and deny this project.

Photo of Wood Duck's website – taken February 25, 2025. The public information session from August 2024 and February 2025 were **NOT** on there.... They did not want the public to know.

And notice how this says a “committee information meeting.” No reference to submitting an application or asking for a variance.



Date: December 18, 2023

Time: 7:00 pm CST

**Location: 126 E Public Square,
Glasgow, Kentucky 42141
Council Chambers, 2nd Floor.**

To whom it may concern,

This letter intends to express support for the Wood Duck Solar Project and ask you to support the project for the benefit of Barren County and its residents.

- **Solar will increase revenues for our community.** Property taxes paid by Wood Duck Solar will generate revenue in the millions of dollars for Barren County without requiring additional services.
- **Solar creates business within the local supply chain.** Local businesses such as construction, landscaping/seed, hospitality, and restaurants, as well as many others, will benefit from increased income thanks to work during the construction phase and ongoing operations of solar facilities.
- **Solar provides a predictable revenue stream for property owners.** Long-term leases and predictable income could lead to greater investments and spending within Barren County, providing benefits to the community that exceed the benefits to the project landowners alone.
- **Solar will not harm the environment or the farmland**—in fact, just the opposite. Solar farms do not emit any gases or release chemicals into the environment. Posts that support the solar panels are driven into the ground, but concrete is not used to anchor them. Farmland is allowed to rest, stay in grass, native plants, or reclaimed areas, and can be used for farming again after the project is decommissioned.
- **Most solar panels are not within view and do not disrupt neighbors.** Wood Duck Solar is committed to maintaining the character of the area by retaining trees and vegetation where we can, implementing a vegetation plan throughout the site, and installing visual buffers in selected areas of the Project's perimeter. In addition, solar doesn't produce noise, high traffic, smells, or cause permanent land use impacts.

Utility-scale solar energy is one way our community can best utilize and protect its assets while enriching our community.

I hope that you will stand in support of the Wood Duck Solar Project, for the benefit of Barren County residents.

Sincerely,

Mike Bellamy

Print Name

Mike Bellamy

Signature

6-14-25

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Sincerely,

Mary Ann Bellamy

Print Name

Mary Ann Bellamy

Signature

6-14-25

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I hope that you will stand in support of the Wood Duck Solar Project, for the benefit of Barren County residents.

Sincerely,



Print Name



Signature

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I hope that you will stand in support of the Wood Duck Solar Project, for the benefit of Barren County residents.

Sincerely,

Kallie Bishop

Print Name

Kallie Bishop

Signature

To whom it may concern,

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I hope that you will stand in support of the Wood Duck Solar Project, for the benefit of Barren County residents.

Sincerely,

Sam Hudson
Print Name

Sam Hudson
Signature

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I hope that you will stand in support of the Wood Duck Solar Project, for the benefit of Barren County residents.

Sincerely,

Lisa Bellamy

Print Name

Lisa Bellamy

Signature

7-10-25

To whom it may concern,

This letter intends to express support for the Wood Duck Solar Project and ask you to support the project for the benefit of Barren County and its residents.

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I hope that you will stand in support of the Wood Duck Solar Project, for the benefit of Barren County residents.

Sincerely,

Jonathan Bellamy

Print Name



Signature

07-10-25