

Wood Duck Solar LLC
Supplemental Responses to Siting Board Staff’s Second Request for Information
Case No. 2024-00337

Request No. 23:

Refer to Application, Exhibit F, Economic Analysis, page 16. The discussion and calculations related to “Lost Economic Activity from Farming” appear to be based on 1,244 acres, generally the acreage required for Project infrastructure. Provide an analysis of the economic impacts to agriculture that reflects the entire Project site of 2,259 acres.

Original Response:

Analysis of this request is still in progress and will be provided to the Siting Board by September 4, 2025.

Supplemental Response:

See Application, Exhibit F at pages 8 and 17. Recently available satellite data reveal that of the entire 2,259 acres only 1,688 acres are currently in pasture or crop use. This is higher than the 1,244 acres assumed in my economic report. The revised estimated total annual lost agricultural economic activity in Barren County is shown in the table below.

Solar Site Agricultural Loss, Estimated County Impacts					
Impact		Employment	Labor Income	Value Added	Output
	Direct	4.7	\$138,511	\$233,434	\$536,200
	Indirect	1.1	\$45,278	\$63,281	\$125,070
	Induced	0.6	\$23,667	\$49,297	\$84,093
	Total	6.4	\$207,457	\$346,012	\$745,363

Source: IMPLAN model of Barren County, using 2023 economic data.

Responding Witness: Dr. Paul Coomes

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Request No. 24:

Refer to Application, Exhibit F, Economic Analysis, page 17. The discussion and calculations related to “New Income from Leasing Land to Solar Company” appear to be based on 1,244 acres, generally the acreage required for Project infrastructure. Provide an analysis of the economic impacts of landowner leases that reflects the entire Project site of 2,259 acres.

Original Response:

Analysis of this request is still in progress and will be provided to the Siting Board by September 4, 2025.

Supplemental Response:

Assuming the entire 2,259 acres will be leased at \$750 per acre over the life of the Project, the total annual positive economic impact in Barren County as shown in the table below.

A. Estimated Annual Impact of Lease Payments					
Impact		Employment	Labor Income	Value Added	Output
Direct		0.0	\$0	\$0	\$0
Indirect		0.0	\$0	\$0	\$0
Induced		7.3	\$317,500	\$632,759	\$1,081,432
Total		7.3	\$317,500	\$632,759	\$1,081,432

Source: IMPLAN model of Barren County, using 2023 economic data. All lease income simulated as increase in household income.

Assuming 2,259 instead of 1,244 acres would have no material effect to the property tax projection as shown in the original report. The tax attorney who did the projections had assumed 2,339 acres, that is, the whole site as determined at the time. (Property tax revenues rise when land is classified as commercial rather than agricultural. The increased property assessment from the development is based on the lease payment amounts per acre.).

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Request No. 25:

Refer to Application, Exhibit F, Economic Analysis, page 24. Provide a revised analysis and table showing the estimated net annual Barren County impacts during operations that reflect the entire Project site of 2,259 acres.

Original Response:

Analysis of this request is still in progress and will be provided to the Siting Board by September 4, 2025.

Supplemental Response:

Assuming the site's buildable area will be increased to 2,259 acres, the net economic impact over three decades is shown in the table below. Compared to the original estimates based on 1,244 buildable acres, the net benefit increases by 49 job years (or 9 percent) and labor income increases by \$2,698,000 (or 8 percent). The projected increase in economic activity stems from a small additional loss of farmland offset by a large increase in land expected to generate lease payments to participating landowners.

In the below table, the solar-related employment and labor income figures for years 2 through 30 reflect the estimated economic activity generated from both operating the solar facility and through lease payments. The additional labor income more than compensates for the reduction in agricultural income on participating Project parcels.

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Estimated Net Economic Impact Over Three Decades			
	Year 1 Construction	Years 2 through 30, annual average	Cumulative 30 years
Solar-related employment	302.7	16.0	765.6
Solar-related labor income	\$17,994,759	\$853,827	\$42,755,740
Agricultural-related employment	-6.4	-6.4	-192.4
Agricultural-related labor income	-\$207,457	-\$207,457	-\$6,223,698
Net employment	296.3	9.5	573.1
Net labor income	\$17,787,303	\$646,370	\$36,532,041

Responding Witness: Dr. Paul Coomes