

Dear Angie Hatten,

My name is Andrea Gross and my husband and I live in Mercer County at 1594 Shakertown Rd. Harrodsburg, KY. We were born and raised in Mercer County, are both Realtors who service the Mercer County area and are land owners and beef cattle farmers. We are greatly concerned with the filing of Kentucky Utilities Company and Louisville Gas and Electric Company to construct a 120 MWac solar photovoltaic ("PV") electric generating facility on ~900 acres located in Mercer County included in PSC filing 2022-00402.

As a Mercer County citizen, I am concerned for the future of our community and the need for responsible economic growth in our area. This particular tract has been identified as a top site within the entire USA for industrial development and could potentially create thousands of jobs for our residents and those in surrounding counties. This economic impact would be monumental for current and future generations of both our local community and entire state. The tax income for the county, real estate demand and growth, and supportive business growth would be tremendous with industrial development of this tract - changing the trajectory for our area.

As a professional, I have concerns over possible price regression and negative effects on neighboring property values which adjoin the proposed ~900 acre solar facility. Private professional studies of similar cases throughout the nation have found anywhere from a 6-30% reduction of property values due to the presence of neighboring utility scale solar farms, contradicting publicized studies ordered and completed by solar developer appraisers. Three of Mercer County's most prominent residential neighborhoods will adjoin and overlook this solar facility - Fountainview Subdivision, Springlake Subdivision and Alexander Heights - impacting hundreds of primary residences and families.

I feel our local elected officials and governing boards should retain control over decision making with regards to land use of this tract, and other tracts of land throughout our county. Local Mercer County citizens and residents will be directly affected by these decisions and thus should have a voice in this matter. Local officials are accessible and can be held accountable by the community for decision making - unlike corporate representatives and individuals from out of state.

In making your decision, please consider the negative consequences and irreversible impact on the future of the Mercer County community, and the opportunity cost of lost economic growth. Please do not put the future of our local community in the hands of individuals who do not live in our area - and some not even in our state.

Thank you for your consideration,



5/9/2023

Andrea Gross – Mercer County Resident
1594 Shakertown Rd.
Harrodsburg KY 40330

RECEIVED

MAY 11 2023

PUBLIC SERVICE
COMMISSION