



# CITY OF CONCORD

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Jonathan Rice, Director of Real Estate Assessments 

**DATE:** October 2, 2025

**SUBJECT:** Payment in Lieu of Taxes Agreement between the City of Concord and LSE Ursa Minor, LLC for its photovoltaic solar facility located on leased property at 67 West Portsmouth Street

### **Recommendation:**

Accept this report and schedule a public hearing at the November 10, 2025 City Council Meeting to authorize the City Manager to sign the attached payment in lieu of taxes ("PILOT") agreement between the City of Concord and LSE Ursa Minor, LLC for its photovoltaic solar facility located on leased property at 67 West Portsmouth Street.

### **Background**

LSE Ursa Minor, LLC ("LSE") plans to build, own, and operate a photovoltaic solar facility, anticipated to have an estimated nameplate capacity of approximately 4.98 megawatts ("MW"), alternating current ("AC") and has leased a 36.5 acre parcel owned by L.A. Brochu, Inc. for that purpose. The proposed development is a renewable generation facility as defined under RSA 72:73

RSA 72:74 authorizes municipalities to enter into PILOT agreements with renewable generation facilities, after duly noticed public hearing. The City and LSE agreed that a PILOT agreement is beneficial to both parties in that it creates a reasonable level of assurance on the tax expense/income generated by this development. After extensive negotiations, the parties have agreed upon the attached PILOT agreement.

The proposed PILOT is for 20 years and guarantees payment of \$1,106,664 over the course of the agreement. The PILOT rate was calculated based on the value of the proposed project and the estimated tax rate over the life of the agreement. LSE has agreed to pay this rate on a front loaded basis, so that payments will be higher at the beginning of the project and will reduce as the equipment depreciates. In the event that there are material changes to the development that

change the estimated value of the project, the City has reserved the right to re-negotiate this agreement to adjust the PILOT rate commensurate with those changes.

Pursuant to RSA 72:74, the attached PILOT agreement requires City Council approval, after a public hearing, to allow the City Manager to execute on behalf of the City.

**Discussion**

None.