

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** [ORDER OF THE BOARD OF ALDERS](#) authorizing Solar Power Lease Agreements

**Submitted by:** Executive Director, Office of Climate and Sustainability

**REPORT:** 1681-14

**ADVICE:** Approve.

### BACKGROUND

The City is seeking to develop new solar parking canopies at Career High School and Wilbur Cross High School and build a second phase of the landfill solar array. The Career array is expected to generate over \$40,000 per year and the Wilbur Cross array is expected to generate over \$69,000 per year in lease payments.

This order will authorize the Mayor to enter into power purchase and lease agreements as well as any ancillary agreements necessary for the financing, installation, and technical execution of the solar arrays. Solar arrays typically involve bank mortgages or sale-leaseback financing and are connected to the electric grid. They therefore require the City to consent to financing agreements and a standardized agreement with the local electric distribution company to interconnect. This interconnection agreement includes a provision to indemnify United Illuminating.

### HISTORY

As part of the City's commitment to reduce energy costs and improve energy efficiency, the City has recently completed development of two solar parking canopies at LW Beecher School and are nearing completion of the solar array at the City's capped landfill. The parking canopies are estimated to save over \$65,000 annually and the lease of the landfill generates \$72,000 annually in revenue.

The Office of Climate and Sustainability and the Engineering Department continue to explore new opportunities for solar development. Together, they have identified new sites for solar parking canopies, where lease agreements which will generate revenue to support municipal services and power purchase agreements to reduce City energy bills. Developing solar parking canopies allows the City to generate solar energy while conserving undeveloped land and providing shade and protection from the elements to vehicles.

### PLANNING CONSIDERATIONS

This order aligns with the goals of the Vision 2034 Comprehensive Plan Climate & Ecological Connections section which states "*Support agencies, communities, and neighborhoods working together to become more resilient to climate change impacts*" to "*Develop neighborhood-scale platforms for clean and affordable renewable energy,*" and to "*Expand the deployment of solar energy systems across the City,*" among other goals and strategies.

### ADVICE

Approve, with suggestion to offset trees to be removed with an equal or greater number of trees planted elsewhere.

**ADOPTED:** April 15, 2026  
Ernest Pagan  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department