



STM Public Hearing – September 12, 2018
Article 1 – Eminent Domain Settlement

Eminent Domain Settlement

Additional Compensation

To determine whether the Town will vote to raise and appropriate, transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, or any other authority, the sum of \$300,000, or any other sum, to be paid to W.R. Grace & Co. – Conn., as a settlement payment in compensation for the property at 214Y Main Street taken by eminent domain by the Town in August of 2015, said funds to be expended under the direction of the Town Manager, and further that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with the Massachusetts General Laws c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or take any other action relative thereto.

Acton

Concord

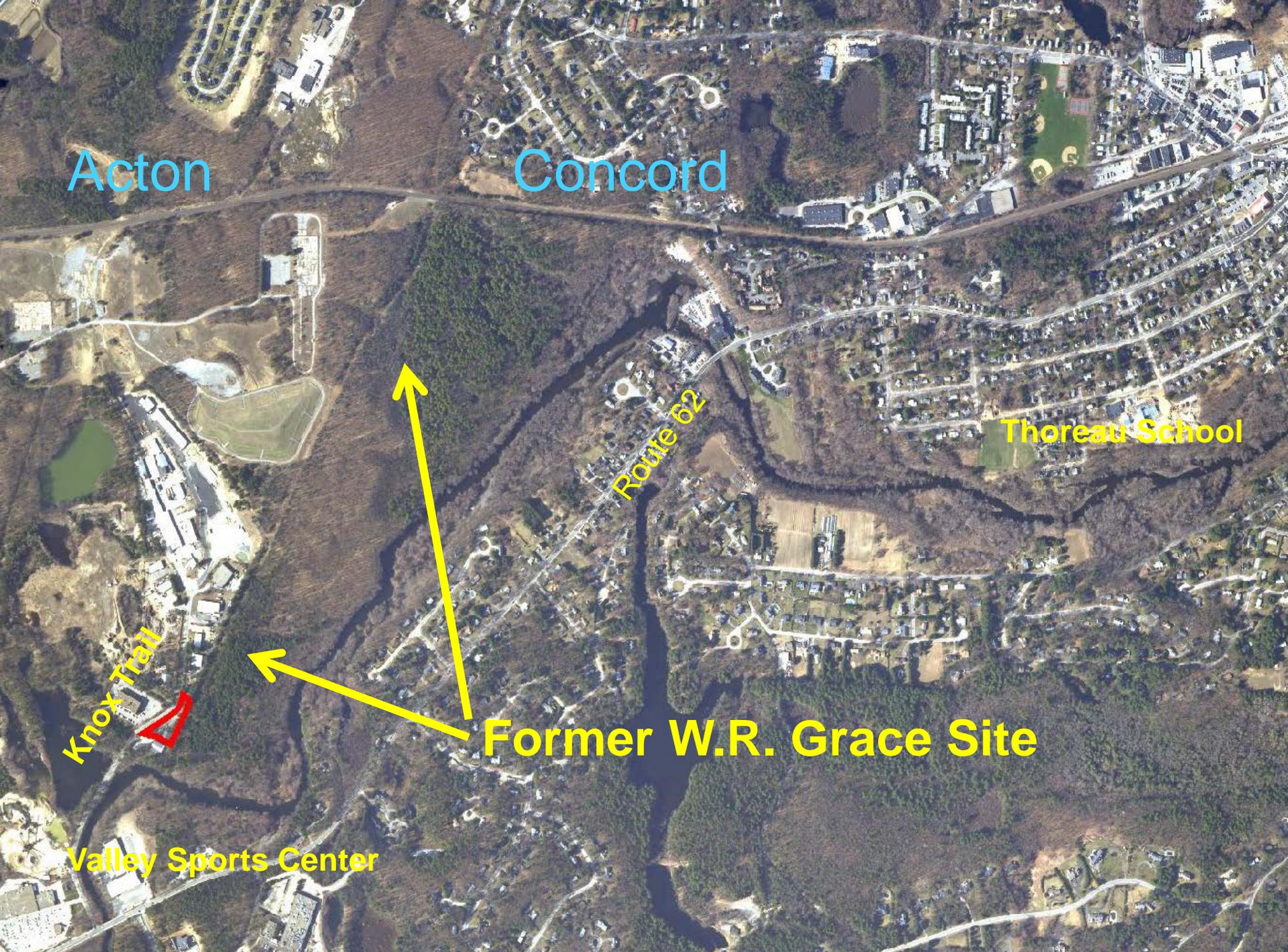
Thoreau School

Route 62

Knox Trail

Former W.R. Grace Site

Valley Sports Center







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- Nov 2011 Talks with W.R. Grace Initiated
- Jan 2012 Town and Grace agree on \$1.2 sale price
- Apr 2012 Town Meeting Authorizes Purchase of Land
- May 2012 – April 2015 Unsuccessful Negotiations
- May 2014 Town Meeting Vote to Purchase 37 Knox Trail
- Apr 2015 Town Meeting Vote to Authorize Taking
- Aug 2015 Eminent Domain Taking Completed
\$ 800,000 *pro tanto* payment made
- April 2017 Notice provided by Grace requesting
\$6,300,000 additional compensation



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Appraisals of W.R. Grace Property Prepared for Town

Boston Property Advisors (James Johnston) February 2012

\$2,500,000 **Assumed Access to Site**

Jon Avery Associates, Acton MA April 2015

\$ 800,000 **Prepared Anticipating Eminent Domain**

Town Assessors FY2015 Valuation

\$1,836,500



Annual Town Meeting April 25, 2017
Article 33 – Grant of Easement to W.R. Grace

In August of 2015, the Town of Concord took the former Grace site by eminent domain.

W. R. Grace & Co. has continuing obligations under orders from the U.S. Environmental Protection Agency and the Massachusetts Department of Environmental Protection to continue groundwater monitoring activities at the site. The proposed access agreement will allow the company to continue accessing existing monitoring wells.



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Article 1

Questions?