



# CITY OF CONCORD

*New Hampshire's Main Street™*  
General Services Department

Jeffrey K. Hoadley  
Acting General Services Director

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Jeff Hoadley, Acting General Services Director

**DATE:** August 25, 2022

**SUBJECT:** Assignment of Temporary Construction Easement and Slope Easement from Onyx Steeplegate Concord, LLC to the City of Concord to Facilitate Construction of a Sewer Pump Station at the Former Steeplegate Mall Site.

### **Recommendation:**

Request that the Mayor and Council accept this report and authorize the City Manager to accept an assignment of a temporary construction easement and a permanent slope easement from Onyx Steeplegate Concord, LLC, on property owned by Onyx Regal Concord, LLC, located at 282 Loudon Road.

### **Background**

The City of Concord is in the process of planning for the construction of a new sewer pump station (CIP #275 Sewer Pump Station Improvements) at the Steeplegate Mall parcel located at 270 Loudon Road. This station is replacing an existing facility that was built approximately 35 years ago to service the Steeplegate Mall and other development in the Loudon Road area. At that time, the City received a permanent easement from the property owners of 270 Loudon Road to construct and maintain storm drainage and sanitary sewer infrastructure.

The new pump station will be located within the City's existing public drainage and sanitary sewer easement area. During the design and planning of this project, the City identified additional property rights adjacent to the easement area that will be necessary for temporary construction activities and alteration of slopes on the adjoining property located at 282 Loudon Road. These easements already exist in favor of Onyx Steeplegate Concord, LLC, dating back to the development of the Steeplegate Mall in 1988.

Onyx Steeplegate Concord, LLC, has agreed to assign these existing easement rights to the City of Concord to facilitate the sewer pump station construction as this project provides a benefit to

the Onyx companies as well as other property owners in the Loudon Road area. The easement area being assigned totals approximately 27,300 square feet.

Upon approval of the Mayor and Council, the City would accept and record an assignment of easement at the Merrimack County Registry of Deeds.