



**Massachusetts Bay  
Transportation Authority**

# Milford Secondary Acquisition

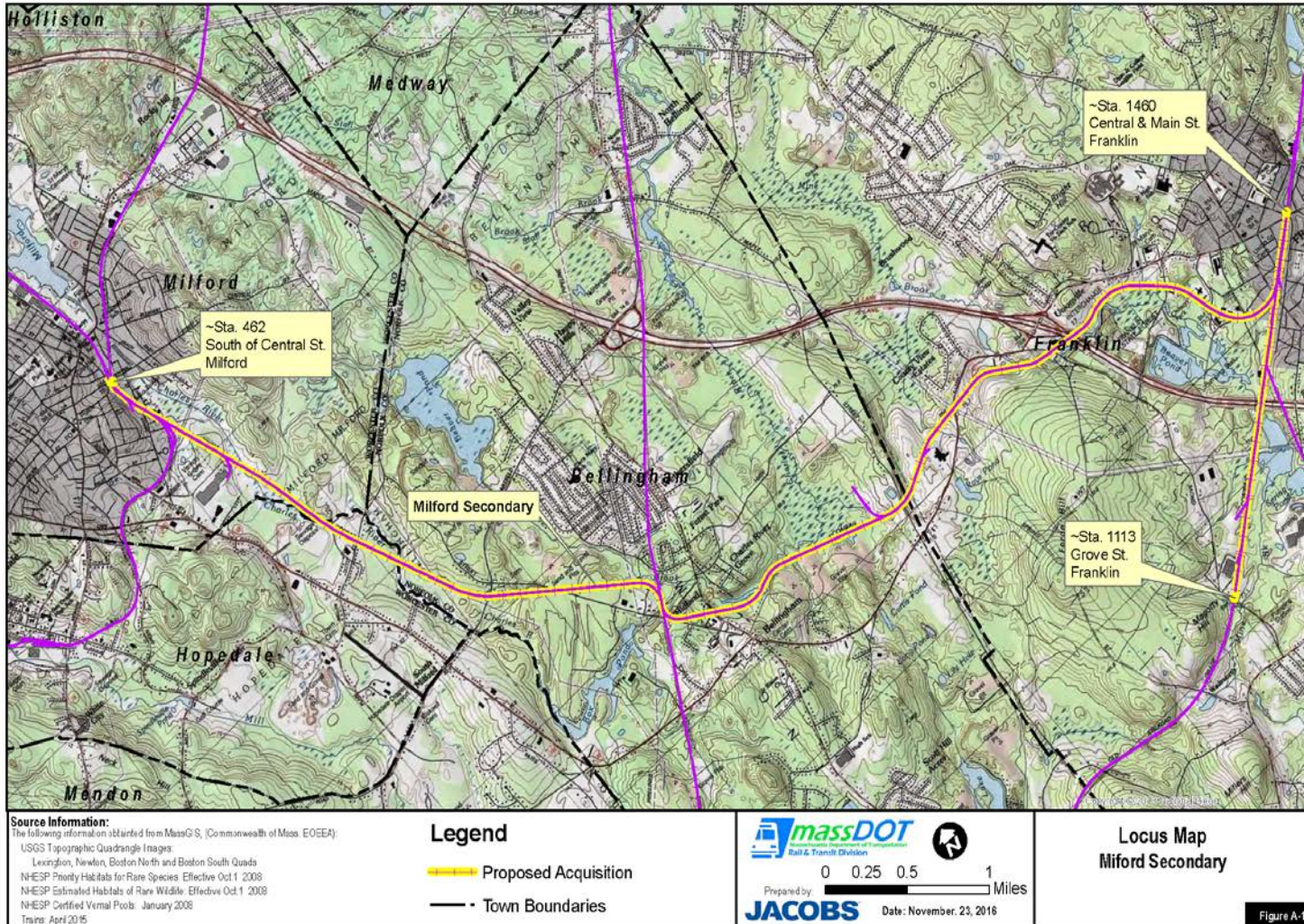
---

Fiscal and Management Control Board

February 24, 2020

John D. Ray

# Milford Secondary ROW Property Map



## Background

- The MBTA operates commuter rail service from Boston to the MBTA's Forge Park Station in Franklin
- The MBTA owns the Franklin Branch from Boston to the Franklin Station; CSX owns the portion of the line that extends from the Franklin Station to Forge Park Station
- The MBTA operates commuter rail service between the Franklin Station and Forge Park Station pursuant to a 1987 Lease with CSX
- The Milford Secondary consists of +/- 8.25 miles and extends from the Franklin Station to Central Street in Milford
- The Milford Secondary continues as a freight-only line from Forge Park Station to Central Street in Milford

# Lease vs. Acquisition

## Lease

- The MBTA and CONRAIL (predecessor to CSX) entered into the Lease with the expectation that the Parties would complete an acquisition that would convey the property to the MBTA in the then near term.
- The Lease states: *“This lease is in effect pending the sale of the above described premises, if for any reason the sale is not approved, the Lessee agrees the rental will be revised to reflect a Fair Market Value Rental.”*
- On March 29, 2016, the MBTA received an invoice from CSXT in the amount of \$1.8 million.

## Acquisition

- MassDOT, MBTA and CSX had agreed on a price of \$13,000,000 for the Milford Secondary Track and the Franklin Industrial Track.
- The MBTA ultimately rejected the acquisition of the Industrial Track after environmental issues were discovered.
- The \$13M applied to just the Milford Track results in a cost of approx. \$104,495. per acre and equates to approximately 7 years of lease payments



# Forge Park Station

---

- 1000 W Central St, Franklin, MA 02038
- 30.40 miles from Boston (fare zone 6)
- 33 trains each weekday
  - 17 inbound
  - 16 outbound
- 1,483 daily riders from Forge Park
  - Second busiest passenger boarding station on the Franklin Line after Norwood Central
- 22,541,600 annual passenger miles of travel
- End of the line station with 716 parking spaces (\$4 weekday fee)





# Request of the Fiscal and Management Control Board

---

It is recommended the Fiscal Control and Management Board (FMCB) authorize the General Manager or his designee to 1) negotiate, execute and issue payments on behalf of the Massachusetts Bay Transportation Authority (MBTA) and in a form approved by the General Counsel to complete the acquisition of and record a deed for the **ownership of the Milford Secondary Line** for a price not to exceed **\$13,000,000** and 2) to execute any and all other documents or agreements as may be necessary or desired to complete this transaction.

