

Date of Meeting: January 3, 2017  
Item No.: 5C



**THE NORTHWEST  
SEAPORT ALLIANCE**  
Gateway to Solutions

# First Amendment to the TOTE Lease and Operating Agreement

Presenter: Scott Francis  
Director, Real Estate, Port of Tacoma

## Action Requested:

**Request authorization for the Chief Executive Officer or his designee to enter into the First Amendment to the Lease and Operating Agreement between The Northwest Seaport Alliance and TOTE Maritime Alaska, Inc. to reduce the Lease Premises by the previously approved Bunkering Easement area.**

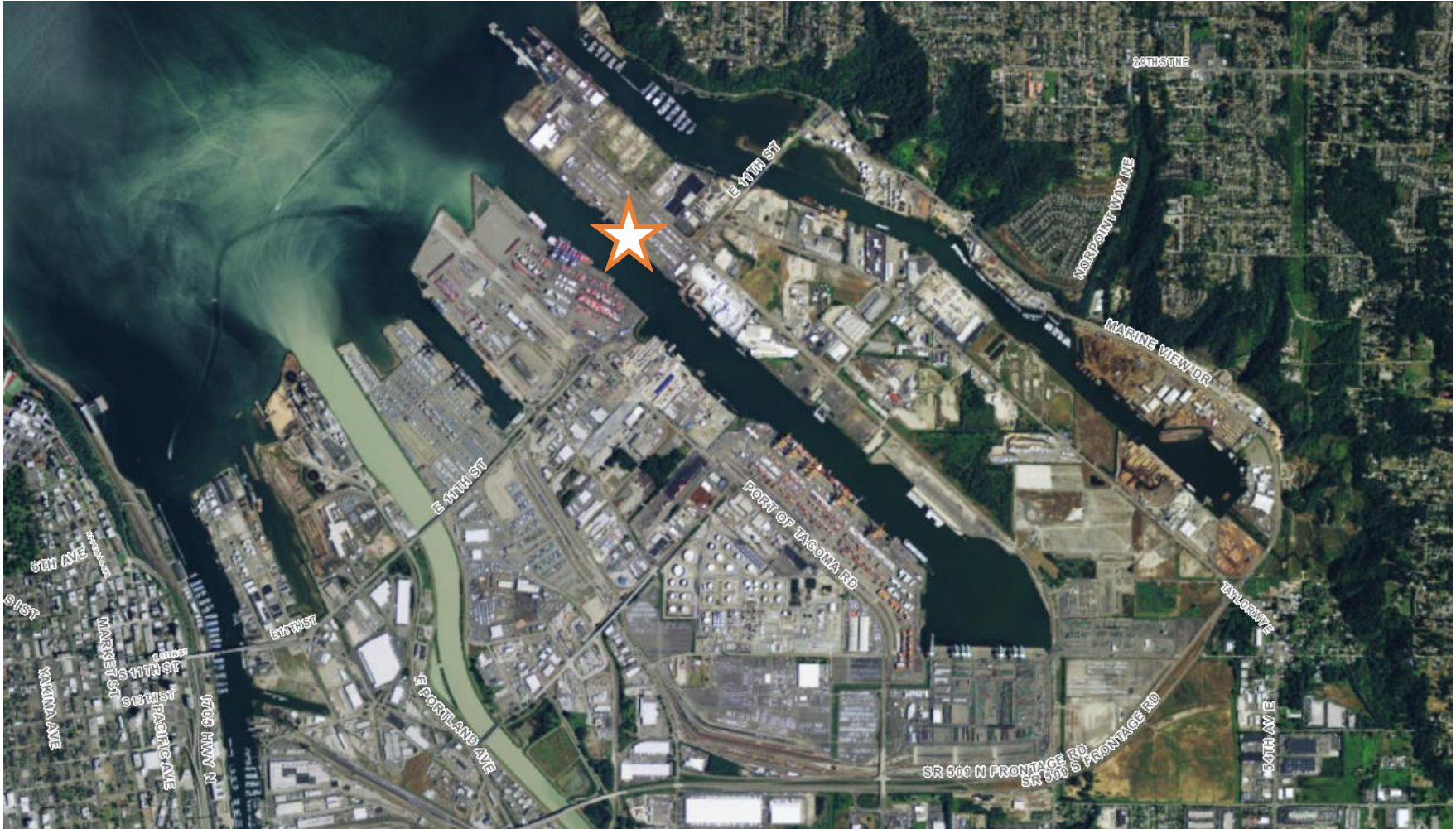


# Background

- **TOTE Maritime Alaska, Inc. (TOTE) recently entered into a long-term Fuel Supply Agreement to supply their vessels with LNG to meet ECA requirements.**
- **At TOTE's request, the NWSA approved at the 8-2-16 public meeting a Bunkering Easement and a Pipeline Easement to construct a pipeline from PSE's future LNG facility to the TOTE vessel berth on the Blair Waterway.**
- **Easement start dates are scheduled for January 1, 2017.**
- **The proposed TOTE Lease Amendment is required to carve out the Bunkering Easement area of about .51 acres from the TOTE Lease.**
- **TOTE's rent is reduced about \$6,255 per month. This amount is offset by the Bunkering Easement fee. The net financial change to the NWSA is zero.**



# Approximate Location of Proposed PSE Easements



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# Summary of Lease Amendment Terms:

- **Start date for the Bunkering Easement is scheduled for January 1, 2017.**
- **TOTE will not have use of the Bunkering Easement Area.**
- **TOTE's Lease area and the associated rent will be reduced by the Bunkering Easement Area.**
- **TOTE will have limited use of the Pipeline Easement area.**
- **TOTE is not required to maintain or repair the Easement Areas.**



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