

ACTION ITEM MEMO

Port of Tacoma Commission



Item No: 5D
Meeting Date: 8/18/26

DATE: August 8, 2026
TO: Port of Tacoma Commission
FROM: Eric Johnson, Executive Director
Sponsor: Debbie Shepack, Sr. Manager, Real Estate
Project Manager: Tyra Dieffenbach, Sr. Manager, Real Estate
SUBJECT: Tacoma Public Utilities Easement - 1131 E. Alexander Ave (Port Parcel 14)

A. **ACTION REQUESTED**

Authorization to execute a non-exclusive perimeter utility easement with the City of Tacoma, Department of Public Utilities, Light Division for electrical facilities and associated access rights located on Port-owned property at 1131 E. Alexander Ave (Port Parcel 14).

Strategic Plan Initiative:

EV 1: Strategically acquire and develop real estate to support marine trade activity of the Port and The Northwest Seaport Alliance.

B. **BACKGROUND**

As part of the Prologis development in the Port of Tacoma/Fife area, Tacoma Public Utilities (TPU) required the installation of conduit and vault infrastructure to accommodate a future electrical distribution loop. The proposed loop would connect two existing TPU circuits and provide system redundancy, allowing power to be rerouted in the event of an outage caused by equipment failure, vehicle accidents, or other disruptions. This redundancy is intended to improve electrical reliability for Prologis facilities and surrounding businesses in the Fife area.

Although the infrastructure was installed, the associated easement was not executed at the time of installation. The proposed easement would grant Tacoma Power the rights necessary to construct, operate, inspect, maintain, and access electric utility facilities associated with the infrastructure.

C. **SUMMARY OF EASEMENT**

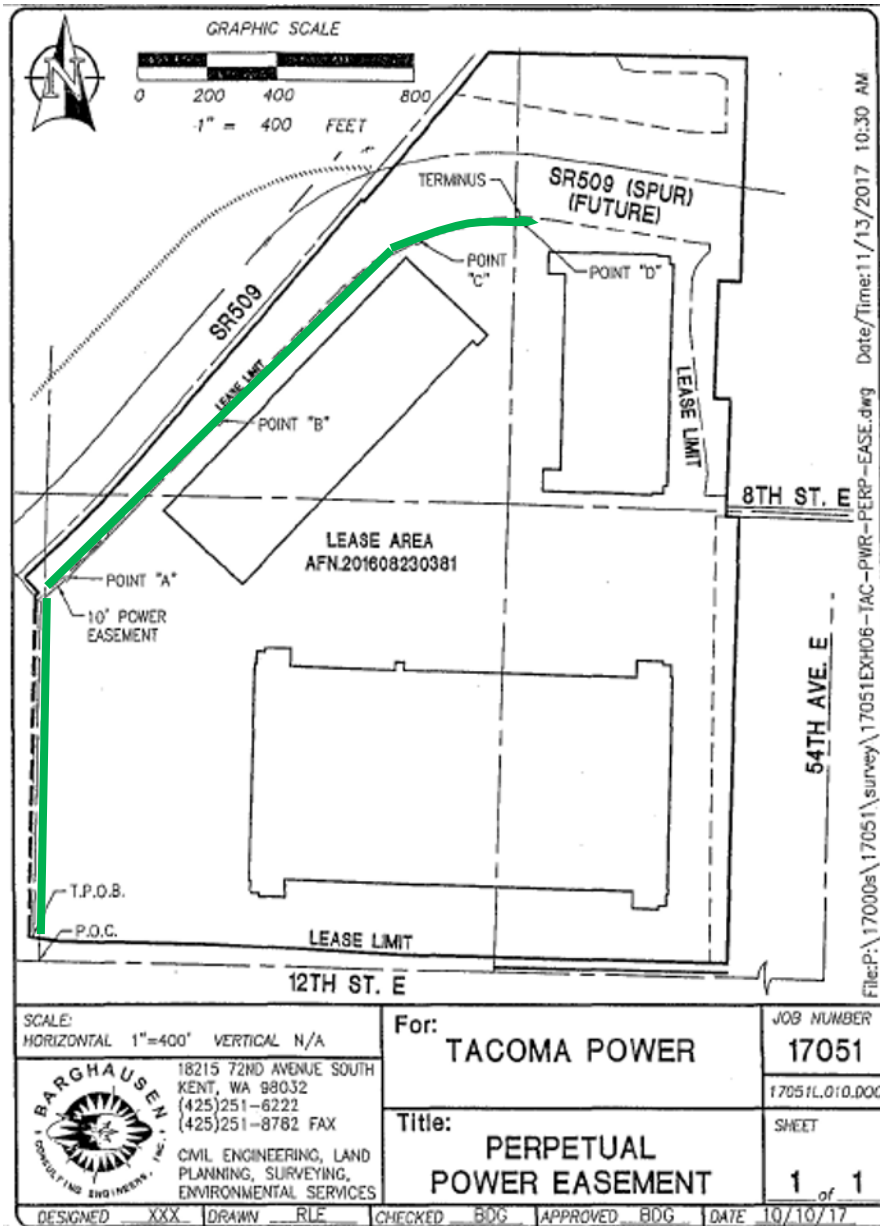
- The proposed easement is a non-exclusive, perpetual utility easement granted to the City of Tacoma, Department of Public Utilities, Light Division (Tacoma Power).
- It authorizes the construction, operation, inspection, maintenance, repair, and replacement of electrical transmission and distribution facilities, including poles, conduits, vaults, wires, and appurtenant equipment.
- The easement area is defined by variable width corridors (generally 10 to 20 feet wide) around the perimeter of the property as shown on the attached map.

D. **TIMEFRAME/PROJECT SCHEDULE**

Commission Reading	August 18, 2026
Easement Execution	August 18, 2026
Easement Effective Date	September 30, 2026

E. **NEXT STEPS**

Upon Commission approval of the requested action, the Real Estate Department will finalize and record the easement document.



— Approx. easement area