

ACTION ITEM MEMO

Port of Tacoma Commission



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

DATE: July 28, 2026
TO: Port of Tacoma Commission
FROM: Eric Johnson, Executive Director
Sponsor: Debbie Shepack, Sr. Director, Real Estate
Project Manager: Einar Roden, Sr. Manager, Real Estate and Business Development
SUBJECT: Temporary Construction Easement for Parcel 12 (Private Owner)

A. ACTION REQUESTED

Authorize the Executive Director, or his designee, to enter into and execute a Temporary Construction Easement granting Port access across a privately owned property to facilitate habitat restoration on Parcel 12.

Strategic Plan Initiative

EL 4 : Create wetland opportunities and improve fish habitat independent of regulatory obligation.

B. BACKGROUND

For nearly 20 years the Port has conducted efforts to eradicate the Mediterranean vineyard snail. The snail was initially detected on Parcel 117 in 2005 with the infestation spanning 300 acres across the Blair-Hylebos peninsula. Parcel 117 remains the last parcel with the invasive snails due to the presence of on-site wetlands. The current eradication effort will fill 5.446 acres of wetlands on Parcel 117 which will also prepare the site for the recently approved Saxum Development lease.

A permit from Ecology is required in order to fill the wetlands on parcel 117. The permit calls for re-establishing and enhancing 3.118 acres of wetland at Parcel 12, and 1.938 acres of wetland at 37D. The Port will also use 2.34 credits generated at the Lower Wapato Creek Advance Mitigation Site (AMS). The location of Parcel 117 and all three mitigation sites (Parcel 12, Parcel 37D, and Lower Wapato Creek AMS) are shown on Exhibit A.

The Port requires access across the privately owned property at 5313 4th Street E, Fife, WA, to complete site cleanup, ditch maintenance, and habitat restoration and enhancement work at Parcel 12. A Temporary Construction Easement has been negotiated with the property owner. In exchange for access and in lieu of payment under a license or other real estate agreement, the Port has agreed to pave the area depicted in Exhibit C. This work compensates for the use of approximately 0.85 acres of the site and the associated impacts, including an estimated 5,500 round-trip truck movements to and from the property over the next two years.

This access benefits the Port, as a private property owner would typically require compensation through a license or access fee for such rights. As a result, the paving improvements represent fair consideration for the access being secured and provides value equivalent to what would otherwise be incurred through ongoing license/access fees.

Paving work will be included in the Phase 2 construction work and is anticipated to be completed in the fall of 2028 after the site work and planting activities are complete. The Phase 2 construction work will be brought to Commission in the spring of 2027 for authorization. The paving work will be one component of that work.

C. FINANCIAL SUMMARY

As compensation for the Temporary Construction Easement, the Port will provide paving improvements to the affected driveways, which are anticipated to be impacted by heavy truck traffic over the next several years. The estimated not to exceed value of these improvements is \$250,000 including Washington state sales tax.

Based on a fair market fee value of \$1,500,000 per acre, the approximately 0.85-acre access area has an estimated value of \$1,275,000 ($\$1,500,000 \times 0.85$). Applying a 10% annual rate of return results in an access fee of \$127,500 per year, or \$255,000 over the two-year easement term. Under a conventional access agreement, the Port would pay this fee and remain responsible for repairing or replacing pavement damaged by approximately 5,500 construction-related truck trips. Instead, the Port will provide new paving at a cost not to exceed \$250,000, securing the required access, addressing anticipated construction impacts, and avoiding separate access fees and repair costs.

The paving improvements constitute the sole compensation provided under the Temporary Construction Easement. The agreement expressly states that, upon completion of the paving work, all future maintenance and repair obligations for the driveways will be the responsibility of the property owner.

D. TIMEFRAME/PROJECT SCHEDULE

Commission Approval	8/18/2026
Easement Execution	8/18/2026
Easement Effective Date	8/18/2026
Easement Termination Date	8/01/2028

E. ATTACHMENTS

- Exhibit A – Aerial Map
- Exhibit B – Easement Area
- Exhibit C – Compensation Plan/Paving Area

F. NEXT STEPS

Following commission approval, the Executive Director, or his designee, will execute the Temporary Construction Easement.

Exhibit A

Aerial Map

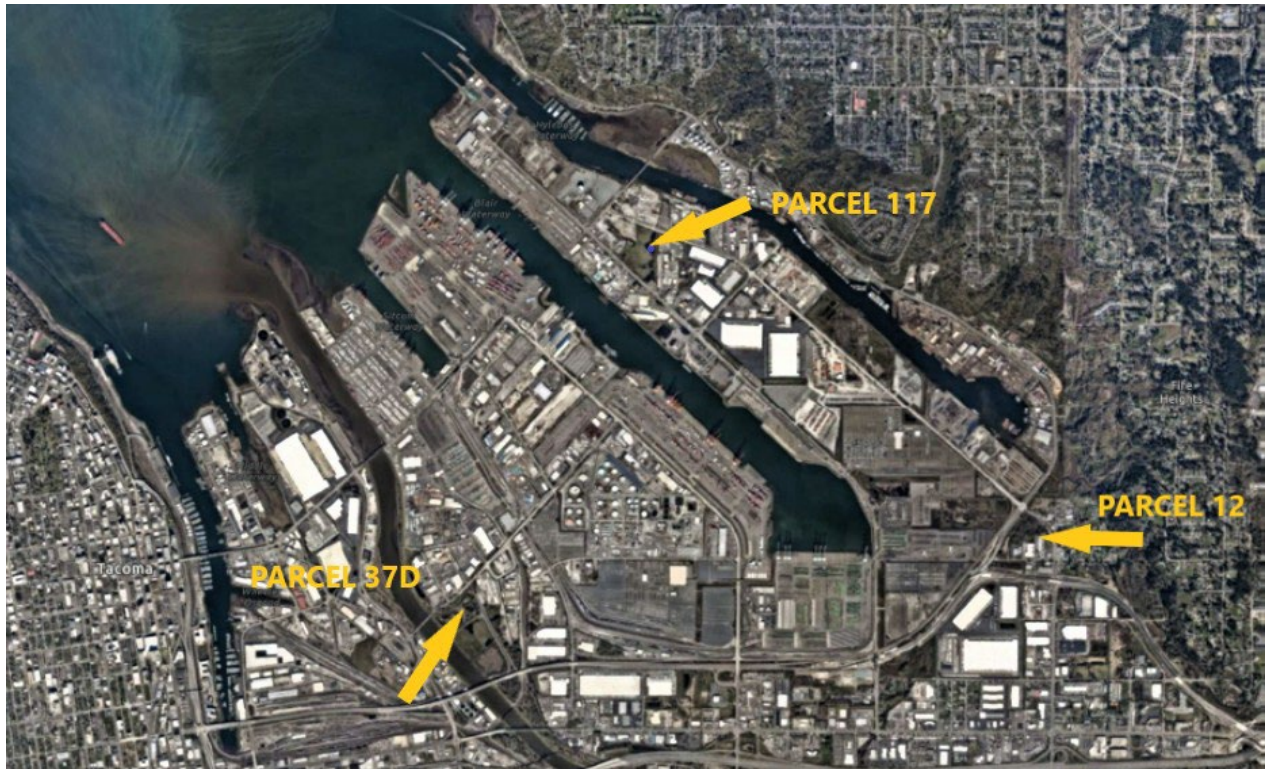


EXHIBIT B

Easement Area



Easement provides access from 4th Street to and from the Site Construction Area as depicted by the white lines on the above graphic.

EXHIBIT C

Compensation Plan / Paving Area



Port to pave the areas highlighted in purple above following use of the Easement