



TO: Elizabeth A. Pauli, City Manager
FROM: Alan Matheson, Assistant Rail Superintendent
Kurtis D. Kingsolver, Interim Deputy City Manager
COPY: City Council and City Clerk
SUBJECT: Resolution – Authorization for Tacoma Rail Mountain Division to Execute an Easement to Pierce County – January 10, 2023
DATE: December 22, 2022

SUMMARY AND PURPOSE:

A resolution authorizing the execution of an easement to Pierce County for a grade-separated (below-grade) public road crossing within a portion of Tacoma Rail Mountain Division right-of-way as required for the Frederickson 310 Project for consideration of \$310,000 to be deposited into the Tacoma Rail Mountain Division Fund 4120.

BACKGROUND:

This Department’s Recommendation is Based On:

CH REALTY IX-JV I TACOMA FRED310 LP is undertaking the FRED310 192nd Street East/70th Street East Roadway Improvements as part of their industrial development in the Frederickson vicinity of Pierce County. In order to connect said roadway improvements they have requested to build a new railroad bridge and grade-separated (below-grade) public road crossing within the Tacoma Rail Mountain Division right-of-way. An easement is necessary to allow this, with the grantee being Pierce County, which will assume ownership and maintenance responsibility for the new grade-separated (below-grade) public road crossing. CH REALTY IX-JV I TACOMA FRED310 LP will convey the grade-separated (below-grade) public road crossing to Pierce County and pay the estimated fair market value for the easement to the City of Tacoma in the amount of \$310,000.00. Tacoma Rail Mountain Division is in full support of granting this easement to Pierce County and believes it to be in the best interests of the City of Tacoma. Real Property Services has worked with Legal, Public Works, Tacoma Rail, Pierce County, and the developer to prepare the easement and now recommends and seeks final approval from the City Council.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

As this is the grant of an easement only, no Public Hearing is required. The public may receive notice via publication of the City Council Agenda containing this item. Further opportunity for the broader public input will be available at the time the property owner has finalized its plans and makes application for development and permits with Pierce County, the governing jurisdiction for this property.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This easement will allow continued development of the industrial lands located in the Frederickson area, which provides employment and tax revenue for the local community in line with the Pierce County development regulations.



Economy/Workforce: *Equity Index Score: Very High Opportunity*

Increase the number of infrastructure projects and improvements that support existing and new business developments in Pierce County.

Increase the number of diverse livable wage jobs.

Explain how your legislation will affect the selected indicator(s).

This easement will support a project bringing employment and improved transportation corridors to the local community.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Not Grant Easement.	None.	Impede industrial development.

EVALUATION AND FOLLOW UP:

This is a one-time action with no on-going evaluation required.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends City Council authorize Tacoma Rail Mountain Division to execute the proposed non-exclusive, perpetual easement within a portion of Tacoma Rail Mountain Division right-of-way to Pierce County for grade-separated (below-grade) crossing in the Frederickson vicinity of unincorporated Pierce County, WA.



FISCAL IMPACT:

Granting of the easement for \$310,000.00 is a one-time source of revenue with no additional fiscal impacts anticipated.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
Fund 4120, PW Tacoma Rail Mountain Division	633000	4343500	\$310,000.00
TOTAL			\$310,000.00

What Funding is being used to support the expense? N/A

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

No, this revenue was not anticipated at the time the budget was developed.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

- PowerPoint Presentation with Maps
- Easement Agreement