



APPROVED 7-9-25

MINUTES  
City of Tacoma  
Public Utility Board Study Session  
June 25, 2025  
3:00 p.m.

Chair O'Loughlin called the Public Utility Board study session to order at 3:00 p.m. in the third-floor conference room (LT1) of the Public Utilities Administration Building.

**Present:** John O'Loughlin, Elly Claus-McGahan, Devin Hampton, Anita Gallagher; William Bridges

**Tacoma Rail: South Intermodal Yard Lease**

Tim Flood, Assistant Rail Supt, reviewed the history of the South Intermodal Yard (SIM). The SIM facility is owned by Tacoma Rail, leased to the Port of Tacoma and operated by its vendor Pacific Rail Services. The SIM is capable of more than 150,000 annual container lists. Dylan Harrison, Sr. Real Property Services Manager, provided an overview of the previous lease. The previous lessee was the Port of Tacoma with an initial term of 31 years (1984 – 2015) and two five-year extensions (2015 – 2025). Mr. Harrison then reviewed the appraisal process and shared that the new lessee is the Port of Tacoma/NW Seaport Alliance with a 5-year term of 2025 – 2030 with no extension. The new lease is a real estate transaction that is no longer comingled with the operating agreement. This information will be presented to the Government Performance and Finance Committee, come to the Board for formal consideration, and then to Council for its consideration.

**TPU Strategy / SWOT Analysis Discussion**

KayLyne Newell, Strategy Manager, conducted a review with the Board about the TPU environmental scan and long-term objectives to support the TPU vision. Ms. Newell reviewed the SWOT (Strengths/Weaknesses/Opportunities/Threats) framework. The Board Members wrote their answers for each of these areas and shared reasons for their responses. Director Flowers closed out the exercise by explaining how the responses will be incorporated into ongoing strategy and other work.

**Board/Director Comments/Updates**

Board Members made positive remarks about their participation and attendance in the following events: American Water Works Association conference; Construction &

Trades graduation ceremony; Power warehouse tour; Juneteenth celebration; and Urban League State of Black Tacoma.

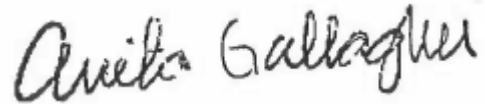
**Adjournment**

The study session was adjourned at 5:35 p.m.

Approved:

A handwritten signature in blue ink, appearing to read "John O'Loughlin".

John O'Loughlin, Chair

A handwritten signature in blue ink, appearing to read "Anita Gallagher".

Anita Gallagher, Secretary