

10476. RESOLUTION 11-49 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND PIASECKI AIRCRAFT CORPORATION

WHEREAS, The Delaware River and Bay Authority (the “Authority”), is the operator of the New Castle Airport (“Airport”); and

WHEREAS, Piasecki Aircraft Corporation (“Piasecki”) desires to lease approximately 5,200 square feet of hangar space located in Unit 4 at 11 Penns Way at the New Castle Airport; and

WHEREAS, Piasecki has agreed to pay the Authority monthly rental in the amount of Three Thousand Nine Hundred Dollars (\$3,900.00); and

WHEREAS, the initial term of the lease (“Lease Agreement”) is for six (6) months; and

WHEREAS, Piasecki shall have the option of renewing the Lease Agreement for ten, six month (6) month periods; and

WHEREAS, rent shall adjusted each year by two percent (2%).

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Agreement with Piasecki Aircraft Corporation and, with the advice and consent of counsel, to have such Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

A motion to approve Resolution 11-49 was made by Commissioner Dorn, seconded by Commissioner Green, and approved by a roll call vote of 10-0.

Resolution 11-49 Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Piasecki Aircraft Corporation, regarding New Castle Airport

Committee: Economic Development

Board Date: December 20, 2011

Purpose of Resolution:

To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease agreement for space at the New Castle Airport.

Background for Resolution:

The Delaware River and Bay Authority owns a hangar known as Unit 4 at 11 Penns Way at the New Castle Airport. Piasecki Aircraft Corporation wishes to lease this hangar facility for the storage, maintenance, development and testing a US Navy helicopter. The initial term of the lease is for 6 months to coincide with their grant funding cycle. The lease price is based upon an appraisal and market demand. The property was appraised in November 2009 and has been unrented since that time.