

11212. RESOLUTION 17-03 – AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND AMERICAN WIRE GROUP AT THE MILLVILLE AIRPORT

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

WHEREAS, American Wire Group (“American Wire”) desires to lease approximately 23,500 square feet of warehouse space located in warehouse building 7, 8 and 9 at the Millville Airport; and

WHEREAS, American Wire has agreed to pay the Authority annual rent in the amount of Fifty One Thousand Seven Hundred and Fifty dollars (\$51,750.00); and

WHEREAS, the initial term of the Lease (“Lease Agreement”) shall be for one (1) year; and

WHEREAS, American Wire, with the consent of the Authority, shall have the option of renewing this Lease Agreement for three (3) additional one (1) year terms; and

WHEREAS, rent shall be adjusted annually by the Annual Consumer Price Index (CPI); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Agreement with American Wire Group 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 17-03 was made by Commissioner Ford, seconded by Commissioner Smith, and approved by a roll call vote of 10-0.

Resolution 17-03 Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and American Wire Group, regarding the Millville Airport

Committee: Economic Development

Committee Date: January 18, 2017

Board Date: January 18, 2017

Purpose of Resolution: To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease agreement for space at the Millville Airport.

Background for Resolution:

The Delaware River and Bay Authority operates warehouses 7, 8 and 9 and the old Dallas Airmotive complex located at the Millville Airport. American Wire Group wishes to lease this warehouse space in order to supplement and grow their existing business located in the Millville Airport Industrial Park. The space has been empty since Dallas ceased operations in 2005. They will be doing some modifications and improvements to the facility. The lease rate is reflective of the FMV for the property