

10443. RESOLUTION 11-43 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND BIG SKY AVIATION AT THE MILLVILLE AIRPORT

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

WHEREAS, Big Sky Aviation (“Big Sky”) desires to lease 1,200 sq. ft. of office space commonly referred to as Building 105; and

WHEREAS, Big Sky has agreed to pay the Authority Four Thousand Eight Hundred Dollars (\$4,800.00) annual rent during the initial term of the Lease Agreement (“Agreement”); and

WHEREAS, the initial term of the Agreement is for five (5) years; and

WHEREAS, Big Sky shall have the option of renewing the Agreement for one period of five (5) years; and

WHEREAS, during the initial and the renewal term, rent shall be adjusted annually by the Consumer Price Index; and

WHEREAS, rent shall be adjusted at the beginning of the renewal term to the Fair Market Value (FMV).

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Agreement with Big Sky Aviation 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 11-43 was made by Commissioner Dorn, seconded by Commissioner Murphy, and approved by a roll call vote of 8-0.

Resolution 11-43 Executive Summary

Resolution: Authorizing the execution of Lease Agreement between the Delaware River and Bay Authority and Big Sky Aviation

Committee: Economic Development

Committee Date: October 18, 2011

Board Date: October 18, 2011

Purpose of Resolution:

To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease agreement for Building 105 at the Millville Airport.

Background for Resolution:

Big Sky Aviation is an existing tenant at the Millville Airport. Big Sky purchased the assets of Rainbow Aviation in 1996. It currently operates the Fixed Based Operation (FBO) on the airfield.

Big Sky would like to grow its operation at the airport by leasing Building 105 which is adjacent to its leasehold. It plans to operate an aircraft insurance business in the building.