

10476. RESOLUTION 11-48 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND AEROWAYS, INC.

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

WHEREAS, Aeroways, Inc. ("Aeroways") desires to lease approximately 50% of the hangar located at 10 DRBA Way at the Airport totaling approximately 7,500 square feet of hangar space and 4,150 square feet of office and shop; and

WHEREAS, Aeroways has agreed to pay the Authority annual rent in the amount of One Hundred and Fifty Thousand Dollars 00/100 (\$150,000.00); and

WHEREAS, the initial term of the lease ("Lease Agreement") is for one (1) year; and

WHEREAS, Aeroways shall have the option of renewing the Lease Agreement for four one (1) year periods; and

WHEREAS, rent during each option period shall be adjusted by the Consumer Price Index.

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

A motion to approve Resolution 11-48 was made by Commissioner Green, seconded by Commissioner Smith, and approved by a roll call vote of 10-0.

Resolution 11-48 Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Aeroways, Inc., 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 hangar space at the New Castle Airport.

Background for Resolution:

The Delaware River and Bay Authority owns a hangar facility located at 10 DRBA Way. The hangar totals approximately 15,000 square feet of hangar space and 8,400 square feet of office and shop space. Aeroways, Inc. wishes to lease 25% of this hangar facility from the Delaware River and Bay Authority to house corporate aircraft.