

11237. RESOLUTION 17-16 - AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND CAPE ISLAND FOODS AT THE CAPE MAY AIRPORT

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

WHEREAS, Cape Island Foods LLC (“Cape”) desires to lease approximately 1,500 square feet of space commonly referred to Building 96 unit #8 in order to operate a retail shop of various food products at the Cape May Airport; and

WHEREAS, Cape has agreed to pay the Authority annual rent in the amount of Thirteen Thousand Two Hundred dollars (\$13,200.00); and

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

WHEREAS, Cape shall have the option of renewing this Lease Agreement for two (2) additional one (1) year terms; and

WHEREAS, rent shall adjust annually by the 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 Cape Island Foods, LLC 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 17-16 was made by Commissioner Van Sant, seconded by Commissioner Smith, and approved by a roll call vote of 10-0.

Resolution 17-16 Executive Summary

- Resolution:** Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Cape Island Foods LLC, regarding the Cape May Airport
- Committee:** Economic Development
- Committee Date:** February 21, 2017
- Board Date:** February 21, 2017
- Purpose of Resolution:** To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease agreement for space at the Cape May Airport.
- Background for Resolution:** Cape Island Foods, LLC currently leases approximately 3,200 sq.ft. of production space at the airport where they manufacture their peanut butters. This new 1,500 sq.ft. location in Building 96 will be a retail shop selling peanut butters, olive oils and handmade pastas. The rent is slightly above FMV. We are anticipating the upcoming facelift this spring and planned improvements to the airport in general.