

9406. RESOLUTION 06-20 - AUTHORIZES THE SALE OF THE ANNENBERG HANGAR AND GROUND LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND AEROWAYS, INC. AT THE NEW CASTLE AIRPORT. The Executive Director presented the following Resolution.

WHEREAS, The Delaware River and Bay Authority (the “Authority”), is the operator of the New Castle Airport (the “Airport”), New Castle, Delaware; and
WHEREAS, the Authority accepted Request for Proposals from interested parties for the purchase and ground lease or lease of an existing structure known as the Annenberg Hangar (the “Hangar”) located at 131 N. DuPont Highway, New Castle, Delaware; and

WHEREAS, the Hangar measures approximately 19,250 square feet and contains a 20,000 gallon fuel facility; and

WHEREAS, the underlying land measures seventy-eight thousand seven hundred twenty six (78,726) square feet; and

WHEREAS, Aero Ways, Inc., being the sole respondent, agreed to purchase the Hangar in the amount of \$2,012,500.00; and

WHEREAS, Aero Ways also agreed to enter into a Ground Lease Agreement (the “Lease Agreement”) for the underlying land at the rate of sixty-five cents (\$0.65) per square foot for a total of Fifty-One Thousand One Hundred Seventy Two Dollars (\$51,172) per year with annual Consumer Price Index adjustments (“Philadelphia Index”); and

WHEREAS, the term of the Lease Agreement shall be for a minimum of ten (10) years and negotiated during the finalization of the terms and conditions; and

WHEREAS, Aero Ways proposal was deemed to be in compliance with the terms and conditions of the Request for Proposals.

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

On motion by Commissioner Cooper, seconded by Commissioner Favre, Resolution 06-19 was approved by a roll call vote of 9-0.

Vice-Chairperson Parkowski thanked staff for bringing this long standing issue regarding the Annenberg Hangar to a close.