

RESOLUTION 23-49 - AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND THE MADD POTTER'S STUDIO 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, The Madd Potter's Studio ("Potter's") desires to lease approximately 1,500 square feet of space commonly referred to Building 96 unit #2 in order to operate a pottery studio and gift shop at the Cape May Airport; and

WHEREAS, Potter's has agreed to pay the Authority annual rent in the amount of Fifteen Thousand Five Hundred and Ten Dollars 601/100 (\$15,510.60); and

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

WHEREAS, Potter's shall have the option of renewing this Lease Agreement for three (3) 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 The Madd Potter's Studio and, with the advice and consent of counsel, to have such agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 23-49 - Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and The Madd Potter's Studio regarding the Cape May Airport.

Committee: Economic Development

Committee Date: September 19, 2023

Board Date: September 19, 2023

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:

The Delaware River and Bay Authority owns and operates a light industrial building located on Hornet Rd. in the Cape May Airport Industrial Park. The Madd Potter's Studio will be leasing 1,500 sq.ft. space that will be a pottery studio and gift shop selling handmade pottery items and will be an outlet store for Auburn Winery. The tenant has been in the space since 2017. The rent is based upon the current FMV.