RESOLUTION 23-63 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND MARK PORTO AT THE WILMINGTON AIRPORT

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

WHEREAS, Mark Porto desires to lease approximately 43,000 square feet of land at the New Castle Airport in order to construct a hangar for personal use. A final lease parcel will be determined based upon as-builts; and

WHEREAS, Mark Porto has agreed to pay the Authority annual rent in the amount of $1.00/sq.ft. for the parcel; and

WHEREAS, the term of the Lease Agreement ("Agreement") is for Twenty (20) years; and

WHEREAS, rent shall increase annually by the Consumer Price Index (CPI); and

WHEREAS, rent shall adjust at the beginning of year five (5), ten (10) and year fifteen (15) to the then Fair Market Value (FMV); and

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

Resolution 23-63 - Executive Summary

Resolution: Authorizing the Execution of the Lease Agreement between the Delaware River and Bay Authority and Mark Porto at the Wilmington Airport.

Committee: Economic Development

Committee Date: December 19, 2023

Board Date: December 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 Wilmington Airport.

Background for Resolution:

The Delaware River and Bay Authority operates Wilmington Airport. Mark Porto is a current aircraft operator utilizing Wilmington Airport. He would like to construct and own his own facility at the airport. He is planning on constructing a 60' x 90' hangar with associated office and shop space. The annual rent is based upon the current land rental rate at the airport.