

11085. RESOLUTION 16-13 – LEASE AMENDMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND SKYHANGARS, LLC.

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

WHEREAS, W.L Gore & Associates, Inc. leased approximately one acre of land (the “Land”) located at 140 Old Churchmans Rd. at the New Castle Airport (the “Lease”); and

WHEREAS, Sky Hangar, LLC. (“Sky Hangar”) recently acquired the hangar located on the Land and assumed the Lease and would like to add two (2) additional ten (10) year renewals , exercisable by either party, to the Lease; and

WHEREAS, rent shall be adjusted at the beginning of each renewal term to the Fair Market Value (FMV); and

WHEREAS, rent during the additional renewal terms shall be adjusted each year by the CPI; and

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

A motion to approve Resolution 16-13 was made by Commissioner Dorn, seconded by Commissioner Smith, and approved by a roll call vote of 8-0.

Resolution 16-13 – Executive Summary Sheet

Resolution: Authorizing the Execution of a Lease Amendment between the Delaware River and Bay Authority and Sky Hangar, LLC, regarding New Castle Airport

Committee: Economic Development

Committee Date: March 15, 2016

Board Date: March 15, 2016

Purpose of Resolution:

To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease amendment for a land lease at the New Castle Airport.

Background for Resolution:

The Delaware River and Bay Authority leases approximately one acre of land to Sky Hangar, LLC at 140 Old Churchmans Rd at the New Castle Airport. They recently purchased the hangar from WL Gore at this site and assumed WL Gore's lease and have requested 2 additional 10 year lease extensions, exercisable by either party. Rent will be adjusted at the beginning of each lease renewal to the current FMV. The tenant makes and installs aircraft flight control instruments which they plan to do at the facility. They also have plans to do some improvements to the hangar to include an expansion of the door opening.