

10591. RESOLUTION 12-43 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND ATENCO LLC.

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

WHEREAS, Atenco LLC (“Atenco”) desires to lease approximately 2,000 square feet of shop/warehouse space commonly referred to as Building 15 at the Millville Airport; and

WHEREAS, Atenco has agreed to pay the Authority annual rental in the amount of Four Thousand Dollars (\$4,000.00); and

WHEREAS, the initial term of the lease (“Lease Agreement”) is for five (5) years; and

WHEREAS, Atenco shall have the option of renewing the Lease Agreement for five one (1) year periods; and

WHEREAS, rent during the option period shall be adjusted to the Fair Market Value (FMV); and

WHEREAS, rent during the initial term and the option periods (other than the year rent is adjusted by FMV) shall adjusted each year by the CPI.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Agreement with Atenco 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 12-43 was made by Commissioner Traynor, seconded by Commissioner Murphy, and approved by a roll call vote of 10-0.

Resolution 12-43 Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Atenco LLC, regarding Millville Airport

Committee: Economic Development

Committee Date: November 13, 2012

Board Date: November 13, 2012

Purpose of Resolution: To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease agreement for space at the Millville Airport.

Background for Resolution:

The Delaware River and Bay Authority owns a warehouse/shop facility located at the Millville Airport commonly referred to as Building 15. The building totals approximately 2,000 square feet of space. Atenco LLC wishes to lease this space from the Authority to house their construction headquarters and shop space.

This facility has been vacant since the Authority took over operation of the airport. The lease price is \$2.00/sq.ft. This price is based upon an appraisal of several comparable facilities at the airport that were completed in 2006. The building is in need of improvements and upgrades (the building is a WWII era facility) which the tenant will be completing during their lease term, ie. bathroom/heating/insulated windows, etc.