

**10889. RESOLUTION 14-45 – LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND EAST COAST DISTILLING, LLC.**

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

WHEREAS, East Coast Distilling, LLC (“East Coast”) wants to lease approximately 2,000 square feet of space in a building commonly referred to as Building 20; and

WHEREAS, East Coast has agreed to pay the Authority annual rent in the amount of Four Thousand 00/100 Dollars (\$4,000.00); and

WHEREAS, the initial term of this agreement shall be for one (1) year; and

WHEREAS, East Coast shall have the initial option of renewing the Lease Agreement for two (2) additional one (1) year periods; and

WHEREAS, rent during the renewal periods shall be adjusted annually by the Consumer Price Index (CPI); and

WHEREAS, East Coast shall be required to obtain all permits and approvals before commencing operations; and

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

A motion to approve Resolution 14-45 was made by Commissioner Wilson and seconded by Commissioner Smith. Resolution 14-45 was approved by a roll call vote of 9-0.

## **Resolution 14-45 Executive Summary Sheet**

**Resolution:** Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and East Coast Distilling, LLC at the Millville Airport

**Committee:** Economic Development

**Committee Date:** November 18, 2014

**Board Date:** November 18, 2014

**Purpose of Resolution:**

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

**Background for Resolution:**

The Delaware River and Bay Authority operates an office/shop facility located at the Millville Airport commonly referred to as Building 20. The building is currently vacant and is being rented "as-is". East Coast Distilling, LLC will be operating a craft distillery establishment. Before East Coast Distilling, LLC may commence operations they will be required to obtain all licensing and approvals. Any required upgrades to the facility are the responsibility of the tenant and tenant will have a pre-occupancy period to bring the facility up to standards for approval by NJ ABC and the City of Millville.