

RESOLUTION 21-30 AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND CAPE ISLAND FOODS LLC 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, Cape Island Foods LLC (“Cape”) desires to lease approximately 3,000 square feet of warehouse/shop space located in Units 3 and 4, 241 Ranger Rd at the Cape May Airport; and

WHEREAS, Cape has agreed to pay the Authority annual rent in the amount of Thirty Thousand Dollars 00/100(\$30,000); and

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

WHEREAS, Cape shall have the option to renew the Lease Agreement for two (2) additional one (1) year terms; and

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

WHEREAS, rent during the initial term and the second renewal term shall increase 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 Cape Island Foods, LLC and, with the advice and consent of counsel, to have such agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

NOW, THEREFORE, BE IT RESOLVED, that Resolution 21-20 is hereby rescinded.

Resolution 21-30 Executive Summary

- Resolution:** Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Cape Island Foods LLC, regarding the Cape May Airport
- Committee:** Economic Development
- Committee Date:** July 29, 2021
- Board Date:** July 29, 2021
- 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 is in the final stages of the construction of a new light industrial building located at 241 Ranger Rd at the Cape May Industrial Park. The building has 10 units, each comprising approximately 1,500 sq.ft of space. Cape Island Foods, LLC currently occupies space in the terminal building and will be relocating to Units 3 & 4 in the new building. Cape Island Food will be operating a nut butter, olive oil and pasta processing business at the airport.