

12489. RESOLUTION 25-42 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND CAPE MAY BREWING LLC FOR SPACE AT THE CAPE MAY AIRPORT.

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

WHEREAS, Cape May Brewing, LLC (“CMB”) desires to lease approximately 6,000 square feet of space located in the new light industrial building located at 348 Ranger Rd Units #1 - #4 at the Cape May Airport; and

WHEREAS, the initial term of the Lease Agreement shall commence when the fit out of the space is completed and shall expire on June 30, 2028; and

WHEREAS, CMB has agreed to pay the Authority annual rent in the amount of Seventy-Nine Thousand Two Hundred Dollars 00/100 (\$79,200.00) during the initial term; and

WHEREAS, rent shall adjust annually by the Consumer Price Index during the remainder of the initial term; and

WHEREAS, CMB shall have the right to renew this agreement for three (3) additional five (5) year terms; and

WHEREAS, rent shall adjust at the beginning of each renewal term by the current Fair Market Value (FMV); and

WHEREAS, rent shall adjust annually during each term 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 May Brewing LLC and, with the advice and consent of counsel, to have such Lease Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 25-42 was moved by Commissioner Mehaffey, seconded by Commissioner Ratchford, and was approved by a roll call vote of 10-0.

Resolution 25-42 Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Cape May Brewing LLC, space at the Cape May Airport

Committee: Economic Development

Committee Date: September 16, 2025

Board Date: September 16, 2025

Purpose of Resolution:

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

Background for Resolution:

The Delaware River and Bay Authority (Authority) operates the Cape May Airport at which the Cape May Brewery (CMB) leases multiple spaces. CMB has been a tenant at the airport since 2011. This space will allow the Brewery to increase their warehouse and cold storage at the airport and to relocate this use from an off airport location. This lease will bring the CMB's total leasehold space to 41,000 sq.ft.