

12489. RESOLUTION 25-43 - AUTHORIZES A LEASE AGREEMENT AND TERMINATION AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND DELMOPRO, LLC., AT 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, a related entity, DelmoSports, LLC., has leased approximately 1,500 square feet of space known as Unit 1 and DelmoPro, LLC has leased approximately 1,500 sq.ft. of space known as Unit #8 in a certain building located at 351 Ranger Road at the Cape May Airport and wishes to expand and consolidate their operations; and

WHEREAS, DelmoSports, LLC., and DelmoPro, LLC shall enter into an agreement to terminate its Lease Agreements (the “Termination”) for the space located in Units #8 and #1 in the Building at 351 Ranger Rd., when they execute the Lease Agreement for the space in 348 Ranger Rd., and

WHEREAS, DelmoPro, LLC., desires to lease approximately 4,500 square feet of space located in 348 Ranger Road, Units #8, 9 and 10 in order to operate a sports logistics and production business at the Cape May Airport; and

WHEREAS, DelmoPro, LLC., has agreed to pay the Authority annual rent in the amount of Forty-Six Thousand Eight Hundred dollars (\$46,800.00) during the initial year; and

WHEREAS, the initial term of the Lease (“Lease Agreement”) shall be for one (1) year; and

WHEREAS, DelmoPro, LLC., shall have the option to renew this Lease Agreement for three (3) additional one (1) year terms; and

WHEREAS, the rent shall adjust annually during each renewal term to the following: First Renewal Term (Lease Year Two): Annual Rent of Fifty-One Thousand Dollars (\$51,000.00), Second Renewal Term (Lease Year Three): Annual Rent of Fifty-Five Thousand Two Hundred Dollars (\$55,200.00), Third Renewal Term (Lease Year Four): Annual Rent of Fifty-Nine Thousand Four Hundred Dollars (\$59,400.00); and

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

Resolution 25-43 was moved by Commissioner Mehaffey, seconded by Commissioner Ratchford, and was approved by a roll call vote of 10-0.

Resolution 25-43 - Executive Summary

Resolution:	Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and DelmoPro, LLC., regarding 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 and a termination of an existing lease for space at the Cape May Airport.

Background for Resolution:

The Delaware River and Bay Authority has constructed a new light industrial multi-tenant building located at 348 Ranger Rd. in the Cape May Airport Industrial Park. DelmoPro, LLC., has expressed a desire to lease three units in the new building. The rental rate reflects the current FMV for the space.

DemoPro, LLC., and an affiliated entity, DelmoSports, LLC., currently lease space in 351 Ranger Rd., Units #1 and #8. They wish to consolidate and expand their operation at the airport into one larger space. Delmo has been a tenant since 2019. Their current rental rate in the existing space is below the new building rates. This agreement steps the rent over the term to the current FMV.