

**12518. RESOLUTION 25-53 LEASE AGREEMENT BETWEEN THE  
DELAWARE RIVER AND BAY AUTHORITY AND NORTH WILDWOOD  
MECHANICAL, LLC**

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

WHEREAS, North Wildwood Mechanical, LLC (“North Wildwood Mechanical”) is a current tenant leasing 1,500 sq ft of office and storage space comprising of Unit 3 in a multi-tenant building commonly known as 351 Ranger Rd. at the Cape May Airport; and

WHEREAS, North Wildwood Mechanical currently had a lease renewal of 1 year expiring on October 31, 2025; and

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

WHEREAS, North Wildwood Mechanical shall have the right to renew this Lease Agreement for Four (4) One (1) year renewal periods; and

WHEREAS, rent during the initial term shall be One Thousand Four Hundred Thirty Seven Dollars and Eighty Cents (\$1,437.80) per month; and

WHEREAS, rent shall adjust annually during each renewal 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 North Wildwood Mechanical, LLC, and, with the advice and consent of counsel, to have such Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 25-53 was moved by Commissioner Wilson, seconded by Commissioner Ratchford, and was approved by a roll call vote of 9-0.

## **Resolution 25-53 - Executive Summary**

**Resolution:** Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and North Wildwood Mechanical, LLC., regarding the Cape May Airport.

**Committee:** Economic Development

**Committee Date:** November 18, 2025

**Board Date:** November 18, 2025

**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 owns a multi-tenant building located at 351 Ranger Rd., at the Cape May Airport. North Wildwood Mechanical has been a tenant in this space, specifically Unit 3, for five years under an expiring lease. The company occupies 10% of the building. North Wildwood Mechanical is set to enter into a new lease agreement with an initial term of one year, which includes four renewal periods of one year each.