

**12611. RESOLUTION 26-31 - AUTHORIZES A SECOND LEASE AMENDMENT
BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND BIG SKY
AVIATION AT THE MILLVILLE AIRPORT**

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

WHEREAS, the BIG SKY AVIATION (“Big Sky”) currently leases approximately 10,000 square feet of space in a building known as Hangar #112 in at the Millville Airport; and

WHEREAS, Landlord and Tenant are parties to that certain Lease Agreement dated January 28, 2022, as amended by that certain Amendment to the lease dated August 4, 2024 (as so amended, “Lease”), and

WHEREAS, the Lease (“Lease Agreement”) is currently in the final renewal term that is due to expire March 31, 2027; and

WHEREAS, Big Sky has approached Landlord and requested an extension of the Term; and

WHEREAS, Landlord has determined that this lease fulfills the requirements of the Compact and is necessary for the sound economic development of the state; and

WHEREAS, The Amendment will extend the Expiration Date of the Lease to July 31, 2031; and

WHEREAS, Big Sky, with the consent of the Authority, shall have the option of renewing this Lease Agreement for three (3) additional five (5) year terms; and

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

WHEREAS, rent during any renewal period shall adjust to Fair Market Value (FMV); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Amendment with Big Sky Aviation and, with the advice and consent of counsel, to have such an agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 26-31 was moved by Commissioner Mehaffey, seconded by Commissioner Houghton, and was approved by a roll call vote of 10-0.

Resolution 26-31 - Executive Summary

Resolution:	Authorizing the Execution of a Lease Amendment between the Delaware River and Bay Authority and Big Sky Aviation, regarding the Millville Airport.
Committee:	Economic Development
Committee Date:	June 16, 2026
Board Date:	June 16, 2026
Purpose of Resolution:	To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a lease amendment for space at the Millville Airport.

Background for Resolution:

The Delaware River and Bay Authority owns Hangar #112 at the Millville Airport. Big Sky leases space in Hangar #112. Big Sky wishes to extend the lease of the hangar space. Big Sky has provided 26 years of service to the aviation community at Millville Airport, including fueling, maintenance, and flight training. The lease term continues to be based upon an evaluation of the FMV of the leasehold and the fixed based operation of Big Sky.