12655 RESOLUTION 26-49 - AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND HOFBRAU MANAGEMENT, INC. 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, Hofbrau Management, Inc., dba Nichols Construction Co. ("Nichols Construction") desires to lease approximately 1,500 square feet of space located in 351 Ranger Road, Unit #1 in order to operate a general contracting business at the Cape May Airport; and

WHEREAS, Nichols Construction has agreed to pay the Authority annual rent in the amount of Nineteen Thousand Eight Hundred dollars ($19,800.00) during the initial year; and

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

WHEREAS, Nichols Construction shall have the option to renew this Lease Agreement for one (1) additional four (4) year term; and

WHEREAS, the rent shall adjust 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 Nichols Construction and, with the advice and consent of counsel, to have such agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 26-49 was moved by Commissioner Mehaffey seconded by Vice Chairperson Ratchford and was approved by a roll call vote of 11-0.

Resolution 26-49 - Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Nichols Construction regarding the Cape May Airport.

Committee: Economic Development

Committee Date: October 20, 2026

Board Date: October 20, 2026

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 light industrial multi-tenant building located at 351 Ranger Rd. in the Cape May Airport Industrial Park. Nichols Construction has expressed a desire to lease a unit in the building. They will be a new tenant at the airport. Nichols Construction currently operates out of a location in Middle Township. This additional space will provide shop, office and storage space not available in the Middle Township location. The rental rate reflects the current FMV for the space.