

**RESOLUTION 23-42 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND SATYS AEROSPACE, INC. AT THE WILMINGTON AIRPORT - ILG**

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

WHEREAS, Satys Aerospace (“Satys”) desires to lease a paint hangar totaling approximately 38,000 sq.ft. in a facility on approximately 2 acres commonly referred to as the Dassault paint hangar at 191 North DuPont Hwy. at the Wilmington Airport; and

WHEREAS, Satys has agreed to pay the Authority One Million Twenty-Six Thousand Dollars 00/100(\$1,026,000.00) annually; and

WHEREAS, the initial term of the Lease (“Lease Agreement”) is for fifteen (15) years; and

WHEREAS, rent shall increase annually by the Consumer Price Index (CPI); and

WHEREAS, Satys shall have the right to renew this agreement for one (1) additional ten (10) year period; and

WHEREAS, rent shall adjust in the first year of the renewal period to the current Fair Market Value (FMV); and

WHEREAS, the Authority agrees that it will execute a Lease Agreement with Stays Aerospace for the above property at the airport pending the approval of the modification of the Dassault leasehold to remove this facility from their Lease Agreement; and

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

## **Resolution 23-42 - Executive Summary**

**Resolution:** Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Satys Aerospace, regarding Wilmington Airport.

**Committee:** Economic Development

**Committee Date:** July 18, 2023

**Board Date:** July 18, 2023

**Purpose of Resolution:** To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a Lease Agreement for space at the Wilmington Airport.

### **Background for Resolution:**

The Delaware River and Bay Authority is in the process of acquiring the rights to a paint hangar that is currently part of the Dassault leasehold. Their lease is being modified to remove the facility from their existing parcel. Satys desires to lease the facility along with parking spaces for approximately 40 employees. The rental rate is based upon the current FMV.