

Leasing and Development Opportunity Falcon Field Airport Mesa, AZ

Notice of Intent to Lease – Greenfield-McDowell

Falcon Field Airport (Airport) located in Mesa, Arizona is seeking proposals from qualified parties interested in developing a facility to support aeronautical uses at the Airport. The Airport is seeking proposals from developers and/or aeronautical businesses to lease and develop up to approximately 11-acres of City-owned land. Please submit questions and information requests by email to lynn.spencer@mesaaz.gov. This request for development interest will remain open until a successful entity is selected.

LAND FEATURES:

- Dimensions: 11 acres undeveloped land (may be leased in smaller increments)
- Direct access to 5,100' x 100' and 3,800 x 75' runways
- Zoned LI – Light Industrial
- SRP electric, City of Mesa water, sewer, gas service.
- Long term lease (up to 40 years); negotiable terms
- Located along Greenfield Rd. and McDowell Rd providing access points to both major roadways.



CONDITIONS FOR LEASE:

We are looking for a developer and/or aerospace/aviation business that will:

- Bring a valuable service to Mesa;
- Require access to airport runways and taxiways;
- Provide skilled jobs to Mesa;
- Commit to long-term investment and start construction within 18 months of signed lease;
- Comply with all applicable federal, state, and local laws, rules and regulations, including FAA rules and regulations, for an aeronautical use as shown on the Airport Layout Plan (ALP), Mesa City Code, and City of Mesa-Falcon Field Airport Planned Area Development Design Standards.
- Submit financial plan and timeline as part of proposal.

Successful proposer must be the primary developer of the facility and will be responsible for securing long-term tenant(s).

ABOUT US:

In the heart of Arizona in the Phoenix metropolitan area, Falcon Field (FFZ) is a general aviation reliever airport owned and operated by the City of Mesa, the 36th largest city in the U.S. Located in northeast Mesa, Falcon Field is convenient to three major freeways and is minutes from hotels and luxury resorts, major league Spring training baseball, outdoor recreation, entertainment, shopping, Arizona State University, and other metro area cities. The airport is home to more than 100 businesses, over 700 based aircraft, and is served by a FAA air traffic control tower. Learn more at www.falconfieldairport.com.

DEVELOPMENT INTEREST RESPONSE FORMAT:

There is no prescribed format, except that it must be typed and must contain:

- a. Business/marketing operations plan for the proposing company.
 - a. Summary of all aeronautical services to be provided.
 - b. Anticipated number and types of full time jobs.
- b. Schedule for constructing capital improvements/investments to the hangar prior to move-in.
- c. Credit and business references
- d. Resumes of key management and other personnel involved in the proposing business.
- e. Copies of proposer's past two fiscal years financial statements prepared by an independent CPA.
- f. Statement to comply with Airport Planned Area Development standards.

Evaluation Criteria:

- a. Economic impact based on such factors as: number of jobs created, wages, and capital investments
- b. Firm's proposed development plan
- c. Firm's qualifications, experience, and ability to perform
- d. Firm's responses to requested content above

Submit development interest response to Lynn Spencer via email to lynn.spencer@mesaaz.gov with the subject line "Greenfield-McDowell Development Interest."

FOR SITE TOUR / INQUIRIES - CONTACT:

Lynn Spencer, 480-644-4276 or lynn.spencer@mesaaz.gov

ADDITIONAL INFORMATION:

The City reserves the right to:

- 1). Select one or more respondents with whom the City may pursue negotiations pursuant to this Development Interest Notice.
- 2). Reject any and all proposals received pursuant to this Development Interest Notice for whatever reason deemed necessary or for no specified reason.
- 3). Amend or otherwise modify this Development Interest Notice and/ or cancel with or without substitution.
- 4). Applicability of Procurement Rules. Except for Article 7 of the City's Procurement Rules, the Procurement Rules *do not* apply to this Development Interest Notice. This Development Interest Notice is otherwise governed by the terms herein and applicable law.