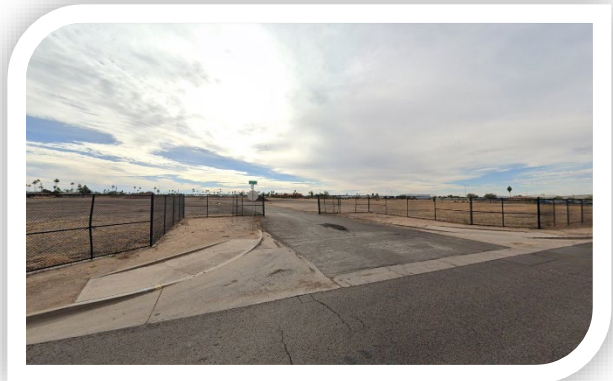
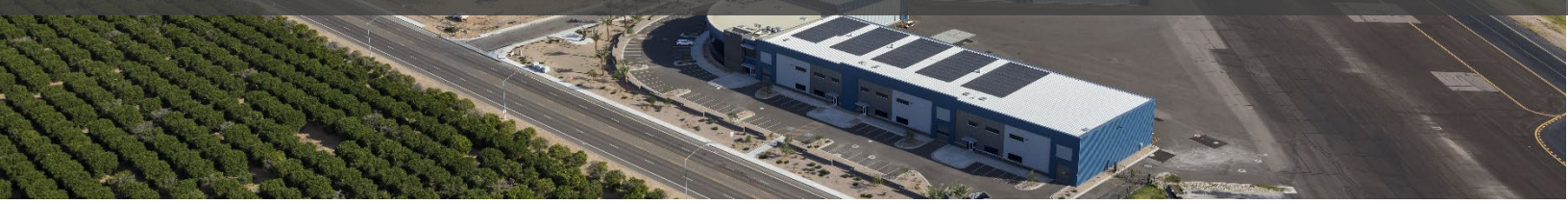


Leasing & Development Opportunity Falcon Field Airport - Mesa, AZ

Notice of Intent to Lease – Parcel 72



Falcon Field Airport (Airport) located in Mesa, Arizona is seeking written proposals from qualified parties interested in developing a facility or multiple facilities to support aeronautical uses at the Airport. The City is seeking proposals from developers, aircraft owners and/or businesses to lease and develop approximately 9.6-acres of City-owned land.

Please submit questions and information requests by email to ondre.seltzer@mesaaz.gov. This request for development interest will remain open until a successful entity is selected.

LAND FEATURES:

- Dimensions: Approximately 9.6 acres more or less
- Planned access to 5,100' x 100' and 3,800 x 75' runways, conditioned on availability of funding
- Zoned LI – Light Industrial
- Primary use is for **aeronautical purposes only**
- Utilities: SRP electric, City of Mesa water, sewer, gas service
- Long term lease (up to 40 years)
- Located along E Falcon Drive and N Higley Rd





This map is for illustrative and marketing purposes and does not constitute the legal description. A survey for exact dimensions will need to be completed by the proposer.

CONDITIONS FOR LEASE:

The City is looking for a proposer who will:

- **Utilize the parcel for an aviation/aeronautical use;**
- 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 parcel and will be responsible for securing long-term tenant(s).



DEVELOPMENT INTEREST RESPONSE FORMAT:

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

- a. Intended use for the parcel.
- b. Site plan for proposed construction.
- c. Schedule for constructing capital improvements/investments to the parcel.
- d. Credit and business references.
- e. Statement to comply with Airport Planned Area Development Design Standards and all federal, state, and local laws, including FAA rules and regulations.

Submit development interest response to Ondre Seltzer via email to ondre.seltzer@mesaaz.gov with the subject line "Parcel 72 Development Interest." First review of proposals will occur 30 days after the first notice is published in the newspaper.

EVALUATION CRITERIA:

- a. Economic impact to City of Mesa
- b. Firm's proposed development plan
- c. Firm's qualifications, experience, and ability to perform
- d. Firm's responses to requested content above

FOR SITE TOUR / INQUIRIES - CONTACT:

Ondre Seltzer, 480-644-4276 or ondre.seltzer@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 Notice of Intent to Lease.
- 2) Reject any and all proposals received pursuant to this Notice of Intent to Lease for whatever reason deemed necessary or for no specified reason.
- 3) Amend or otherwise modify this Notice of Intent to Lease 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 Notice of Intent to Lease. This Notice of Intent to Lease is otherwise governed by the terms herein and applicable law.

Published April 20th, 2023



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 Baseball Spring Training, outdoor recreation, entertainment, shopping, Arizona State University, and other metro area cities. The airport is home to more than 125 businesses, 1200 jobs and over 800 based aircraft, and is served by a FAA air traffic control tower. Learn more at www.falconfieldairport.com.



Ondré Seltzer
Economic Development Manager

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