



**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
SPECIAL MEETING  
Scottsdale Airport Aviation Business Center  
Stearman/Thunderbird Meeting Room  
15000 N. Airport Drive, Second Floor  
Scottsdale, Arizona  
Monday, April 13, 2026**

**PRESENT:** April Beauboeuf, Chair (via phone)  
Thomas Kube, Vice-Chair  
David Mecartney (via phone)  
Peter Mier (via phone)  
Craig Bennett (arrived at 5:02 p.m.)  
John Spalj

**ABSENT:** Peter Lenton

**STAFF:** Rick Wielebski, Aviation Director  
Kelli Kuester, Aviation Planning and Outreach Coordinator

**GUESTS:** Doug Davies, DND Real Estate Group  
Shane McCormick, DND Real Estate Group

**CALL TO ORDER**

The meeting was called to order at 5:01 p.m.

**ROLL CALL**

A formal roll call confirmed the presence of Commissioners as noted above.

**SPECIAL AGENDA**

- 1. Presentation and update regarding the potential purchase of real property in the Airpark area.**

Aviation Director Rick Wielebski introduced Doug Davies and Shane McCormick with DND Real Estate Group, the real estate consultants in this matter.

Mr. Wielebski conducted a slideshow presentation and reviewed slides with the following titles or descriptions: 15011 N 75th Street; Exclusively Listed By; Property Overview; Executive Summary;

Investment Highlights; Floor 1; Floor 2; map of businesses; Property Photos (2 slides); Drive Times; Market Overview; Phoenix, AZ; and Economic Drivers.

Mr. Wielebski indicated the building on the property was 30 years old and needed significant tenant improvements, and as such, he expected that it would be used for future parking facilities. He said they negotiated down from the asking price to \$7.8 million, which would equate to \$44,588 per parking space if 200 spaces could be created. The lot would cost \$1.1 million to construct, and funding for it would come from the Enterprise Fund Capital Replacement Reserve, which currently contains more than \$14 million. He listed businesses who have expressed interest in leasing spaces in a parking lot should one be constructed. He noted the cost of a parking structure increases dramatically as it is built out vertically.

Responding to Commissioner questions, Mr. Wielebski confirmed the project would be phased, and logistics would be worked out later. The height of the proposed structure was unknown because a feasibility study would need to be conducted first. He anticipated demolishing the existing building to build a parking lot in the short term to support business parking needs. He hoped that this would not be the last proposal to buy land that comes before the Commission, as there are needs for more apron and hangar space.

In response to additional questions, the consultants indicated they were trying to close on the acquisition in the next 30 to 45 days. Mr. Wielebski added that this item would be heard by the City Council tomorrow for approval and hopefully closed within this fiscal year. Planning for the parking lot will be completed next fiscal year. A brief discussion ensued regarding the potential need to pay property taxes on the property. Regarding the existing building, the consultants noted that the owners purchased the buildings last year and made some small tenant improvements. There were very few tenants in the building, and nobody is encumbered by any leases. Mr. Wielebski indicated that federal funds were not available for this transaction since the property will not be used for aeronautical purposes. He repeated the timeline for the purchase process. He mentioned that the \$1.1 million figure includes the cost of demolition.

Commissioner Mecartney wondered whether it was worth considering relocating some of the buildings on the apron to the existing building on this property. Mr. Wielebski responded that everything was landlocked and/or tied up in long-term leases. One of the consultants added that there was nothing else in the vicinity if this property was not purchased. Aviation Planning and Outreach Coordinator Kelli Kuester noted the property next to the tower is private property that will be developed soon. Discussion ensued regarding the City potentially evaluating the materials before demolition to determine their value.

Commissioner Lenton expressed concern that acquisition of the land could drive up the price of other land that might be needed. Mr. Wielebski said all plans are hypothetical until the Council approves the purchase. If the Council does not approve it, the land would be placed back on the market. It was pointed out that this item will appear on the Council's Consent Agenda, so it will likely be approved. No vote was needed from the Airport Advisory Commission at this meeting because land acquisition was not in its purview.

The Commissioners all expressed support for the project. Responding to additional queries, the consultants indicated that a full appraisal was completed, resulting in the \$7.9 million value.

## **ADJOURNMENT**

COMMISSIONER SPALJ MADE A MOTION TO ADJOURN THE MEETING. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

With no further business to discuss, the meeting adjourned at 5:19 p.m.

SUBMITTED BY:

eScribers, LLC