

PNM
414 Silver Ave SW
Mail Stop 0605
Albuquerque, NM 87102
PNM.com



September 11, 2025

The Honorable Rob Black
Cabinet Secretary
New Mexico Economic Development Department
1100 S. St. Francis Drive
Santa Fe, NM 87505
Via Email: rob.black@edd.nm.gov

RE: Request for Section 62-6-26(F) Economic Development Certification Letter: Westpointe 40

Dear Secretary Black,

Pursuant to NMSA 1978, Section 62-6-26(F), Public Service Company of New Mexico (PNM) requests from your department a certification letter to include with an application to the New Mexico Public Regulation Commission for an economic development project as defined in Section 62-6-26(G). The application will be submitted to the Commission pursuant to Section 62-6-26(E) and will include a request for an accounting order pertaining to a 115 kV substation to be located near Albuquerque's Westpointe 40 business park and the surrounding area ("Westpointe 40 Project").

Located on the southeast corner of U.S. Interstate Highway 40 and 98th Street, Westpointe 40 is a 115-acre commercial and industrial site that hosts a variety of end users, including a data center and multiple warehousing and distribution operators, all of which are currently served by the landlocked Central substation. Based on significant customer interest and robust property marketing, including formal business-attraction submissions by Albuquerque Regional Economic Alliance and the New Mexico Partnership, PNM fully recognizes the site's potential to locate new job-creating customers.

Due to limited latent capacity available in the area to serve additional loads, and due to the Central substation's constraints for expansion, a new substation is needed. The Westpointe 40 Project would provide the capability to address near-term customer timelines.

We invite your questions and are prepared to discuss the merits of this project. Following the public's opportunity to comment about the proposed Westpointe 40 Project, we at PNM hope you will certify that it will, indeed, support reasonably anticipated economic development as described in Section 62-6-26(F). Thanks to you and to your department for considering the impact of this project.

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Sincerely,

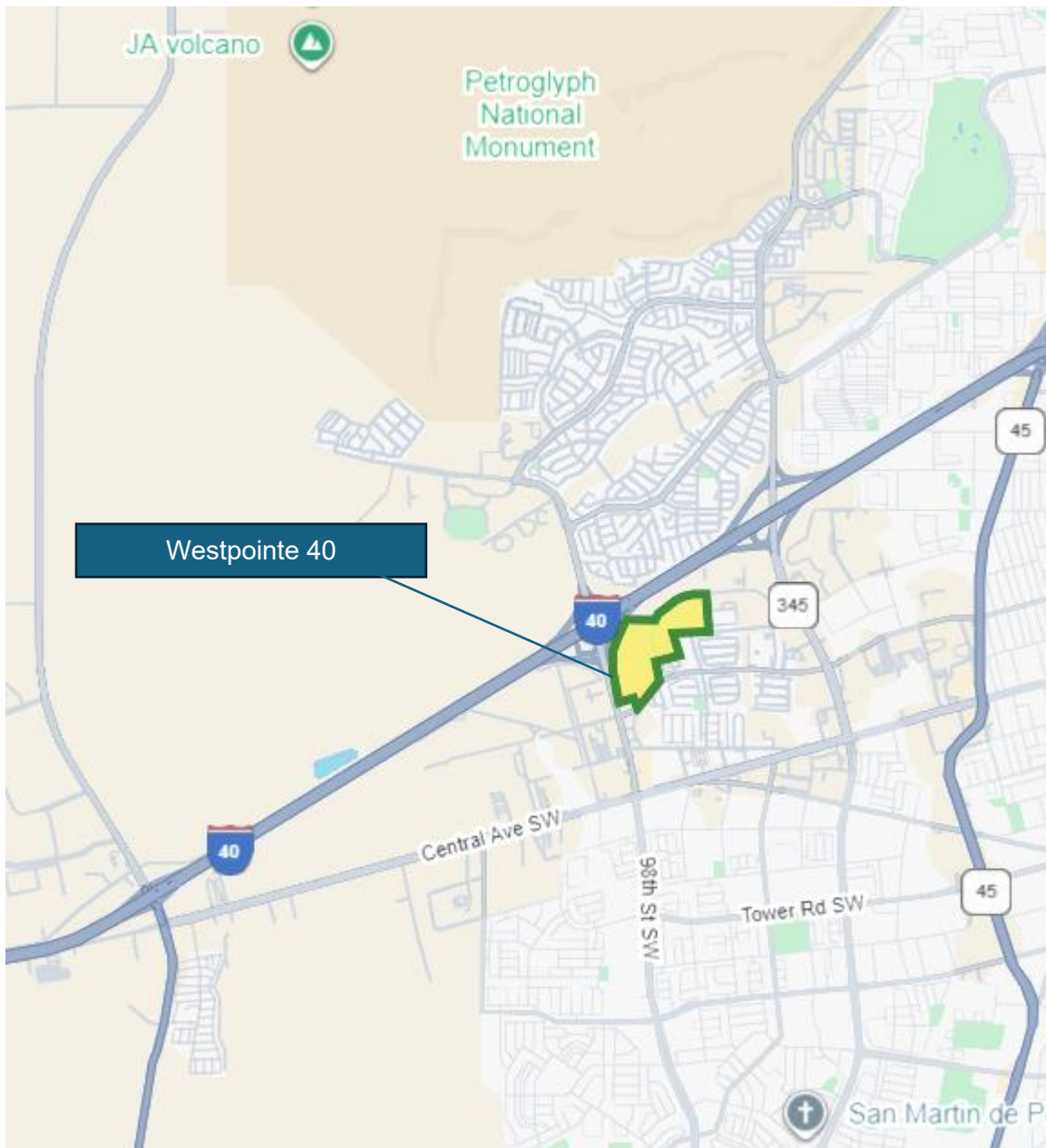
A handwritten signature in black ink, appearing to be "Monique Jacobson", is written over a horizontal line.

Monique Jacobson
Senior Vice President, Corporate Services
Monique.Jacobson@txnmenergy.com

Cc: Cholla Khoury, NMPRC Chief of Staff

EXHIBIT A

Area of Reasonably Anticipated Economic Development: Westpointe 40



Site Name	Acreage	Currently Available Capacity	Available Capacity with Improvements
Westpointe 40	80 Acres, not contiguous	2.3 MW	25 MW

EXHIBIT B

Illustration of Proposed Improvements

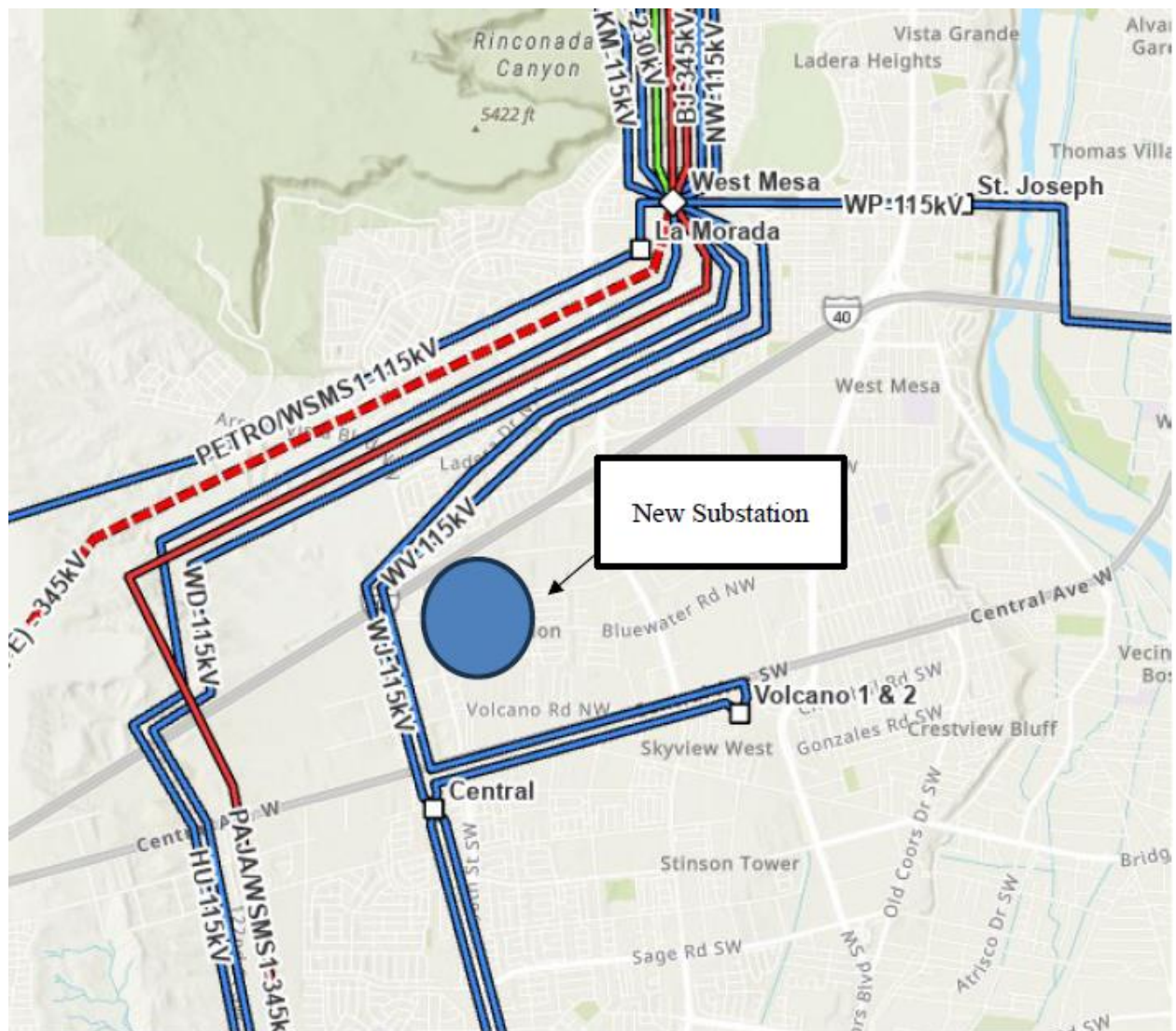


EXHIBIT C

Past Economic Development Projects that Considered the Site to be Served by Proposed Improvements

Westpointe 40		
Project Name	Load Type	Maximum Potential Load (MW)
USA	Manufacturing - Energy Storage Systems	45
Avenue	Data Center	20
Opie	Data Center	16.4
Callisto	Manufacturing - Plastics	7.5
Eclipse	Manufacturing - Solar Cells and Panels	7.2
Seehorn	Manufacturing - Hydrogen	7.1
Rose	Manufacturing - Furniture	6
Pioneer	Manufacturing - Renewable Energy	5
Japan	Manufacturing - Food	3
Helix	Manufacturing - Polymers	2
Storm	Manufacturing - Hydrogen Electrolyzers, Fueling	2
Chase	Warehousing and Transportation	1.25
J Foods	Manufacturing - Food	1
Rubicon	Manufacturing - Food	1
Singularity	Manufacturing - Precision Machining	1
Surge	Manufacturing - Electric Vehicles	1

This table includes economic development projects originally sourced 2021-2024 from state, regional, and local economic development organizations in PNM's service territory.