



Strategic Economic Development Site Advisory Committee Meeting

Wednesday March 18, 2026
2:00 PM

Microsoft Teams Meeting

Join: <https://teams.microsoft.com/meet/25233695545189?p=N7yJQOCxQqqVJHsNMz>

Meeting ID: 252 336 955 451 89

Passcode: fo7wL69E

Dial in by phone

[+1 505-312-4308](tel:+15053124308), [144266482](tel:+144266482) # United States, Albuquerque

MEETING AGENDA

1. Call to Order & Roll Call

Action Item

2. Approval of Agenda

Yes

Action Item

3. Approval of Minutes

Yes

Action Item

4. Public Comment

No

Action Item

5. Secretary Black: Update on Site Designations

No

Action Item

6. Review and Designation of Strategic Economic Development Sites

6.1 Santa Teresa Logistics (Avila Industrial Park)

Yes

6.2 Clovis Industrial Park

Yes

6.3 La Mesa Airfield Site

Yes

*Strategic Economic Development
Site Advisory Committee
February 18, 2026*

6.4 Double Eagle	Yes
6.5 Raton I-25 Frontage Road	Yes
6.6 Deming Industrial Park	Yes

Action Item

7. Other Business

7.1 Update on Proposed Rulemaking Hearing	No
7.2 Vote to Adopt Site Readiness Rules	Yes
7.3 Global Location Strategies (GLS) In-Person Site Visits	No

8. Adjourn

Members:

Priscilla Lucero	Public Member, Executive Director, Southwest New Mexico Council of Governments – Chair
Lucinda Vargas	Public Member, College Professor of Economics, Applied Statistics, and International Business at NMSU- Vice Chair
Hilma Chynoweth	Public Member, Director of Strategic Development
Alex Nellos	Public Member, Registered Architect
Mario Juarez- Infante	Public Member, City Manager of Sunland Park
Rob Black	Secretary, Economic Development Department
TBA	Secretary, Department of Transportation
Jim Kenney	Secretary, Environment Department
Erin Taylor	Acting Secretary, Energy, Minerals, and Natural Resources Department
Marquita Russel	CEO, New Mexico Finance Authority
Gabriella Dasheno	Deputy Utility Division Director, Public Regulation Commission
Jonathan Macias	Designee, Department of Finance and Administration (ex officio)

List of Staff:

Deputy Isaac Romero, Brian Schath, Jackie Thornburg, Michaeleen Ramirez, Joshua Smith



Strategic Economic Development Site Advisory Committee Meeting
Thursday February 18, 2026
2:00 PM

List of Staff:

Deputy Isaac Romero, Brian Schath, Jackie Thornburg,
Michaeleen Ramirez

1. Call to Order & Roll Call

Jackie Thornberg performs the roll call, and the following members were in attendance: Priscilla Lucero, Lucinda Vargas, Hilma Chynoweth, Mario Juarez-Infante, Secretary Rob Black, Brian Schath for Jim Kenney, Gabriella Dasheno, Jonathan Macias. Quorum established.

2. Approval of Agenda

Madam Chair Priscilla Lucero asks for a motion to approve the Agenda

Motion: Rob Black

2nd: Hilma Chynoweth

Roll Call performed and Motion to Approve the Agenda carries

3. Approval of Minutes

Madam Chair Priscilla Lucero asks for a motion to approve the January 22, 2026 Meeting Minutes

Motion: Brian Schath

2nd: Lucinda Vargas

Roll Call performed and Motion to Approve January 22, 2026 Meeting Minutes carries

4. Public Comment

There is nobody present for Public Comment

5. Secretary Black: Update on Site Designations

Secretary Black states that all 5 sites that were previously approved at the January 22, 2026 meeting have been certified and a press release went out announcing those designations. The applications for protentional site readiness are ready to be put forth for those sites. Priscilla

Lucero asks if a list will be generated and handed out to committee members for reference purposes, and Secretary Black states that a list can be generated and that the list is also on the dashboard. Priscilla Lucero asks how they will know when the designated areas apply for the funding and Secretary Black responds that the applications will be presented to the committee for review. Priscilla Lucero asks for the date on Public Comment and the date is February 26th from 10:00-11:00 for Site Readiness in person.

Isaac Romero discusses a shift in the funding. Instead of three 8 million dollar release of funds, all 24 million dollars of funding will be available starting July 1, 2026.

6. Review and Designation of Strategic Economic Development Sites

6.1 9615 Broadway Blvd.

Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Lucinda Vargas

2nd: Rob Black

Roll Call performed and Motion to Approve the certification carries

6.2 Earl Cummings Certified Site

Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Lucinda Vargas

2nd: Hilma Chynoweth

Roll Call performed and Motion to Approve the certification carries

6.3 Arrowhead Park

Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Lucinda Vargas

2nd: Rob Black

Roll Call performed and Motion to Approve the certification carries

6.4 Milan Industrial Park

Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Hilma Chynoweth

2nd: Brian Schath

Roll Call performed and Motion to Approve the certification carries

6.5 Rancho Monte Vista

Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Rob Black

2nd: Hilma Chynoweth
Roll Call performed and Motion to Approve the certification carries

6.6 Max Q at Kirtland

Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Rob Black

2nd: Lucinda Vargas

Roll Call performed and Motion to Approve the certification carries. Hilma Chynoweth does not vote due to a conflict of interest.

6.7 Tamaya Ventures Ste 1,3,11,13

Josh Smith verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Hilma Chynoweth

2nd: Lucinda Vargas

Roll Call performed and Motion to Approve the certification carries

6.8 Sunset Ready Site

Josh Smith verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Lucinda Vargas

2nd: Brian Schath

Roll Call performed and Motion to Approve the certification carries

6.9 Village of Questa Business Park

Josh Smith verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Lucinda Vargas

2nd: Brian Schath

Roll Call performed and Motion to Approve the certification carries

6.10 Section 36

Secretary Black verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Hilma Chynoweth

2nd: Lucinda Vargas

Roll Call performed and Motion to Approve the certification carries

6.11 Westpoint 40

Secretary Black verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Lucinda Vargas

2nd: Hilma Chynoweth
Roll Call performed and Motion to Approve the certification carries

6.12 Upper Petroglyph Industrial

Secretary Black verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification.

Motion: Lucinda Vargas

2nd: Rob Black

Roll Call performed and Motion to Approve the certification carries

7. Other Business

No Updates

8. Adjourn

Motion: Rob Black

2nd: Brian Schath

Meeting adjourned at 3:328pm

Madam Chair Priscilla Lucero

Date



NEW MEXICO

Santa Teresa Logistics Site Readiness Report

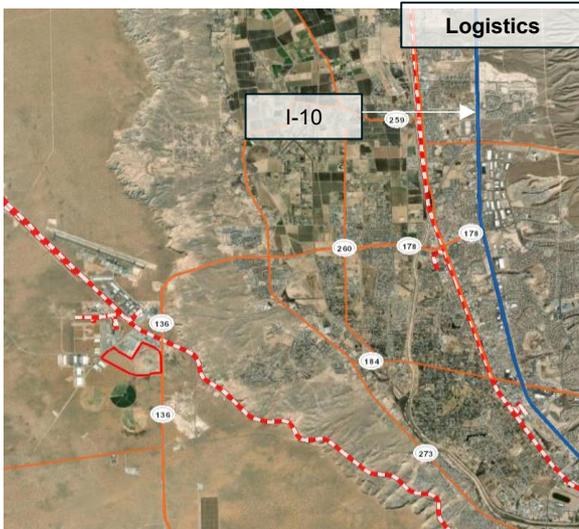
October 2025



GLS GLOBAL
LOCATION
STRATEGIES®



Site Characteristics



Santa Teresa Logistics Site Profile

Site Name: Santa Teresa Logistics

Location: Santa Teresa, Doña Ana County, New Mexico

Coordinates: (31.848944, -106.689000)

Total Acreage: +/- 272, with 87 contiguous and developable

Ownership: Privately owned (1 owner – Currently owned by Terry McLachlan but under contract to be purchased by another group in November 2025); For Sale; Asking sale price is \$174,240 per acre or \$47,393,280 total.

Zoning: I-2 Industrial; Rezoning is not required; Height restriction is 50 feet but variance is feasible.

Developability Impacts: Some of the site's eastern acreage is located within FEMA 100-year floodplain. A 23kV electric line runs through the site's southwestern acreage.

Due Diligence Studies Completed:

- Phase 01 ESA study completed in 2003 and found no major concerns.
- Cultural Resources study completed in 2005 and found no concerns.
- Geotechnical Engineering Report completed in 2023; Soils encountered at the site were comprised of silty sand and poorly graded sand with silt; No groundwater was encountered during the field investigation.

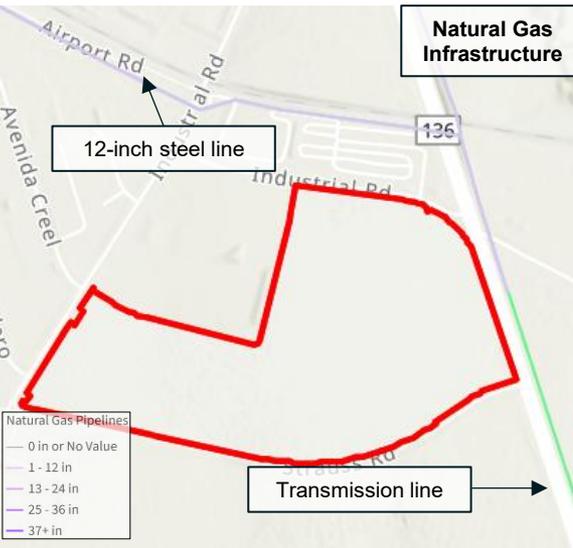
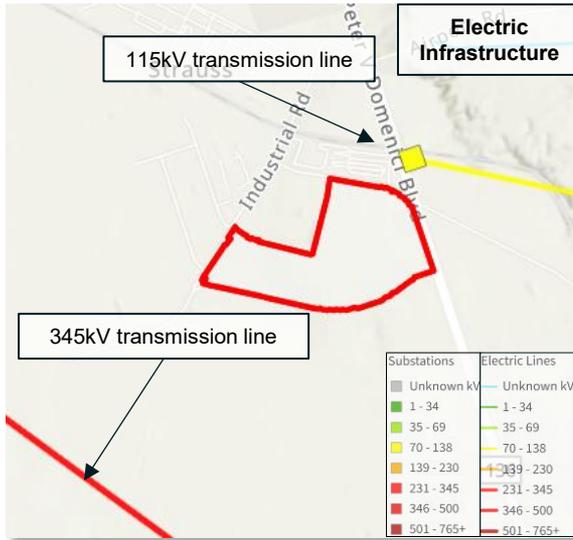
Air Quality Attainment: The county is in attainment for all criteria pollutants.

Interstate: 7.96-mile drive east to the I-10 on-ramp.

Highway: 1.09-mile drive south to the 4-lane highway Hwy 9 entrance.

Rail: An existing UP line is located 0.2-miles north of the site. Further discussions with UP are required to understand feasibility and improvements required for on-site rail service.

Site Utilities



Santa Teresa Logistics Site Profile

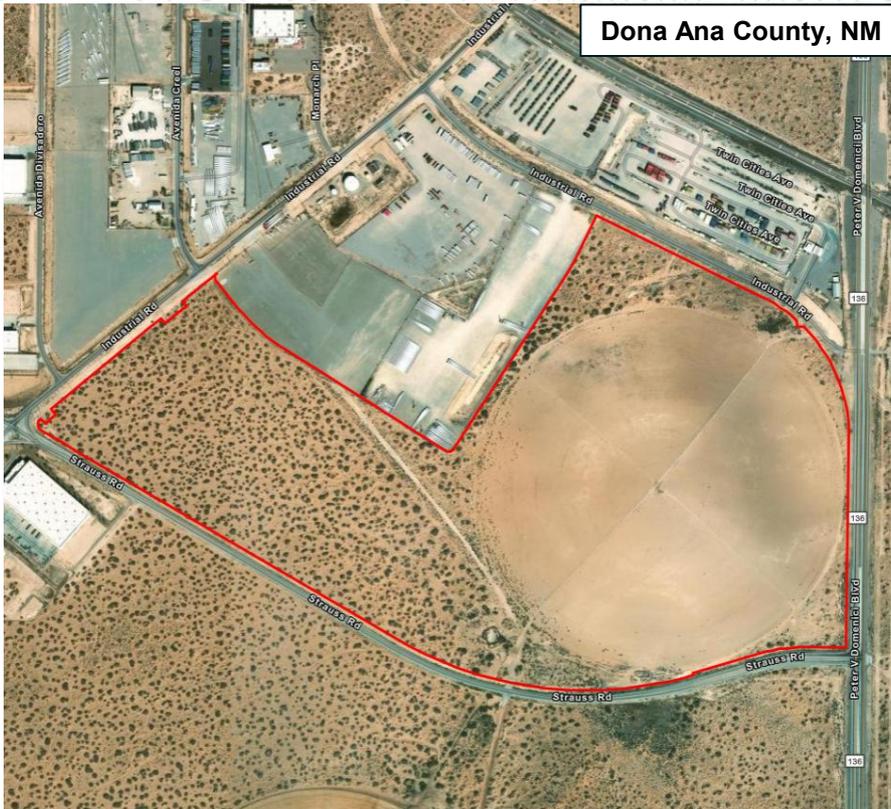
Electric: Site is served by El Paso Electric. An existing distribution line is located on the southeast corner of the site. 5MW can be served to the site within 18-24 months via an additional substation. To serve 10 MW to the site, an additional feeder and transformers are required. Infrastructure improvements to serve 10 MW are expected to take 18-24 months at a cost of \$24MM. To serve 50 MW to the site, a dedicated substation with transmission interconnection and 115/25kV transformer with breakers is required. Infrastructure improvements to serve 50 MW are expected to take 24-36 months at a cost of \$15-25MM.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing 12-inch steel line located adjacent north of the site. To serve up to 200 MCF/h to the site, a small main line extension and meter station is required. Infrastructure improvements to serve up to 200 MCF/h are expected to take less than 12 months at a cost of \$100,000-\$200,000.

Water: Site is served by the Camino Real Regional Utility Authority (CRRUA). There is an existing 12-inch water line located at the site. A project including a new 1 MGD elevated tank is committed. The excess capacity of the existing infrastructure is unknown. Further discussions with Camino Real Regional Utility Authority are required to understand exact improvements required to serve the site with 50,000 GPD, 200,000 GPD, and 1 MGD.

Wastewater: Site is served by the Camino Real Regional Utility Authority (CRRUA). There is an existing 12-inch sewer line located at the site. The excess capacity of the existing wastewater system is between 30,000-50,000 GPD. Up to 30,000 GPD can currently be served to the site. To serve more than 30,000 GPD, additional growth is required. Infrastructure improvements to serve more than 30,000 GPD are expected to take 36-60 months.

Santa Teresa Logistics



Advantages:

- Ability to sell or lease
- No rezoning required; Site is currently zoned Industrial
- Currently, surrounding use is primarily Industrial; Highly suitable for Industrial users
- Site is approximately 272 acres with the current largest contiguous and developable acreage being approximately 87 acres
- Due diligence studies have already been completed
- Natural gas line is adjacent to the site and can serve up to 200MCF within 1 year for approx. \$50,000-100,000

Disadvantages:

- Variance is feasible, but height restriction is currently 50-feet
- There is an NWI-identified pond in northern acreage; Likely required to mitigate flood risk
- Northern acreage is within FEMA 100-year floodplain
- 23.2kV electric line runs through the site
- Phase I ESA identified a recognized environmental concern
- Additional substation and transformers required to serve 5 MW
- Limited existing water and wastewater capacity available in the area; 3-5 years for additional growth

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Rail Service: A Union Pacific (UP) rail line is located approximately 0.25 to 0.55 miles north of the site, depending on whether a potential rail extension follows Industrial Road or NM 136. Recommend coordination with UP and, if applicable, private rail providers to evaluate the feasibility of extending rail service to the site, including all associated costs, design considerations, and anticipated timelines.

02

Electric Capacity: The existing electric infrastructure has less than 5 MW of excess capacity, which is below the typical demand of most industrial users. Construction of an additional substation to support loads of 5 MW or greater is expected to take approximately 18–24 months. Recommend continued coordination with the electric provider to clarify cost responsibilities and explore potential funding mechanisms to reduce timeline and cost risks for prospective end users.

03

Water and Wastewater Capacities: The site is currently anticipated to have approximately 250,000 GPD of excess water capacity and 40,000 GPD of excess wastewater capacity. Recommend coordination with the water and wastewater provider to evaluate opportunities for proactive system expansions to increase available capacity for future users. Discussions should include estimated costs, funding opportunities, and timelines to support potential industrial demand scenarios.

04

Environmental Impacts: A Phase I ESA was completed and revealed some possible releases of hazardous substances on or adjacent to the subject property. If not already completed, recommend following TRC recommendation that drums, other miscellaneous debris, and associated impact soil at potential release sites be removed and properly disposed.

Recommendations

05

Height Variance Process: The site currently has a height restriction of 50 feet. Many industrial users may require structures exceeding this limit, necessitating a height variance. To reduce potential risk for future users, recommend coordination with the zoning department to understand the variance process and timeline, including any required public hearings or comment periods, for various height thresholds (e.g., 75 feet, 100 feet, 150 feet, ...). Additionally, identifying nearby users who have successfully obtained similar variances can serve as a useful case study when engaging prospective users.

Anticipated REDI Sites Tier

Bronze

Silver



Anticipated REDI Sites tier based on current information and assumptions.

Gold

Platinum

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.



NEW MEXICO

Clovis Industrial Park Site Readiness Report

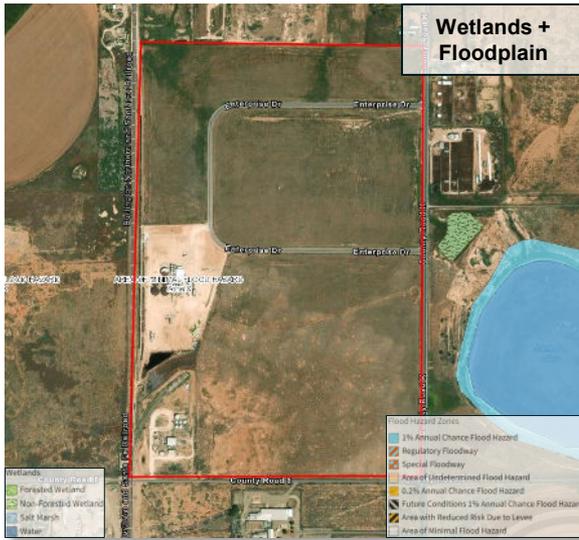
December 2024



GLS GLOBAL
LOCATION
STRATEGIES®



Site Characteristics



Clovis Industrial Park Site Profile

Site Name: Clovis Industrial Park

Location: Clovis, Curry County, New Mexico

Total Acreage: +/- 200 acres, with 85 acres contiguous and developable

Ownership: Publicly owned (1 owner – City of Clovis). Preference is to sell but long-term lease options are also available.

Zoning: Unzoned; outside of city limits. Rezoning is not required.

Developability Impacts: There are several existing structures in the southwest portion of the site related to animal feed storage, such as silos.

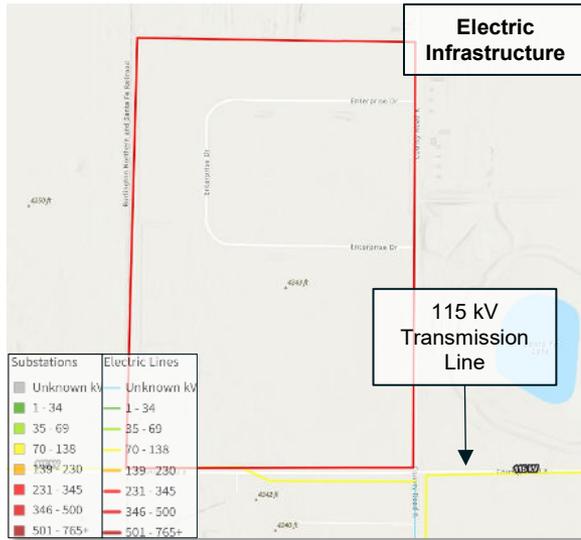
Due Diligence Studies Completed: No due diligence studies have been completed on the site.

Interstate: 90-mile drive east to the I-27 on-ramp.

Highway: 1-mile drive east to the 4-lane highway US-70.

Rail: An existing Southwest Railroad line is located adjacent to the site on its western border. The city proposed a rail spur, however, discussions with BNSF are required. There is existing rail siding to the existing silos on the site's southwestern acreage. The existing siding is privately-owned. Siding along the main line is owned by BNSF, but all other are leased out for private use. Rail line congestion is not a concern in this area. Additional users can be served.

Site Utilities



Clovis Industrial Park Site Profile

Electric: Site is served by Xcel Energy. There is an existing 115 kV transmission line running along the southern site boundary. To serve the site, this 115kV line will be pushed into the site for transmission service. The excess capacity of this line is currently unknown. To serve a load greater than 10 MW, a new substation is required. Infrastructure improvements to serve greater than 10 MW are expected to take 36-60 months. Any request over 1 MW requires a load study to the SW power pool which takes 18-24 months. This will be completed before any infrastructure improvements begin.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing 4-inch line adjacent to the site that can serve the site. Capacity and upgrades necessary are unknown.

Water: Site is served by the City of Clovis. There is an existing 12-inch looped water line along Enterprise Road on the site. There are additional 12-inch lines along the northern and eastern site boundaries. The excess capacity of the existing water system is currently unknown. The end user may be required to bring in their own water rights in order to gain water service on the site.

Wastewater: Site is served by the City of Clovis. There is an existing 8-inch gravity main located east of the site. To serve the site, gravity flow will be built out to the line east of the site. Alternatively, if the user wants to utilize the robust reuse system, they can extend the nearest reuse line 3 miles to the site. The existing wastewater system has an excess capacity of 5.2 MGD.

Clovis Industrial Park



Advantages:

- Publicly owned, BNSF certified, site
- Rectangular site shape
- Rail adjacent to property with active spur at south-west corner of site
- No zoning on property due to being outside city limits
- Willing to sell or lease
- Some due diligence has been done on the property.
- Nearest highway is just over 1 mile away.
- Utility infrastructure is already at the site boundary
- Site is 200 acres and the largest contiguous acreage is 85 acres.
- Excess wastewater capacity with robust re-use system in the city

Disadvantages:

- Any electric load requesting over 1 MW requires a load study which is taking 18-24 months to complete
- Gas capacity at site is unknown
- Limited water capacity in the area
- Lack of route suitability for truck traffic between the site and highway due to residential areas

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Electric Capacity and Timelines: Continue discussions with Xcel to understand timeline and costs associated with serving the site. According to Xcel, anything over 10MW would require a new substation which would likely take 3-5 years. Xcel stated that any load request over 1 MW would require a load study which is taking 18-24 months and that would likely have to occur prior to new infrastructure being pushed in or a new substation being built. Recommend working through ways to streamline the load study or be able to begin ordering materials for substation to shorten the timeline. Most projects looking at this site will likely be over 1MW electric use and having to wait up to 24 months for a load study before confirming if the site can be served is a huge risk to any project.

02

Gas Capacity: Gas infrastructure is adjacent to the site but capacity and ability to serve is unknown. Recommend working with the gas provider to understand thresholds of potential gas loads at the site (for example, 50 MCF) and the timelines, upgrades, and cost associated to serve.

03

Water Capacity: Existing water infrastructure is in place adjacent to the site. However, the city does not have a ton of excess capacity and is currently bringing on 1-2 wells per year to keep up with demand. The city mentioned potentially requiring end users to bring their own water rights which could really limit the type of projects for the site. Recommend continuing discussions on how to service the site with water and the costs and timelines associated with this. At a minimum, it would be good to understand the maximum viable capacity to service the site (without the end-user needing their own water rights).

04

Route Suitability: Work through long-term planning of alternative truck route options to avoid residential areas between the site and highway interchanges.



NEW MEXICO

La Mesa Airfield Site Site Readiness Report

October 2025



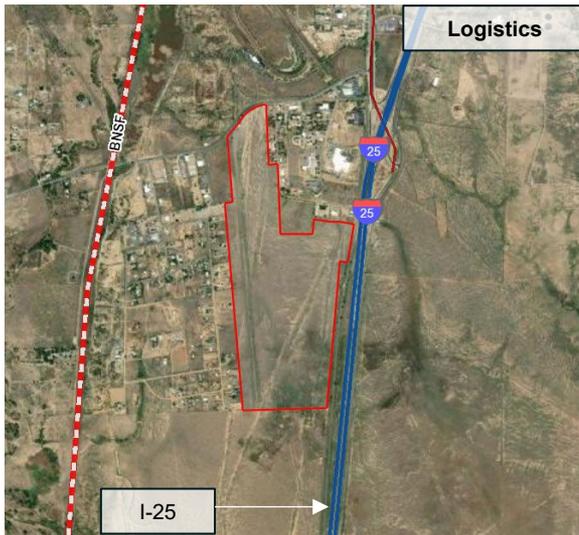
GLS GLOBAL
LOCATION
STRATEGIES®



Site Characteristics



Wetlands + Floodplain



Logistics

La Mesa Airfield Site Profile

Site Name: La Mesa Airfield Site

Location: Raton, Colfax County, New Mexico

Coordinates: (36.74863, -104.50719)

Total Acreage: +/- 225, with 150 contiguous and developable

Ownership: Publicly owned (1 owner– Colfax County Board of Commissioners); For Lease (sale options may be available depending on end user); Asking lease rate is \$600 per acre.

Zoning: R5 Residential; Intended use is not residential; Rezoning is required and process is through City of Raton; Current height restriction is 35 feet, but variance is feasible with public hearing.

Developability Impacts: An old warehouse and hanger may impact the site but can be demolished.

Due Diligence Studies Completed:

- Cultural Resources study completed in 2023 and found no expected impacts.

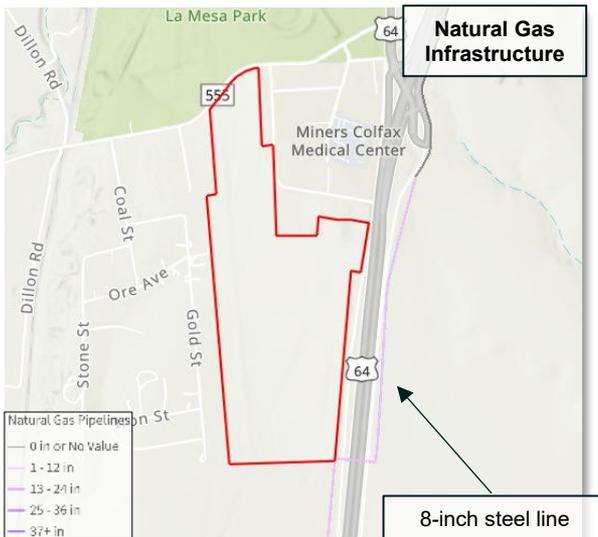
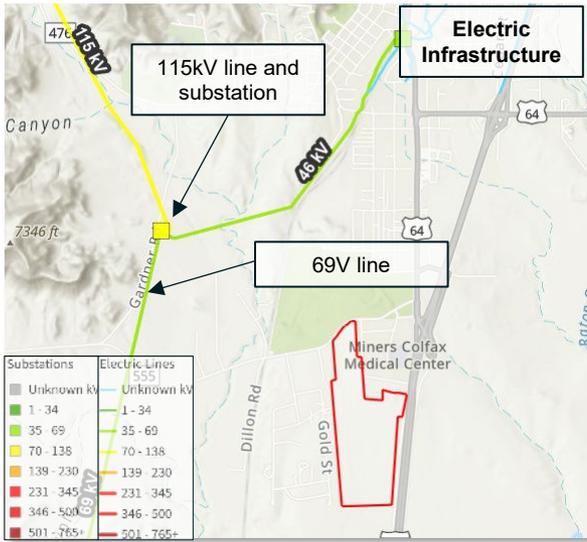
Air Quality Attainment: The county is in attainment for all criteria pollutants.

Interstate: 0.55-mile drive east to the I-25 on-ramp.

Highway: The nearest 4-lane highway is I-25.

Rail: An existing BNSF line is located 0.5-miles west of the site. Improvements for on-site rail service would include, at a minimum, an extension to the BNSF rail line down York Canyon Rd. or through other properties. Further discussions with BNSF are required to understand feasibility and any required improvements for on-site rail access.

Site Utilities



La Mesa Airfield Site Profile

Electric: Site is served by Raton Public Service, with transmission from Tri-State. An existing 13.8kV distribution line is currently located adjacent north of the site along York Canyon Road. The existing Raton Substation is located 1.7 miles north of the site. The existing infrastructure can serve 5 MW to the site within 12 months. To serve 10-50 MW to the site, a new substation on-site or nearby and upgrading the nearby 69kV to a 115kV is required. Infrastructure improvements to serve 10-50 MW are expected to take 36 months and require approximately 2 acres for a new substation.

Natural Gas: Site is served by Raton Natural Gas, with transmission from Kinder Morgan. There is an existing 3-inch plastic main on the north side of the site and an additional 3-inch main located on La Mesa Bend. Exact excess capacity on the existing lines available to serve the site is unknown. 50 MCF/h could be served within 36 months. Further discussions with Raton Natural Gas are required to understand exact improvements required to serve 50, 100, or 200 MCF/h.

Water: Site is served by Raton Water Works. There are two existing 10-inch water lines located adjacent to the site. The excess capacity on the existing water system available to serve the site is expected to be between 30,000-40,000 GPD. Further discussions with Raton Water Works are required to understand feasibility and improvements to serve more than 40,000 GPD.

Wastewater: Site is served by Raton Water Works. There is an existing 6-inch sewer line located adjacent to the site. It is possible that, due to the age of this line, upgrades to the line are required. There is an existing lift station and 12-inch sewer main approximately 0.3 miles northeast of the site near Tractor Supply. The excess capacity on the existing wastewater system available to serve the site is unknown. To serve the site, a private lift station and gravity lines constructed 0.3 miles east to the Tractor Supply lift station are required. Infrastructure improvements to serve the site are expected to take 36 months and require approximately 1 acre for a new lift station.

La Mesa Airfield Site



Advantages:

- Publicly owned site (Colfax County Board of Commissioners)
- Site is approximately 225 acres with approximately 150 acres contiguous and developable
- Electric line located adjacent north of the site can provide construction power
- Within 0.6 miles of I-25 entrance

Disadvantages:

- Lease is preferred
- Rezoning required; Site is currently zoned R5 Residential
- Height restriction of 35-feet
- Several sensitive receptors within 0.5 miles (residential and park)
- Limited due diligence studies have been completed
- Utility excess capacities available to serve site are unknown
- Site access required upgrades to avoid residential
- BNSF rail is 0.5 miles west, but it is unknown if it can be extended to the site

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Water and Wastewater Capacity: Limited water and wastewater capacity is available to serve the site (~40,000 GPD). Recommend discussions with water and wastewater provider to discuss feasibility of serving higher industrial water demands. If feasible, determine infrastructure improvements required to serve higher demand thresholds (e.g., 100,000 GPD, 500,000 GPD, 1 MGD,...).

02

Rail Service: BNSF rail is located approximately 0.5 miles west of the site. However, several residences are between the site and the rail line, which may impact feasibility, permits, cost, and/or timeline of getting rail to the site. Recommend discussions with BNSF and, if applicable, private rail company to determine feasibility and infrastructure required for on-site rail service.

03

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA, Geotechnical Study, and Endangered Species Study may be unlikely to result in significant findings, completion of these studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

04

Rezoning: Currently the site is zoned R5 Residential. Recommend discussions with the County/City Zoning Department to evaluate the feasibility and timeline of proactively zoning the site for targeted uses (e.g., Industrial or Heavy Industrial). This approach will help reduce risks related to permitting delays or potential public opposition during the rezoning process for an end user.

Recommendations

05

Community Engagement: The site has significant acreage available for buffers, but is still within 0.5 miles of several “sensitive receptors”, such as La Mesa Park and residential neighborhoods. Industrial users, particularly those with tall structures, odors, noise, vibrations, or 24/7 operations, will likely view these surrounding users as risk for “NIMBYism” (“Not In My Backyard”). Recommend early coordination with stakeholders and potentially public prior to marketing the site as Industrial to prevent pushback when end-user locates.



NEW MEXICO

Double Eagle II Site Readiness Report

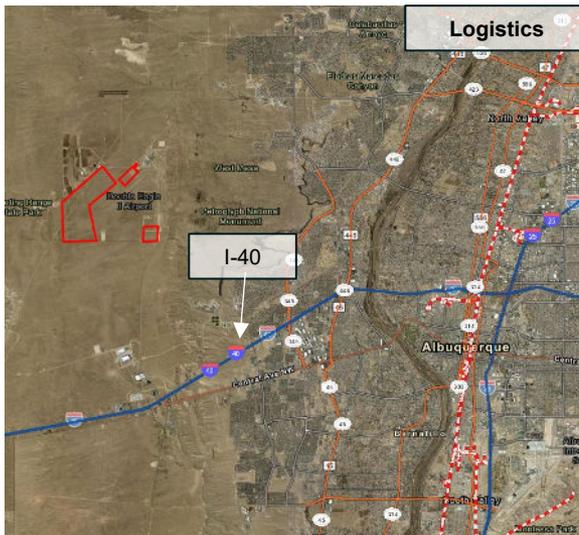
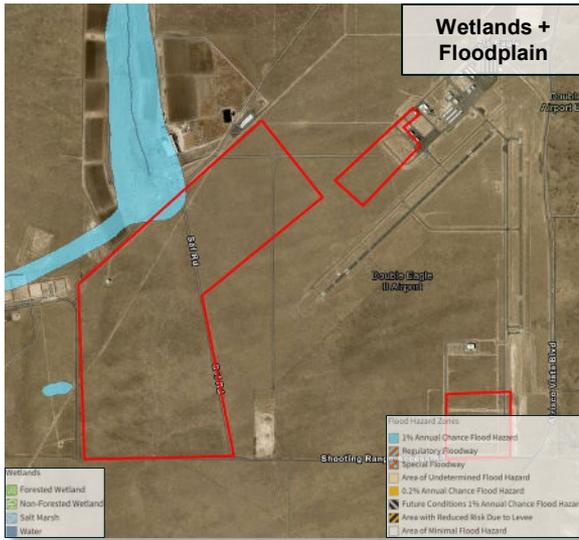
December 2024



GLS GLOBAL
LOCATION
STRATEGIES®



Site Characteristics



Double Eagle II Site Profile

Site Name: Double Eagle II

Location: Albuquerque, Bernalillo County, New Mexico

Total Acreage: +/- 1,044 acres remaining, with 440 contiguous and developable

Ownership: Publicly owned (1 owner – City of Albuquerque); For Lease Only with options up to 50 years.

Zoning: NR-SU – Non-Residential Sensitive Use; Rezoning or a special use variance is required, and the process is expected to take 6-12 months. The rezoning process would be done publicly with approval from the city required. The city height restriction is 85 feet.

Developability Impacts: FEMA shows the 100-year floodplain cross over the western border of the site for approximately 400 feet.

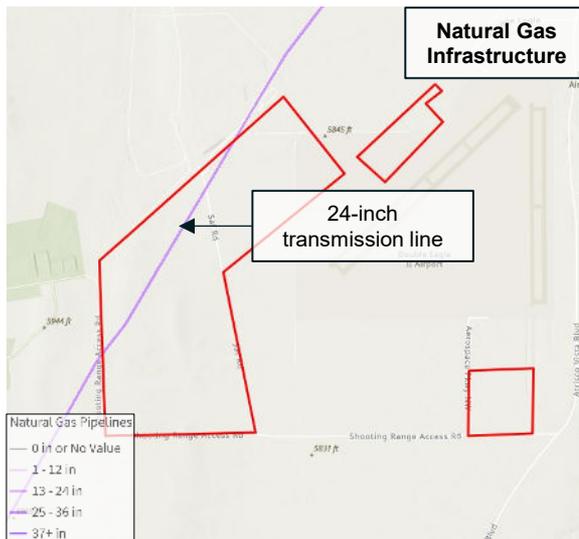
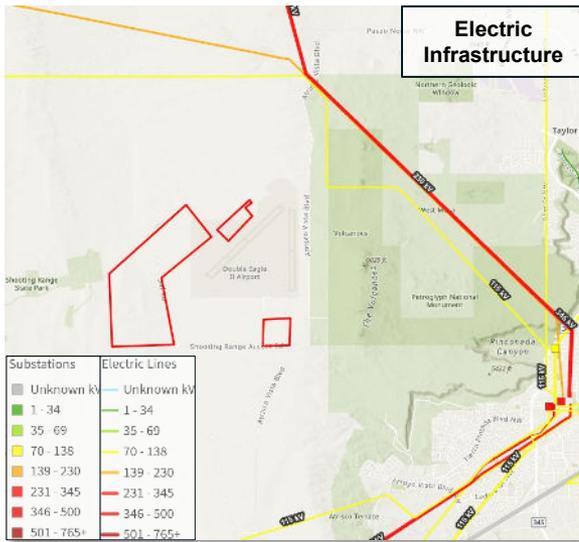
Due Diligence Studies Completed: It is unknown if any due diligence has been completed on the property.

Interstate: 6.3-mile drive east to the I-40 on-ramp.

Highway: The nearest 4-lane highway is I-40.

Rail: Direct rail access is not feasible. The nearest rail line is 9 miles east of the site on the opposite side of I-40.

Site Utilities



Double Eagle II Site Profile

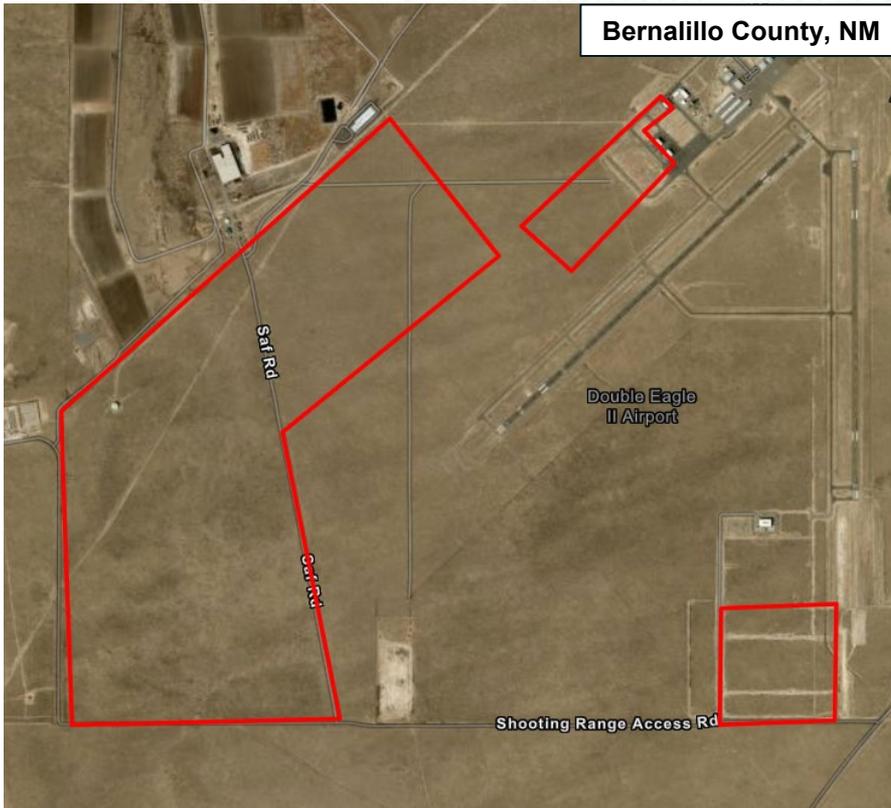
Electric: Site is served by Public Service Company of New Mexico (PNM). The closest feeder line is Scenic 12. The Scenic Substation is located 6 miles east of the site, but expansions are limited on this substation. Therefore, the Petroglyph Substation located 3.5 miles east of the site will serve the site. To serve 5 MW, an underground feeder will need to be extended from the Petroglyph Substation. Infrastructure improvements to serve 5 MW are expected to take 12 months. To serve 10 MW, infrastructure improvements are the same. To serve 50 MW, a new transmission line and new on-site customer substation are required. Infrastructure improvements to serve 50 MW are expected to take 24 months.

Natural Gas: Site is served by New Mexico Gas Company. An existing 24-inch transmission line runs through the site's western acreage. An existing 6-inch distribution line also runs into the site. The user would tap off this 6-inch distribution line. While exact capacities are unknown, New Mexico Gas Company has stated they are comfortable with capacity in this area.

Water: Site is served by Albuquerque-Bernalillo Water Authority. The water system has a total capacity of 234 MGD, with an excess capacity of 87 MGD. Further evaluation of the impacts of serving 1 MGD at the site will need to be completed. Depending on the location of the site, additional water lines may be required as some areas do not have infrastructure. To serve larger flows, improvements to the pump stations are expected. Additionally, depending on the size and material type of the building, the fire flow will also need to be analyzed. Oftentimes, fire flow demand governs infrastructure design/capacity. In the case of the larger flow, the modeling is needed.

Wastewater: Site is served by Albuquerque-Bernalillo Water Authority. An existing pump station is located near the site. There are some collector lines that convey flow to two existing lift stations. These lift stations convey flow through an existing 8-inch force main. Additional modeling and analysis of the lift stations and force mains will be required to understand the impacts of larger flows.

Double Eagle II



Advantages:

- Publicly owned site
- Master Plan is in place
- Active general aviation airport which provides potential tenants with flight and runway access
- Could handle less than 50MW from existing substations in the area and an extension would take approximately 18 months to complete.
- High pressure distribution gas line is on-site. Serving gas to the site should not be an issue with current capacity.
- Wastewater pump station is near the site which could help with servicing wastewater to the site.
- Site has existing water infrastructure and excess capacity.
- Large site, over 1000 acres with the largest contiguous acreage being 440 acres.

Disadvantages:

- Site is adjacent to Petroglyph National Monument which is considered holy to Native American tribes. This could be perceived as a developmental risk for industrial projects.
- Building height is restricted to 65 feet which could be a deterrent for some projects.
- Zoned Non-Residential-Sensitive-Use; Projects would likely have to go through city approval process (6-12 months).
- Electric infrastructure is not currently at the site.
- Site is 6 miles from nearest highway or interstate.
- Located in air quality maintenance area for Carbon Monoxide.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Rezoning and Site Plan: The site is currently zoned Non-Residential-Sensitive-Use. Recommend having a site plan voted and approved on as an immediate next step. The approved use should align with the city's goal for development on the site. If the site was zoned appropriately/allowed the appropriate use under current zoning, that would help lower the risk of the surrounding sensitivity receptors including the national monument, cemetery, and residential three miles away that has not supported industrial growth in the past

02

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA, Cultural Resources Study, Geotechnical Report, and Endangered Species Study may be unlikely to result in significant findings, completion of these studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

03

Wastewater Solution: There are two existing lift stations in the city and a pump station near the site. Recommend understanding current capacity and what upgrades are needed, including estimated cost and schedule, to handle additional wastewater flow at the site.



NEW MEXICO

Raton I-25 Frontage Road Site Readiness Report

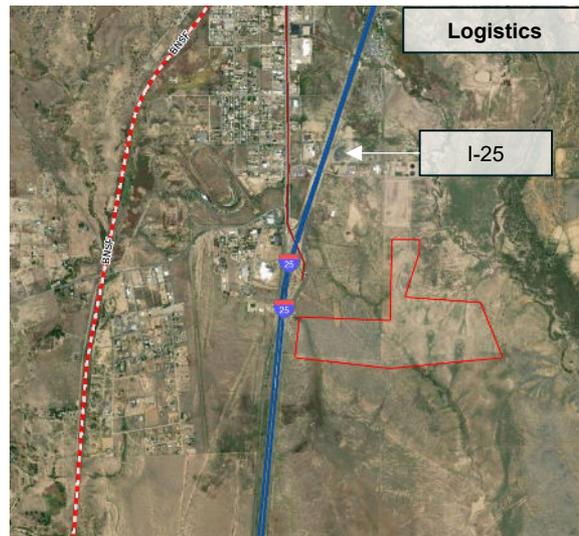
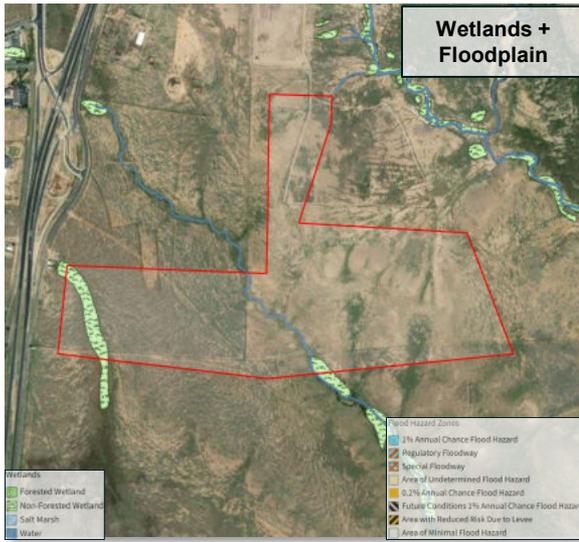
October 2025



GLS GLOBAL
LOCATION
STRATEGIES®



Site Characteristics



Raton I-25 Frontage Road Site Profile

Site Name: Raton I-25 Frontage Road

Location: Raton, Colfax County, New Mexico

Coordinates: (36.86263, -104.43787)

Total Acreage: +/- 207, with 100 contiguous and developable

Ownership: Publicly owned (1 owner –City of Raton); For Sale or Lease.

Zoning: Site was previously zoned C3 – Light Industrial, however, is part of Enterprise Trade Zone (ETZ) and has likely been rezoned Government ; Rezoning is required and process is through City of Raton; Current height restriction is 35 feet, but variance is feasible with public hearing.

Developability Impacts: NWI identifies wetlands on the western and southern acreage of the site and a stream on the southern acreage. The site is gently rolling (~1.5% grade).

Due Diligence Studies Completed: No studies completed.

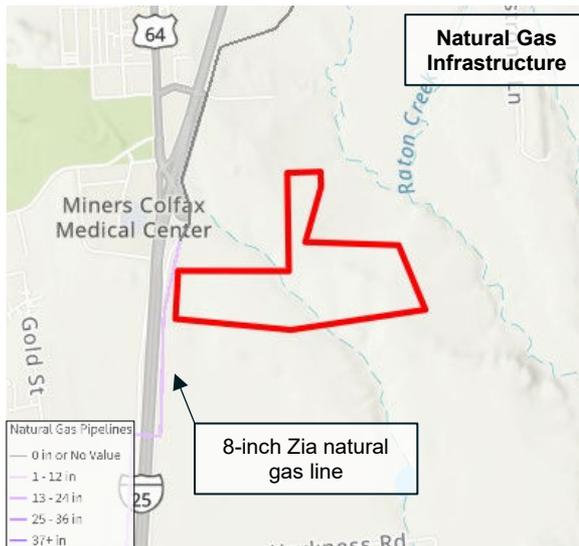
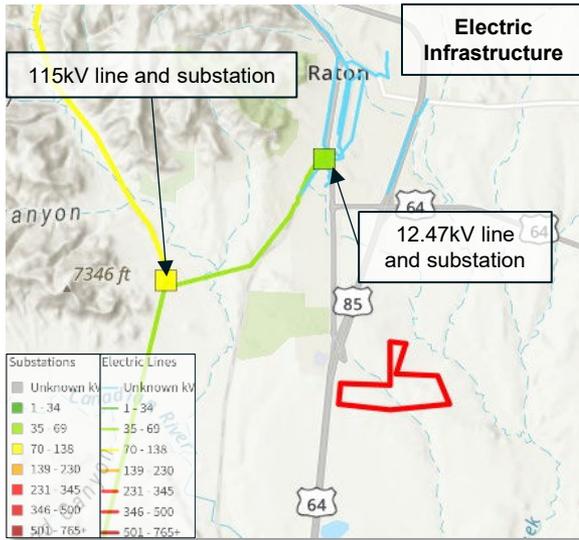
Air Quality Attainment: The county is in attainment for all criteria pollutants.

Interstate: 0.4-mile drive west to the I-25 on-ramp.

Highway: The nearest 4-lane highway is I-25.

Rail: On-site rail service is not available.

Site Utilities



Raton I-25 Frontage Road Site Profile

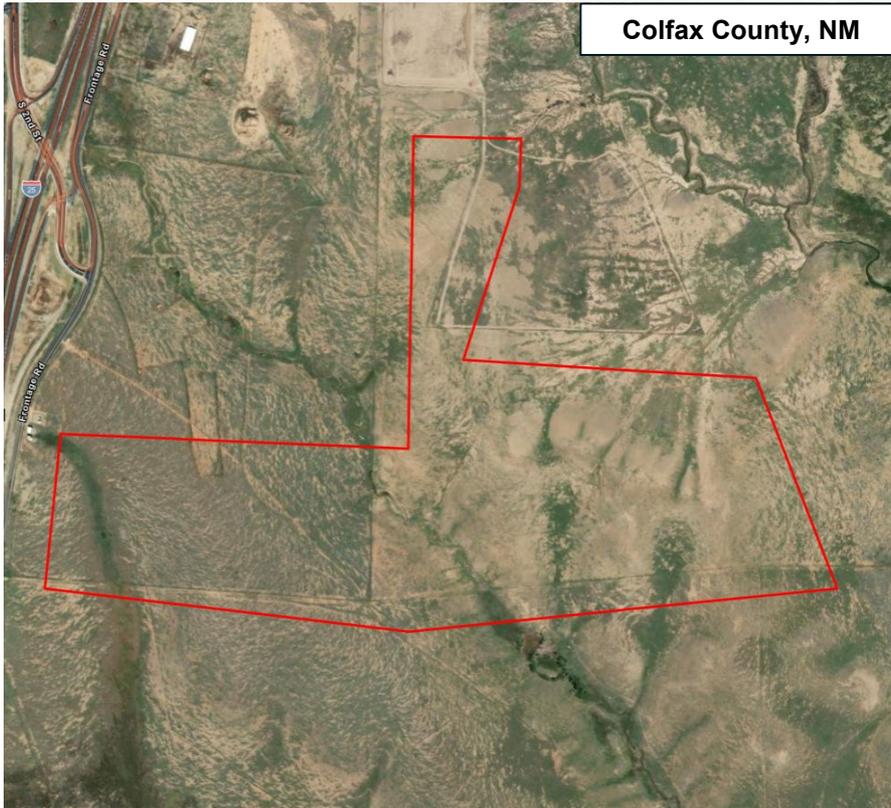
Electric: Site is served by Raton Public Service. An existing 13.2kV distribution line is currently located 0.11 miles from the site on the other side of Frontage Road. To serve the site with 5 MW, a designated circuit is required. Infrastructure improvements to serve 5 MW are expected to take 12 months. To serve the site with more than 5 MW, a line extension across the interstate and boring under the interstate is required. Infrastructure improvements to serve more than 5 MW are expected cost at least \$40,000-\$80,000. Further discussions with Raton Public Service are required to understand excess capacity on the existing substation and exact improvements to serve more than 5 MW.

Natural Gas: Site is served by Raton Natural Gas, with transmission from Zia Natural Gas. There is an existing 8-inch steel line located along Frontage Road and 3-inch main north of the site at the concrete pad. Further discussions with Raton Natural Gas and Zia Natural Gas a required to understand excess capacity of the system and infrastructure improvements required to serve 50, 100, or 200 MCF/h.

Water: Site is served by Raton Water Works. There is an existing 10-inch water line located 0.75 miles north of the site along Hereford Ave. The excess capacity on the existing system available to serve the site is approximately 250,000 GPD. To serve the site with up to 250,000 GPD, a line extension to the site down Frontage Road is required. A new system is required to serve 1 MGD.

Wastewater: Site is served by the Raton Water Works. There is an existing 10-inch sewer line and wastewater plant located 0.75 miles north of the site. Exact excess capacity is unknown but expected to be sufficient up to at least 500,000 GPD. To serve the site with significant capacity, a line extension is required.

Raton I-25 Frontage Road



Advantages:

- Publicly owned site (City of Raton)
- Ability to sell or lease
- Site is approximately 207 acres with the largest contiguous and developable acreage being approximately 100 acres
- Existing adjacent electric line can serve 5 MW with a designated circuit
- Within 0.5 miles of I-25 entrance

Disadvantages:

- Rezoning likely required
- An NWI-identified stream runs through the center of the site
- Site is mostly flat, however, there are some areas sloping at between 5-10% grade
- Electric demands over 5 MW require extension across the interstate
- Water and wastewater lines must be extended for service to the site

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA, Geotechnical Study, and Endangered Species Study may be unlikely to result in significant findings, completion of these studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

02

Zoning: The site was previously zoned C3 Light Industrial but has since been incorporated into an Extraterritorial Jurisdiction Zone (ETZ), likely resulting in zoning changes. The current zoning designation and associated use restrictions should be verified. Recommend coordination with the city zoning department to confirm current zoning and applicable ordinances, as well as to evaluate the feasibility of proactively rezoning the site to align with targeted industrial uses (e.g., Industrial, Light Industrial, Heavy Industrial, etc.).

03

Water and Wastewater Infrastructure: Existing water and wastewater lines currently end at Herford Ave., just over 0.75 miles north of the property. The city is comfortable with additional capacity up to 250,000 GPD. Recommend discussions with water and wastewater provider to verify all permits, costs, and timelines required to achieve water and wastewater service on the site. Additionally, verify requirements to obtain additional capacity thresholds to the site including costs and timelines (e.g., 500,000 GPD, 1 MGD,...).

04

Natural Gas Capacities: Limited information is currently known as it relates to natural gas. Recommend discussions with natural gas providers to discuss location of existing infrastructure and requirements, including costs and timelines, to serve different natural gas demand thresholds to the site (e.g., 5 MCF/h, 50 MCF/h, ...).

Recommendations (cont.)

05

Electric Capacity: Limited electric capacity is available on the lines nearest the site, located on the east side of I-25. The existing line can support up to approximately 5 MW with a dedicated circuit; however, serving larger demands may require a bore beneath the interstate, which would likely involve significant cost and extended timelines. Recommend discussions with the electric provider to evaluate all options for supporting higher demand thresholds (e.g., 25 MW, 50 MW, 100 MW, etc.).

06

Site Access Plan: Frontage Road provides opportunities for multiple site access points, which is beneficial for industrial users seeking to separate truck and passenger vehicle traffic to improve safety and efficiency. Recommend coordination with local and state transportation departments to determine whether a traffic impact study will be required and, if so, to identify potential roadway improvements needed to accommodate industrial traffic (e.g., road widening, paving, turn lanes, or on/off-ramp enhancements).



NEW MEXICO

Deming Industrial Park Site Readiness Report

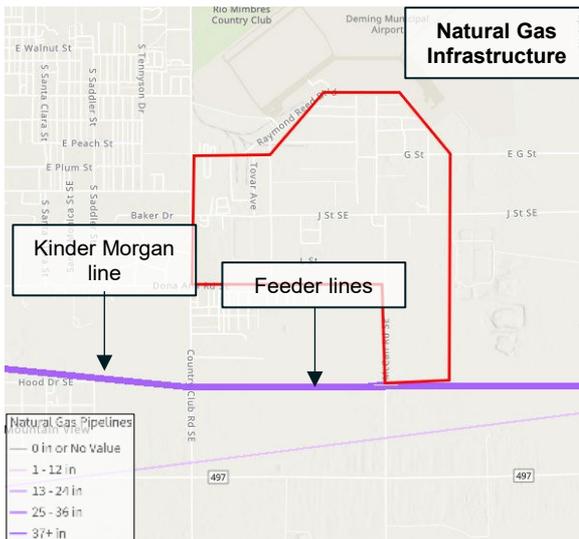
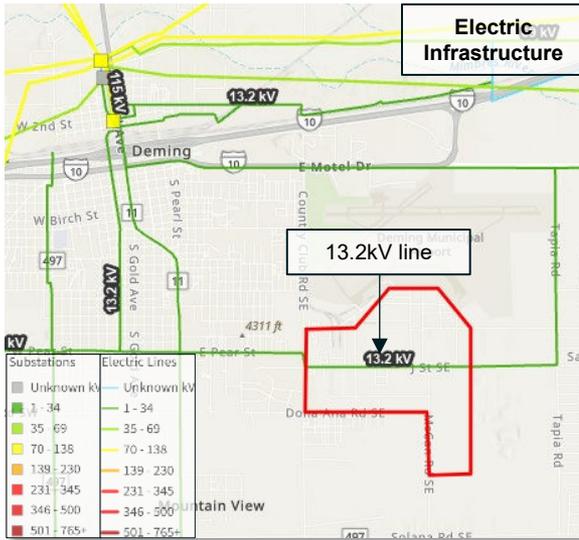
December 2024



GLS GLOBAL
LOCATION
STRATEGIES®



Site Utilities



Deming Industrial Park Site Profile

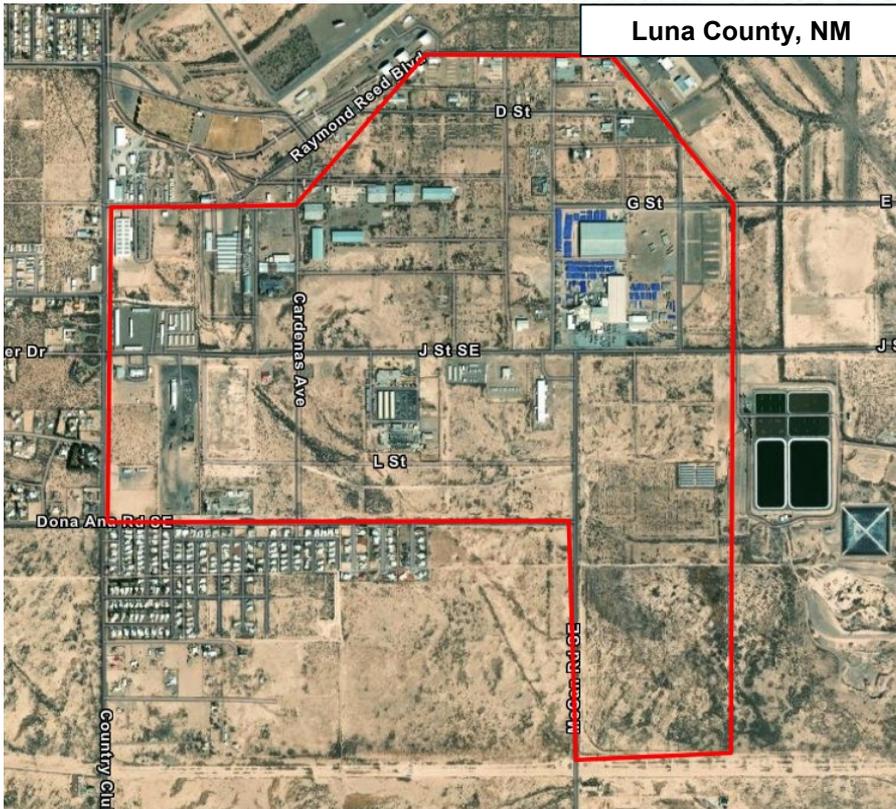
Electric: Site is served by Public Service Company of New Mexico (PNM). The Gold Substation is located approximately 4.6 miles from the site and currently serves the area, and the Hermanas Substation is located approximately 3.8 miles from the site. The nearest feeder line, Gold 12, is currently 150 feet from the site. The existing substation and line currently has an excess capacity of 3 MW that can served the site. To serve the site with 5 MW, reconduction of 12,000-feet of line is required. Infrastructure improvements to serve 5 MW are expected to take 12 months. To serve the site with 10 MW, an additional feeder line and extension, new Vista gear, primary meter, and capacitor bank are required. Infrastructure improvements to serve 10 MW are expected to take 12-18 months. To serve 50 MW, a new transmission line and customer substation are required. Infrastructure improvements to serve 50 MW are expected to take 24 months.

Natural Gas: Site is served by the City of Deming, who gets supply from El Paso. There are three existing small feeder lines from the Kinder Morgan transmission line located at the southern border of the site. Capacity is limited on these feeder lines. Exact excess capacity and infrastructure improvements required to serve the site are currently unknown.

Water: Site is served by the City of Deming. There is existing water infrastructure in the area, but exact size of the lines are unknown. To serve the site, a small expansion from the main line is required. The city is comfortable with serving the site with 75,000 GPD, however, 1 MGD is expected to stretch capacity. However, the exact excess capacity of the system is currently unknown.

Wastewater: Site is served by the City of Deming. There is existing wastewater infrastructure in the area, but exact size of the lines are unknown. The city is comfortable serving 50,000 GPD to the site. However, the exact excess capacity of the system is currently unknown. To serve 500,000 GPD, a specialized pipeline and booster pump are required. Cost and timeline estimates are currently unknown.

Deming Industrial Park



Advantages:

- Publicly owned site
- Existing established business park, roughly 400 acres including existing tenants.
- Willing to sell or lease
- Zoned industrial
- Utility easements and infrastructure at site
- Several site access points that accommodate trucking
- 3MW of current electric capacity available to serve the site

Disadvantages:

- Adjacent to airport, could be perceived as a risk for some industry
- Lack of due diligence on property
- Burrowing owls have been spotted on the property which are listed on the Threatened and Endangered Species list
- Nearby residential could be a perceived risk for industrial projects; there has been no residential pushback thus far
- Utility capacity is unknown
- The park is platted and divided into 1-3 acre parcels that can be pieced together for larger tracts. For users looking for larger acreage sizes, this could be a perceived hassle when purchasing the property.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Utility Capacities: Existing utility infrastructure is at the site. Utility capacities for gas, water and wastewater are generally unknown at this time. Recommend working with utility providers to understand current capacity, and timelines, upgrades, and cost associated with servicing the site depending on various thresholds, particularly for gas. It sounds like water and wastewater capacity is available for average users which is likely adequate for the park. For electric, PNM confirmed they could serve 5MW in 12 months, 10MW in 12-18 months, and 50MW or higher would need a new transmission line which would take 24 months.

02

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA, Cultural Resources Study, and Geotechnical Report may be unlikely to result in significant findings, completion of these studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project. Highly recommend a Threatened and Endangered Species study since burrowing owls have been identified on the site.

03

Burrowing Owls Plan: Since burrowing owls have been spotted on the site, recommend having a plan for relocation and rehabilitation in partnership with the state to ensure this does not hinder further industrial growth.

04

Site Plan: Recommend looking at if there is an option to re-plot the remaining city-owned parcels to accommodate larger tracts of land for industrial users. The parcels south of M Street could make up one approx. 75-acre parcel assuming N and O Street could be moved.

TITLE 2 PUBLIC FINANCE
CHAPTER 95 STRATEGIC ECONOMIC DEVELOPMENT SITE READINESS ACT
PART 1 GENERAL PROVISIONS

2.95.1.1 ISSUING AGENCY: Economic Development Department.
[2.95.1.1 NMAC - N, xx/xx/2025]

2.95.1.2 SCOPE: All public partners and private partners applying for Strategic Economic Development Site Readiness Act funds through the Economic Development Department.
[2.95.1.2 NMAC - N, xx/xx/2025]

2.95.1.3 STATUTORY AUTHORITY: Section 6-25B-5, NMSA 1978.
[2.95.1.3 NMAC - N, xx/xx/2025]

2.95.1.4 DURATION: Permanent.
[2.95.1.4 NMAC - N, xx/xx/2025]

2.95.1.5 EFFECTIVE DATE: xx/xx, 2025 unless a later date is cited at the end of a section.
[2.95.1.5 NMAC - N, xx/xx/2025]

2.95.1.6 OBJECTIVE:

A. Section 6-25B-3, NMSA 1978, provides that the department may enter into contracts with public partners and private partners for site characterization studies of proposed economic development sites to determine the suitability of such sites for certification as a strategic economic development site.

B. Section 6-25B-4, NMSA 1978, creates the strategic economic development site advisory committee and provides that the department shall provide necessary administrative services to the committee.

C. Section 6-25B-5, NMSA 1978, provides that the committee is granted authority to recommend approval or disapproval of applications for grants or loans from the site readiness fund, or to make recommendations for funding from the public project revolving fund or other potential funding sources to public and private partners to assist in the evaluation of proposals for site characterization studies or proposed economic development sites to assess the suitability of a proposed strategic economic development site for development by a public partner or private partner, and to promulgate rules necessary to carry out the provisions of the act.

D. Section 6-25B-7, NMSA 1978, provides that the department shall administer the site readiness fund and recover from the fund the costs of administering the fund.

[2.95.1.6 NMAC - N, xx/xx/2025]

2.95.1.7 DEFINITIONS:

A. “**Act**” means the Strategic Economic Development Site Readiness Act, Sections 6-25B-1 through 6-25B-8, NMSA 1978, as the same may be amended and supplemented.

B. “**Application**” means a written document made publicly available by the department and filed with the department for the purpose of evaluating a public partner’s or private partner’s application for grants and loans from the site readiness fund, the public project revolving fund and other potential funding sources.

C. “**Committee**” means the strategic economic development site advisory committee created to recommend approval or disapproval of applications for grants and loans from the site readiness fund, the public project revolving fund and other potential funding sources.

D. “**Department**” is the economic development department.

E. “**Economic development site**” means a site for proposed economic development that promotes economic activity and job creation based on criteria developed by the department, but excludes general housing development, affordable housing, lands with known environmental contaminations, and other criteria as may be determined by the department that do not provide economic base job development opportunities.

F. “**Private partner**” means an individual, a foreign or domestic corporation, a general partnership, a limited liability company, a limited partnership, a joint venture, a business trust, a public benefit corporation, a nonprofit entity or other private business entity or a combination thereof.

G. “**Public partner**” means the state and the state’s branches, agencies, departments, boards, instrumentalities or institutions, public improvement district, tax increment development district, and all political

subdivisions of the state and their agencies, instrumentalities and institutions, including a department, an institution of higher education, a board or a commission, and includes Indian nations, tribes and pueblos.

H. “Public project revolving fund” means the fund created in and administered by the New Mexico finance authority pursuant to Section 6-21-6, NMSA 1978, as the same may be amended and supplemented.

I. “Secretary” means the secretary of economic development.

J. “Site characterization study” means the study of proposed economic development sites conducted pursuant to the provisions of Subsection C of Section 6-25B-3, NMSA 1978, to determine the suitability of such sites for certification as a strategic economic development site.

K. “Site pre-development project” means a designated strategic economic development site project that will enhance the readiness of the strategic economic development site, and may include: (1) surveying, engineering, planning and architectural work required in advance of construction on site development and building construction; (2) environmental assessments and remediation; (3) public infrastructure improvements necessary prior to the start of site development and building construction, including roads and utilities; (4) site preparation, including landscaping and drainage improvements; and (5) government permitting.

L. “Site readiness fund” means the fund created in the state treasury by Section 6-25B-7, NMSA 1978 and consists of appropriations, gifts, grants, donations, income from investment of the fund, payments of principal and interest on loans made from the fund and any other money distributed or otherwise allocation to the fund.

M. “Strategic Economic Development Site” means a site designated as a strategic economic development site by the secretary, upon the review and recommendation of a site characterization study by the strategic economic development site advisory committee.

[2.95.1.7 NMAC - N, xx/xx/2025]

2.95.1.8 PRE-APPLICATION AND APPLICATION PROCESS:

A. Prior to initiating the preparation of an application, a public or private partner is encouraged to schedule a “pre-application conference” to discuss the proposed site with department staff, the secretary, and [], as well as consultants and/or professionals that the department may propose. The secretary may require a pre-application conference as needed, at his/her sole discretion. The purpose of this conference is to [allow the applicant and department staff to discuss areas of strength and opportunities of the application in order to optimize the application review process].

B. Applications must be submitted at least [eight (8)] business days prior to the committee’s upcoming meeting to be considered during the upcoming meeting.

C. The application review process commences when an applicant files a completed application with the department. The committee shall endeavor to review and evaluate each completed application within [ninety (90)] days of receipt to allow the committee, department staff, and the secretary to perform a thorough review. The chair may call a special meeting of the committee to expedite an application as needed, [or at the department’s request].

[2.95.1.8 NMAC - N, xx/xx/2025]

2.95.1.9 REVIEW AND APPROVAL PROCESS:

A. The committee shall review applications for site characterization studies and for grants or loans from the site readiness fund, and make recommendations to the secretary.

B. Upon the recommendation of the committee, the secretary shall:

(1) determine whether further information is needed to make a final decision; or

(2) determine whether the recommendation of the committee should be accepted.

C. All determinations by the secretary shall be considered final.

[12.13.1.9 NMAC - N, xx/xx/2026]

2.95.1.10 ELIGIBILITY AND PRIORITIZATION FOR STRATEGIC ECONOMIC DEVELOPMENT SITE PROPOSALS:

The committee will develop and consider a variety of factors in reviewing and evaluating strategic economic development site proposals to determine which proposals to recommend to the secretary as a strategic economic development site qualified to receive a grant or loan from the site readiness fund or whether to recommend funding from the public project revolving fund or other available funding source. The committee shall establish policies for prioritization of strategic economic development sites.

[2.95.1.10 NMAC - N, xx/xx/2025]

2.95.1.11 SITE CHARACTERIZATION STUDIES OF PROPOSED STRATEGIC ECONOMIC DEVELOPMENT SITES, CONTRACTS:

A. The secretary will accept for consideration proposals for site characterization studies of proposed strategic economic development sites to determine the suitability of such sites for certification as a strategic economic development site.

B. If the secretary determines that a proposed site is appropriate for a site characterization study, the department and a public partner or a private partner may enter into a contract to determine the suitability of proposed economic development sites for certification as a strategic economic development site. The contract to determine suitability of a proposed economic development site shall define the roles and responsibilities of the department and the public partner or private partner, provide clawback or recapture provisions determined by the department, if applicable, that protect the public investment in the event of a default on the contract; and assess the suitability of a proposed economic development site for development by a public partner or private partner, taking into consideration those characteristics set forth in policies approved by the department and consistent with the act.

C. The department will monitor the terms of the contract and enforce or cause to be enforced all terms and conditions thereof. In the event of default under a contract to determine suitability of proposed economic development sites, the department may enforce its rights by suit or mandamus and may utilize all other available remedies under state and applicable federal law.

D. The department shall review contracts to determine suitability of proposed economic development sites from time to time and determine whether the use of site readiness funds is a prudent expenditure of public funds and report to the legislature annually on that determination.

[2.95.1.11 NMAC - N, xx/xx/2025]

2.95.1.12 SITE CHARACTERIZATION STUDIES OF PROPOSED STRATEGIC ECONOMIC DEVELOPMENT SITES, REVIEW AND APPROVAL PROCESS:

A. The committee shall review site characterization studies and recommend the designation of proposed strategic economic development sites for consideration by the department.

B. The committee will complete an initial evaluation of the site characterization study promptly upon receipt. The committee may rely on the advice of other state agencies and county and local governments on technical issues relevant to the committee's consideration of proposed strategic economic development sites and applications for grants and loans from the site readiness fund. The committee will make a recommendation to the department on each site characterization study.

C. Upon the recommendation of the committee, the secretary shall:

(1) determine whether there needs to be further study of the characteristics of proposed economic development sites; or

(2) determine whether the proposed economic development site should be designated as a strategic economic development site.

[2.95.1.12 NMAC - N, xx/xx/2025]

2.95.1.13 STRATEGIC ECONOMIC DEVELOPMENT SITE PRE-DEVELOPMENT PROJECTS, REVIEW, PRIORITIZATION AND APPROVAL PROCESS:

A. Upon designation as a strategic economic development site, the secretary may solicit proposals from public partners and private partners for site pre-development projects that will enhance the readiness of the strategic economic development site. Site pre-development projects may include:

(1) surveying, engineering, planning and architectural work required in advance of construction on site development and building construction;

(2) environmental assessments and remediation;

(3) public infrastructure improvements necessary prior to the start of site development and building constructions, including roads and utilities;

(4) site preparation, including landscaping and drainage improvements; and

(5) governmental permitting.

B. The committee shall review each complete and compliant pre-development project application from a public or private partner associated with a strategic economic development site and provide a recommendation to the secretary regarding potential funding through the site readiness fund or whether the application should be recommended for funding from the public project revolving fund or other available funding sources.

C. Following the committee review, the secretary shall determine which proposed site pre-development projects will receive funding from the site readiness fund, at what amount, and for what purposes.
[2.95.1.13 NMAC - N, xx/xx/2025]

2.95.1.14 ADMINISTRATION OF THE SITE READINESS FUND:

A. Pursuant to Section 6-25B-7, NMSA 1978, the site readiness fund is created in the state treasury and shall be administered by the department to provide grants and loans for financing site pre-development projects.

B. Money from repayments of loans made by the department shall be deposited in the site readiness fund. The site readiness fund shall also consist of any other money appropriated, distributed or otherwise allocated to the site readiness fund for the purposes of the act.

C. Money in the fund shall be used for the purpose of carrying out the provisions of the act, including site characterization studies of proposed economic development sites and site preparations of designated strategic economic development sites.

D. Disbursements from the site readiness fund shall be made by warrant of the secretary of finance and administration pursuant to vouchers signed by the secretary of the department or the secretary's authorized representative.

E. The department may establish procedures to administer the site readiness fund and to recover from the site readiness fund administrative and reimbursable costs incurred by the department for originating grants and loans, subject to the legislative appropriation process.

[2.95.1.14 NMAC - N, xx/xx/2025]

2.95.1.15 REPORTING: Beginning October 1, 2026 and each October 1 thereafter, the secretary shall provide a report to the governor, the legislative finance committee and the appropriate interim legislative committees regarding:

A. The number and location of proposed economic development sites that have been approved for site characterization studies;

B. The number and location of strategic economic development sites that have been approved by the secretary;

C. The number and location of site pre-development projects that have been approved by the secretary, including those that have been approved for funding, in whole or in part, through grants and loans from the site readiness fund, the public project revolving fund or other funding resources;

D. The status of the site readiness fund; and

E. Recommended changes to the act.

[2.95.1.15 NMAC - N, xx/xx/2025]

2.95.1.16 AMENDMENT OF RULES: This rule may be amended or repealed at any time by the department.

[2.95.1.16 NMAC - N, xx/xx/2025]

HISTORY OF 2.95.1 NMAC: [RESERVED]

Site Visit Schedule: March 9–13

Date	Region	Time	Site Visit
Mon, Mar 9	ABQ, Los Lunas, Acoma	9:30	252 Bedrock (Edward Management LLC)
		11:00	283 Tierra y Cielo LLC
		12:00	Grasslands
		2:15	Albuquerque International Sunport
		3:00	Indian Pueblo Cultural Center
		4:30	Sky City Casino
Tue, Mar 10	Gallup, Aztec, Ohkay Owingeh	8:00	Gallup Municipal Airport
		11:00	1000 S Main Ave
		3:45	Ohkay West Side Industrial
		4:30	Ohkay Airport Industrial
Wed, Mar 11	Española, San Ildefonso, Nambé, Las Vegas	9:15	Kha'P'o Business District
		11:15	NPDC Development Area
		2:30	SMC Wood Park
		3:15	Las Vegas Airport
Thu, Mar 12	Santa Rosa, Clovis, Carlsbad	8:00	A.E.I.J. Campos Irrevocable Trust
		8:45	Santa Rosa Route 66 Airport
		11:15	Clovis Regional Airport

Date	Region	Time	Site Visit
		4:30	Carlston Ranch
Fri, Mar 13	T or C, Santa Clara, Socorro	8:15	Spaceport America
		11:45	Santa Clara Industrial Park
		3:45	Research Park
		4:30	VoltX Manufacturing