



**A Center for Space + Directed Energy Systems  
Innovation**

Albuquerque, New Mexico



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The **max q** condition is...

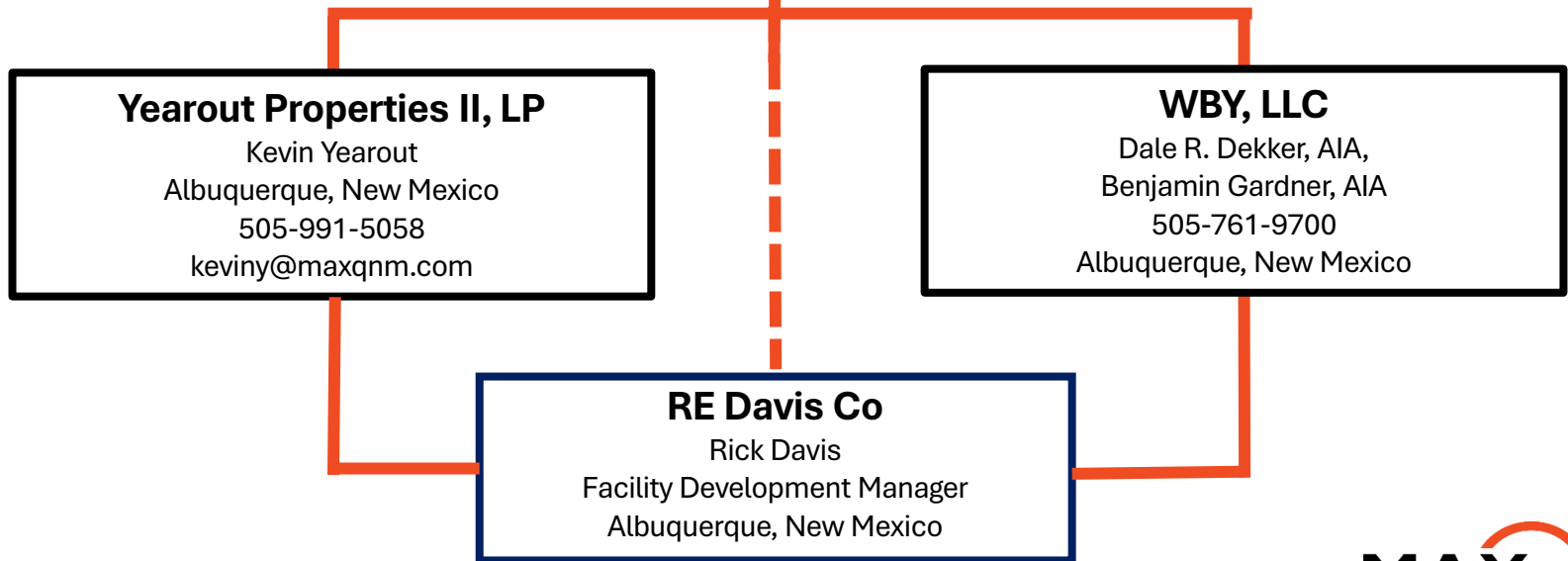
“The point when an aerospace vehicle's atmospheric flight reaches maximum dynamic pressure.”

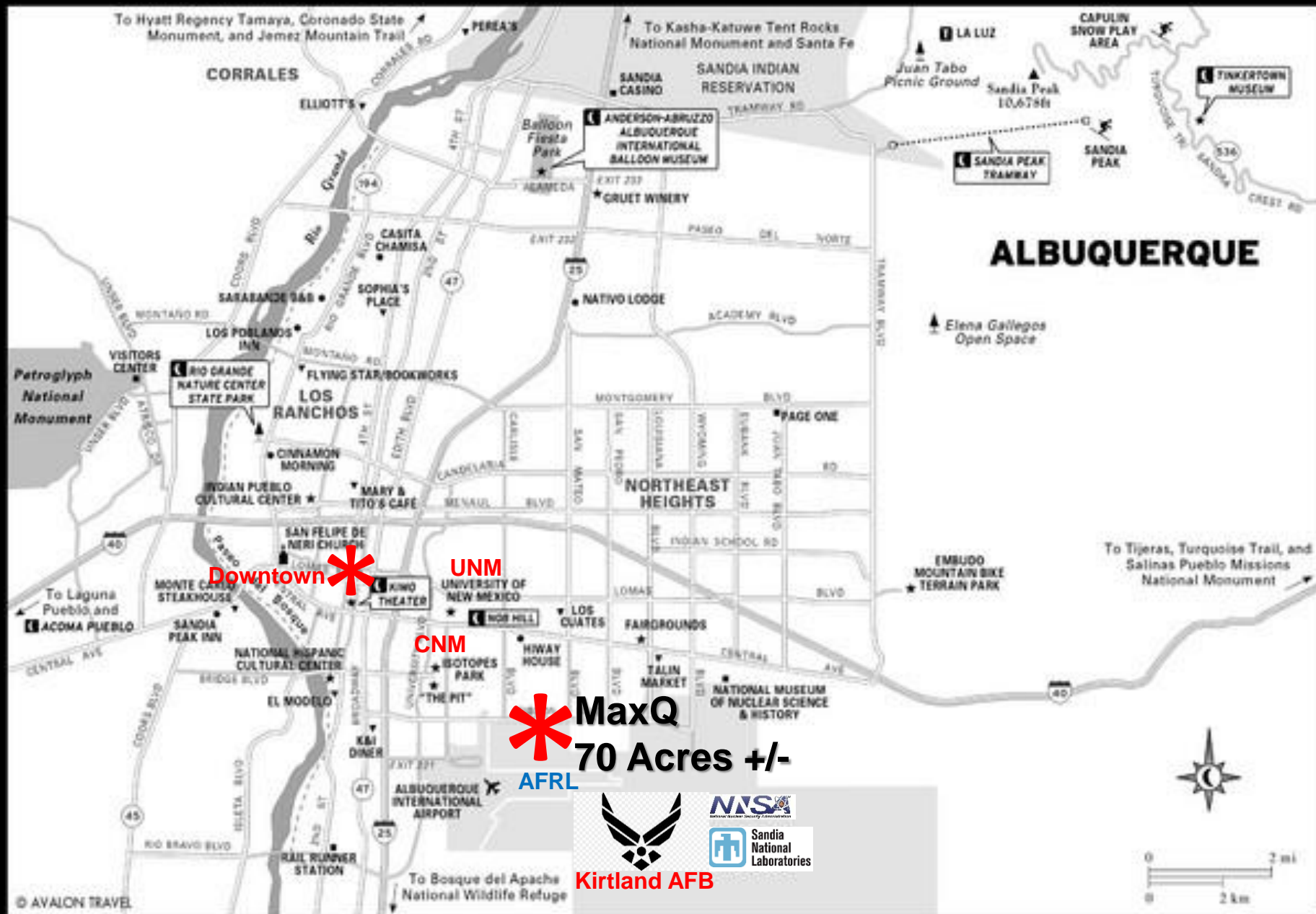
# What is an Enhanced Use Lease?

Enhanced Use Leases, or EULs, are opportunities for the Air Force to partner with private industry by creating projects spanning the spectrum of renewable energy and commercial real estate possibilities. The Air Force leases, Non-Excess Property assets to developers in exchange for cash and/or in-kind consideration.

# Who is TKD?

After a competitive RFP process, the EUL was awarded to **Thunderbird Kirtland Development (TKD)** in 2017.







# Air Force Research Lab (AFRL)

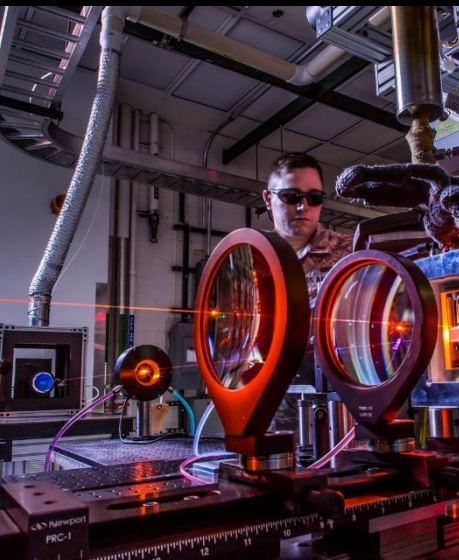


AFRL supports both the U.S. Air Force and U.S. Space Force, seamlessly working high priority research areas across the lab, meeting operational needs and delivering warfighting technologies to Airmen and Guardians.



## ABOUT THE SPACE VEHICLES DIRECTORATE (RV)

From developing the latest in space component technology to flying state-of-the-art satellite experiments, the Air Force Research Laboratory (AFRL) ensures that the United States and its allies maintain space superiority. AFRL's Space Vehicles Directorate, the Air Force's center of excellence for space research, develops and transitions technologies that provide space-based capabilities to the nation. AFRL's scientists and engineers lead premier spacecraft programs.



## ABOUT THE DIRECTED ENERGY DIRECTORATE (RD)

The Air Force Research Laboratory Directed Energy Directorate is the Department of the Air Force's Center of Expertise for directed energy and optical technologies. Located at **Kirtland Air Force Base, New Mexico**, the Directorate develops and transitions technologies in four core technical competencies: laser systems, high power electromagnetics, weapons modeling and simulation, and directed energy and electro-optics for space superiority.





# NEW MEXICO BUSINESS INCENTIVES OVERVIEW

*Presented by Albuquerque Regional Economic Alliance (AREA)*



**EDD**  
ECONOMIC DEVELOPMENT DEPARTMENT

# TOOLBOX



2024 Toolbox Edition

Visit us online at [EDD.newmexico.gov](https://edd.newmexico.gov)

# New Mexico Economic Development Incentives



# Agreements with Air Force

## **Agreement to Lease (ATL) – Annual Payment**

- 11 year Agreement (2019)

## **Site Development Leases (SDL-1 & 2)**

- 50 year lease
- SDL1 = 21.5 acres, SDL2 = 13.5 acres
- Annual Payments of Approximately \$195k  
(Total Paid-To-Date = \$871,549)
- Shared Lease Revenue from TKD – 1.5%





Albuquerque  
International  
Airport

AFRL

KAFB

Carlisle

Pedestrian  
Gate

Blue Eye  
Soft, Corp.

MaxQ  
70 Acres +/-

Retail  
Service  
Commercial  
MXD Use  
Hospitality

Gibson

Office  
R&D  
Lt. Manuf.

Truman

EUL Land Use

MAX  
@Kirtland



Albuquerque  
International  
Airport

AFRL

KAFB

Proposed  
Pedestrian  
Gate

Carlisle

Future Phases  
35 Acres +/-

Truman

Gibson

SDL- 1  
21.8 +/- Acres

SDL- 2  
13.2 +/- Acres

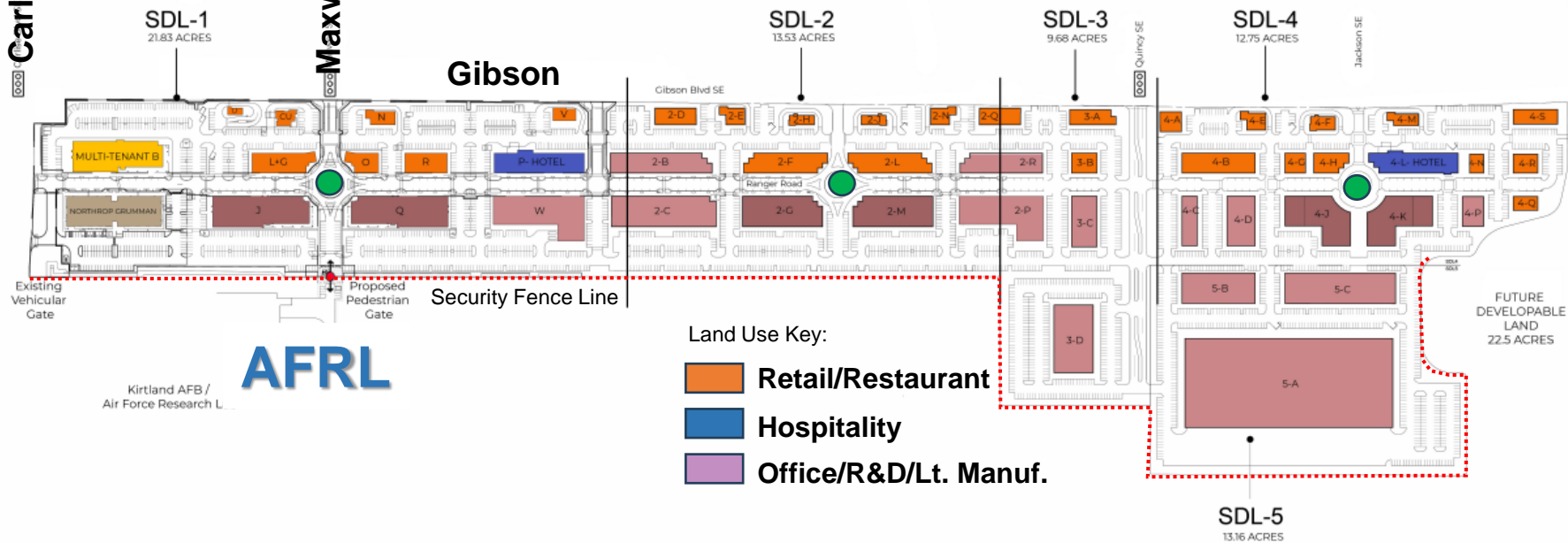
Phasing

Carlisle

Maxwell

Gibson

Truman



## MaxQ Conceptual Site Development Plan



0 300 600



Carlisle Blvd SE

Maxwell SE

Gibson Blvd SE



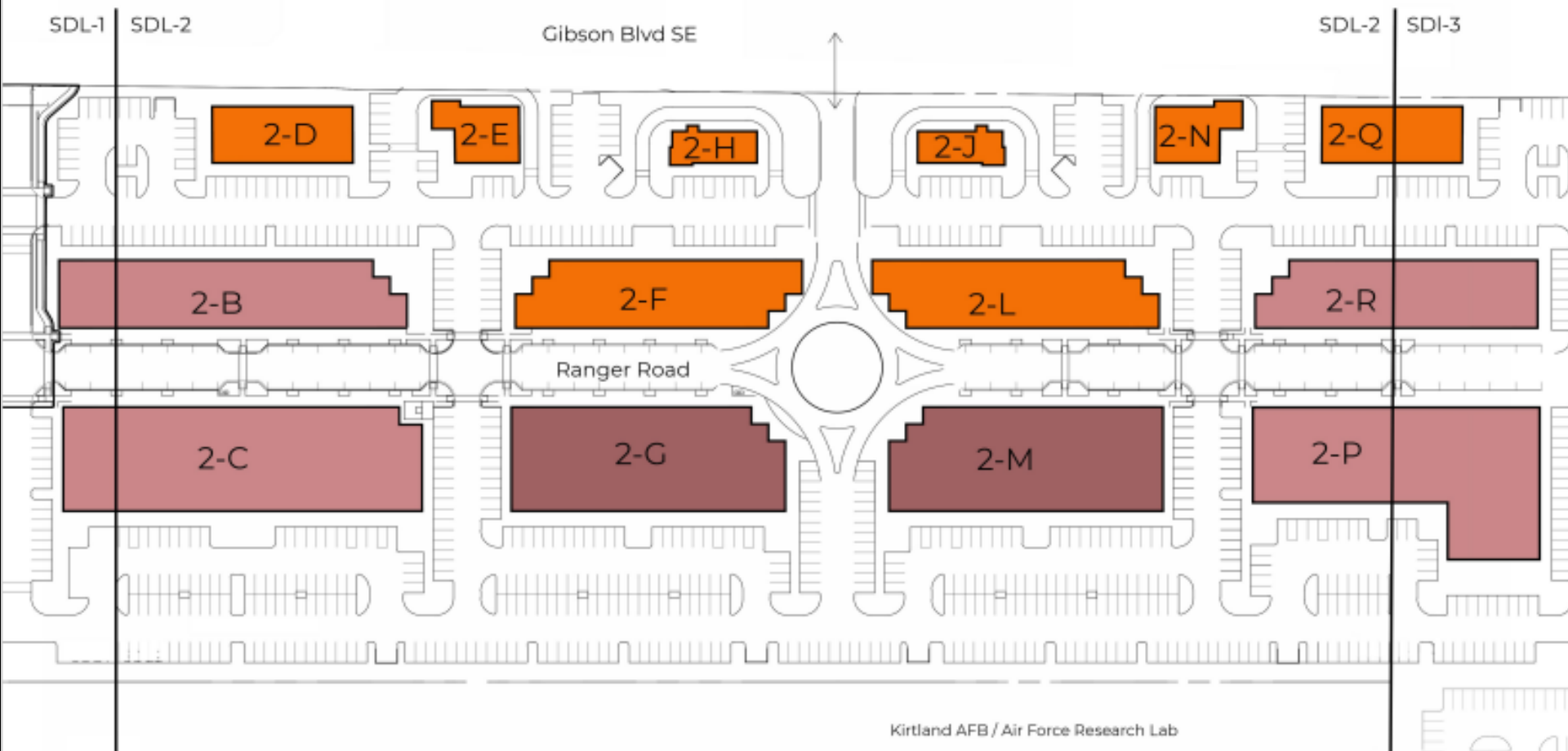
Proposed Pedestrian Gate



SDL-1 Conceptual Site Development Plan 01-05-2023







SDL-2 Conceptual Site Development Plan 01-05-2023

Dekker





**Project Gate- View looking Southeast @ Ranger Road**





# Kirtland Area Federal Credit Union





# Retail Development





# NewSpace Nexus

(Proposed)





**NEWSPACE NEXUS @ MAXQ**  
VIEW LOOKING NORTHWEST

**NEW SPACE**  
NEXUS

**MAX**  
@Kirtland  
**Dekker**

08/09/24





# Construction Update:

## ■ Infrastructure

- SDL-1 rough grading is complete, SDL-2 will start as leases are signed
- Permanent security fence construction for SDL-1 & 2 is complete
- SDL-1 phase I dry utilities are installed (natural gas, communications, electrical) and wet utilities (water & sewer) are installed.
- Roadway is complete through Maxwell and will finish out (moving east) as leases are signed
- Gibson / Maxwell Intersection work has begun (electrical relocations) and will complete in Q4/Q1.
- SDL1 removal / lowering of the wall along Gibson.

## ■ Project Gate – Northrop Grumman

- Occupied since April 2023

# Tenancing Status

- Project Gate – 25,000 sf Single Tenant Facility – Defense / AFRL Contractor – delivered in Q2 2023
- Project Multi – 30,000 sf Multi-Tenant – early design and tenant lease negotiations
- Project A – 30,000 sf Single Tenant Office Facility – Lease package presented to potential tenants
- Project Gate 2 – 50,000 sf Office – Early design and lease negotiations
- Retail Tenants - Expressing Interest
  - Kirtland Credit Union – Construction to begin Q4 '24 – NTP is received
  - Multi Tenant Retail Center - Construction will begin Q4
    - Dunkin Donuts - Lease is in signature process
    - Food, Services, Brewery – lease negotiations underway





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“The point when an aerospace vehicle's atmospheric flight reaches maximum dynamic pressure.”