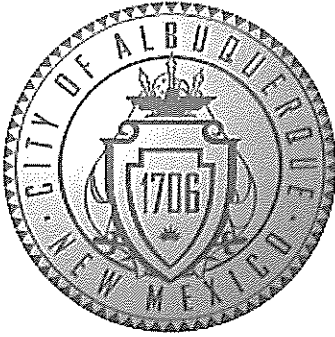




CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

July 31, 2026

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Notification of a grant application submitted by the Aviation Department to the New Mexico Economic Development Department for funding through the Site Readiness Fund program.

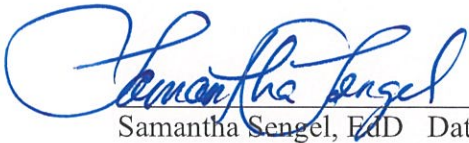
The Aviation Department has submitted a grant application to the New Mexico Economic Development Department (NMEDD) to support pre-development utility design and engineering activities related to the future development of a dedicated heliport facility and an adjacent 130-acre parcel on Double Eagle II Airport property. This Executive Communication is submitted in accordance with O-24-18. Should the Department receive notice of a pending award, separate legislation will be submitted to City Council to request approval to accept and appropriate both the grant funding and the required matching funds.

The total estimated project cost is \$100,000. The Site Readiness program does not require a match, but gives preference to projects that include matching local funds. The State share is anticipated at \$100,000, with the City's available match at \$18,750.00, if needed. The City's portion will be funded through the Department's capital fund.

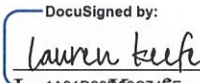
This project serves as a critical enabling investment that positions the Department for future revenue-generating opportunities and supports the planned development of a dedicated heliport facility.

Notification of a grant application submitted by the Aviation Department to the New Mexico Economic Development Department for funding through the Site Readiness Fund program.

Approved:


Samantha Sengel, FID Date
Chief Administrative Officer

Approved as to Legal Form:


DocuSigned by: 8/6/2026 | 1:54 PM MDT
Lauren Keefe Date
City Attorney

Recommended:


Signed by: 8/6/2026 | 8:11 AM MDT
Manny Manriquez Date
Director of Aviation

Cover Analysis

1. What is it?

Notification of a grant application from the Aviation Department to the New Mexico Economic Development Department (NMEDD) for funding through the Site Readiness Fund Program.

2. What will this piece of legislation do?

This Executive Communication notifies the City Council that the Aviation Department has submitted a grant application seeking site readiness funding from NMEDD to engineer and design the utilities to a proposed heliport site and additional utilities extension to an adjacent 130-acre parcel at the Double Eagle II Airport (DEII).

3. Why is this project needed?

This project will provide the City of Albuquerque Aviation Department with preliminary utilities design for a near-term development project (e.g., heliport), as well as the utilities design for an adjacent developable parcel. This will not only lead to increased overall site readiness at DEII, but will move a viable project closer to construction. Utility design will inform the next phase of design and engineering for the heliport. Additionally, the overall utility design will support future commercial development planning on adjacent parcels within DEII.

4. How much will it cost and what is the funding source?

City of Albuquerque Aviation Department requested a grant for \$100,000 from the NMEDD Site Readiness Fund. The \$100,000 would cover the entirety of the costs associated with the utilities engineering and design for the heliport project and an adjacent 130-acre parcel. The \$18,750.00 matching funds will come from existing appropriations within the Aviation Department's Capital Fund 613 budget.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

While the grant amount is defined, projected revenue from the project has not yet been determined. This project will improve site readiness overall at DEII and will also move the heliport project closer to reality. Once completed, the project will lead to future revenue-generating contracts with users.

6. What will happen if the project is not approved?

If not approved, the Department would lose the opportunity to seek grant funding and would have to phase the project over multiple fiscal years, leading to a delay in development.

7. Is this service already provided by another entity?

No.

FISCAL IMPACT ANALYSIS

TITLE: Notification of a grant application from the Aviation Department to the New Mexico Economic Development Department (NMEDD) for funding through the Site Readiness Fund Program.

R: O:
FUND: 613

DEPT: 7000613

- [X] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- [] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2027	Fiscal Years 2028	2029	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[] Estimated revenues not affected				
[X] Estimated revenue impact				
Revenue from program				-
Amount of Grant	100,000	-	-	100,000
City Cash Match	18,750			18,750
City Inkind Match				-
City IDOH	-	-	-	-
Total Revenue	\$ 118,750	\$ -	\$ -	\$ 118,750

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS: This legislation is requesting approval to apply for New Mexico State grant funding. The matching requirement will be met through existing appropriations in the Aviation Capital Fund 613.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

Completing this project will enable future development projects, which are expected to help local economic growth and improve aeronautical safety at the Double Eagle II airport.

PREPARED BY:

APPROVED:

Signed by: John Stephens 8/6/2026 | 8:11 AM MDT
FISCAL ANALYST

Signed by: Manny Manriquez 8/6/2026 | 8:11 AM MDT
DIRECTOR

REVIEWED BY:

Signed by: Mahvand Biazar 8/6/2026 | 11:44 AM MDT
EXECUTIVE BUDGET ANALYST

Signed by: Donna Sandoval 8/6/2026 | 1:47 PM MDT
BUDGET OFFICER

Signed by: Christine Baumer 8/6/2026 | 1:52 PM MDT
CITY ECONOMIST

Initial Form: Infrastructure Program

Site Readiness Fund Application

Submitted on May 29, 2026

Evaluation Criteria

Your application will be evaluated based on the following four criteria. Specifically address how your project meets each:

Criterion 1: Incorporates Characterization Study Recommendations & Leverages Other Resources (30 points)

Explain how your proposal implements key recommendations from the site characterization study, uses cost-effective solutions, and leverages matching funds, repays the fund, or other measures that maximize the impact of Site Readiness Fund dollars.

Criterion 2: Site Readiness Impact (30 points)

Describe how significantly this project advances the site toward development-ready or shovel-ready status, what critical constraints it removes

(infrastructure gaps, environmental issues, access limitations, etc.), and how it reduces time-to-market for prospective developers or tenants.

Criterion 3: Economic Development Potential (20 points)

Outline the anticipated economic benefits including job creation potential, wage levels, capital investment the site could attract, alignment with state or regional economic development priorities, and target industries or business types the enhanced site will serve.

Criterion 4: Project Feasibility & Readiness (20 points)

Demonstrate the technical soundness of the project, provide realistic budget and timeline estimates, show organizational capacity to successfully execute the work, identify any permits or approvals already secured or in progress, and explain your clear path to project completion.

Site & Applicant Information

Strategic Site Name: Double Eagle II General Aviation Airport (DEII); Applicant / Site Owner: City of Albuquerque Aviation Department; Primary Contact: Lisa Abeyta, Acting Deputy Director, lrabeyta@cabq.gov Telephone: 505-377-0339

Project Description

City of Albuquerque-owned Double Eagle II Airport is an active general aviation facility on Albuquerque's west side. There are approximately 240 based aircraft and 120,000 annual operations comprising training, military, air ambulance, charter, private and corporate flights. Increased activity of both fixed and rotary aircraft necessitate a decoupling of operations to improve safety and set the stage for future growth. DEII has been identified by EDNM as a NM Designated Site. The proposed pre-development project consists of utility design and engineering activities necessary to support the future development

of a dedicated heliport facility at DEII. The FAA defines a heliport as: "an area of land, water, or structure used or intended to be used for helicopter landings and takeoffs and includes associated buildings and facilities." Currently, there are no dedicated heliports at DEII; however, there are based and itinerant helicopter operators using the airport. As of 2026, there has been increased demand for fixed wing aircraft hangar development which poses a conflict with current helicopter operations at DEII. A dedicated heliport would allow for increased future helicopter operations at DEII, leading to improved development potential of the entire DEII site, while reducing potential conflicts with fixed wing operations. These future heliport operations would potentially include: Law Enforcement Offices; Film Studios; Itinerant Operations, such as aerial firefighting, general aviation, media, and military; and, Advanced Air Mobility (AAM). Advanced Air Mobility aircraft is an umbrella term for aircraft that are typically highly automated, electrically powered, and have vertical take-off and landing capability. Not only will the heliport development will promote economic activity in the near-term by allowing for increased helicopter operations, but it will also ideally position DEII to maximize future potential for advanced air mobility activity and its related development. In addition to supporting near-term aviation activity, the project will significantly advance overall site readiness at DEII. As the utilities are designed to the proposed heliport site, DEII will also engage the engineering firm to design utility extensions to an adjacent 130-acre parcel within DEII for future commercial / industrial development. Once the utility design is completed, the 130-acre site will be positioned as one of the most developable parcels at DEII. The site characterization study demonstrates that planning for the extension and deployment of utilities throughout the site is paramount to maximizing development potential and decreasing lead times for construction.

Project Activities

For this project, the City of Albuquerque Aviation Department is seeking funding to engineer and design the utilities to the heliport site, as well as a utilities extension to the adjacent 130-acre parcel. The design work is the next step in the heliport development process and required prior to any other development work proceeding. Specifically, funds will be used to complete a utility system design for the infrastructure needed including: Electric, Gas, Water, Sewage and Wastewater, Stormwater, and Telecommunications. Utility planning is critical to future development for not only the heliport project, but for potential development at adjacent sites for other uses. For planning and budgeting purposes, the phasing of the full site development is broken into two key phases: "Day One" and "Ultimate". The "Day One" projects are defined as the essential projects needed to enable the site's minimum functional level. The "Ultimate" projects are defined as the remaining projects for the full site buildout. The preferred heliport layout is configured in a manner in which it does not require the full buildout to be constructed in order to be functional. As such, the layout can be constructed incrementally as funding allows.

Project Budget

Double_Eagle_II_Heliport_Project_Budget.pdf

Funding Request

City of Albuquerque Aviation Department requests a grant for \$100,000 from the EDNM Site Readiness Fund to pay for the design and engineering for future utilities at DEII. Surveying, engineering, architectural, and planning work qualify as Eligible Uses under the program. The \$100,000 would cover

the entirety of the costs associated with the utilities engineering and design for not only the heliport project, but would include the design and engineering for future utility connections to an adjacent 130-acre parcel.

Other Funding Sources

The Aviation Department does not currently have funds specifically budgeted for this project, but has previously expended funds in support of it. The City of Albuquerque commissioned a Utilities Survey for the entire DEII site at a cost of \$134,102.04. We also commissioned the Heliport Siting Study for an additional \$133,835. Although, our FY26 budget does not identify specific funds for this project, our finance team was able to identify funds, so that we can offer a 25% match for any funds awarded. The CABQ Aviation Enterprise Fund is a self-sustaining, proprietary fund managed by the Aviation Department to operate and develop the Albuquerque International Sunport and DEII. It relies entirely on user fees, airline landing fees, terminal concessions, and parking, rather than tax dollars. The Enterprise Fund setup allows the Aviation Department maximum flexibility in future capital planning related to this project.

Project Timeline

Upon receipt of Site Readiness funds, the Aviation Department would immediately engage a Department on-call engineering firm to begin the design process. The firm estimates that the design process will take 6 to 9 months to be completed. There are various other processes and factors that will determine an overall timeline for a full build out of the heliport site. We target development completion of Day 1 phase to be operational by 4th quarter 2028. Subsequent applications to the Site Readiness Fund for this project will include updated timelines for each phase of the development process.

Expected Outcomes

The primary outcome is that the City of Albuquerque Aviation Department will have a Day 1 utilities design completed for a near-term development project (e.g. heliport), as well as the Ultimate utilities design for an adjacent developable parcel. This will not only lead to increased overall site readiness, but will move a viable project closer to construction. Utility design will inform the next phase of design and engineering for the heliport. Additionally, the Ultimate utility design will support future commercial development planning on adjacent parcels. Following the design, we would commence the local entitlement process, various FAA requirements and the actual construction. Concurrently, the City is in discussions with the State Land Office regarding lease of a 200+ acre parcel, a portion of which would complete the Helicopter Campus, with the remaining held for development expansion. An additional City-owned non-Aviation parcel, required for a Vehicle Service Road, will be transferred to Airport property. Ultimately, DEII this project will lead to a meaningful improvement to DEII's overall site readiness and increased development potential. The attraction of new tenants will lead to increased economic activity, job creation, and capital investment at the site.

Required Attachments

Include:

- (1) detailed project budget with supporting cost estimates and quotes;
- (2) site map showing project location and scope;

(3) documentation of matching funds commitment or other funding sources;

(4) letters of support from local government or community(4) letters of support from local government or community partners (if applicable);

(5) any relevant studies, engineering reports, or technical documentation.

Attachment

DEII-_Heliport_Siting_Study.pdf

DEII_Infrastructure_Report-_FINAL.pdf

DEII_Site_Readiness_LOS.pdf

Double_Eagle_II.pdf

Double_Eagle_II_Images_FY25.pdf