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Kirtland pioneers first enhanced use lease

N.M. Tech will be the first to make its home within the gates

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Team Kirtland welcomed in 2006 with an Air Force first at a ceremony held today at the future site of the Kirtland Technology Park.

Through a first-of-its-kind agreement, the New Mexico Institute of Mining and Technology became the inaugural tenant of the Kirtland Technology Park when they signed the Air Force's first enhanced use lease Dec. 6.

"Team Kirtland is honored to lead the Air Force with the first enhanced use lease for the technology park. This joint venture will bring together the best minds in government, industry and academia to create and advance America's hi-tech future," said Col. Terrence A. Feehan, 377th Air Base Wing commander.

N.M. Tech will construct a minimum 20,000 square foot commercial complex to include a laboratory research facility and secondary education facility on Kirtland near the Carlisle Gate.

The first Air Force EUL, under a provision of federal law, will allow underutilized Kirtland property to be leased to public and private entities to build and operate educational and research facilities. Underutilized property

is defined as land the government wants to retain ownership over and is intentionally left vacant for various reasons.

The enhanced use lease with N.M. Tech provides for collocation of government and academia in a facility constructed by N.M. Tech to improve the research to acquisition cycle of new Air Force systems. This building also serves as an offshoot to the school's main campus in Socorro, N.M.

The Albuquerque branch will become a resource for N.M. Tech programs and students, who will now be adjacent to the AFRL on Kirtland and minutes from the Sandia National Laboratory. The project should be completed as early as summer 2008.

"This endeavor will also maximize the utility and value of Kirtland's unique position in hitech Albuquerque, providing additional tools for managing the installation's assets to achieve business efficiencies and technological advancement," said Colonel Feehan.

Unique to this EUL, is that no money will exchange hands in the deal. Depending on the size of the structure that N.M. Tech erects, the Air Force Research

laboratory will either receive a portion of space inside the building, or N.M. Tech will construct another separate building for AFRL. AFRL will receive 10 percent of floor space used by N.M. Tech. For instance, if N.M. Tech builds a 20,000 square foot building, then AFRL would receive a 2,000 square foot partition inside that building.

However, if a 185,000 square foot building is constructed, then another separate building measuring approximately 18,000 square feet would be constructed for AFRL.

The KTP uses approximately 300 acres on Kirtland and has available room for about 15,000 workers and nearly 4 million square feet of office, laboratory or light industrial space.