June Commission Report
Director's Update

Given by:

Beth Sumner, Deputy Director, Engineering

Sean Briggs, Deputy Director, Parking and Landside Facilities

JUNE 4, 2025

Concessions Update

- Sawtooth Essentials and Travel@Ease stores are now open!

- Opening next (July):
  - Treefort Food + Drink
  - Idaho Tap House
  - Waffle Me Up/The STIL

- Starting soon:
  - Up and Away (Flying M Coffee)
  - Bardenay
  - Starbucks
  - Wendy's

Boise Airport

Consolidated Rent-A-Car Center (ConRAC)

April 2025

May 2025

- Level 7 of the ready return garage will be completed June 5th (tomorrow!)
  - Topping out ceremony scheduled for June 12th
- Buildout of customer service building and terminal connector is ongoing
- To Date:
  - 16,000 cubic yards of concrete
  - 1,100 tons of reinforcing steel

Boise Airport

Concourse Development and Terminal Improvements Program Update

Procurement Activity:

- Passenger Boarding Bridges: Contract development with OshKosh AeroTech
- Airline Technical Rep: Recommended AvAirPros, on City Council agenda June 3
- CM/GC: Interviews complete, under contract August 2025

Cost Estimation effort:

- Architect and Owner's Rep working independently
  - Package A: Concourse A + enabling work
  - Package B: Concourse B + follow on work
- Mid-June: Reconcile estimates

- Design:
  - Conceptual Design wrapping up
  - Schematic Design under contract this summer

BOI UPGRADE
AIRPORT EXPANSION PROJECT

Boise Airport

East De-Ice Apron Expansion

- Another area for planes to de-ice, allowing for more efficient winter operations.

- Phase 1 and the rerouted vehicle service road was completed on May 16.

- Phase 2 work expanding the East Deice Apron started on May 19 and is expected to take 60 days.

Boise Airport

Concourse A Apron

- Installation of the stormwater pipe, stormwater structures and apron underdrain pipe is nearly complete.

- Importing and placement of sub-base and base course material.

- Up next: Preparing for concrete paving in mid-June.

Boise Airport

General Aviation Access Road

- Construction of a road to provide landside access to future hangars in General Aviation Area #3.

- Concrete curb and gutter placed in May.

- Construction is expected to be complete in late June.

Boise Airport

Snow Fence and Vehicle Gates

- Taller fence to store snow from the Concourse B Apron was completed in early May.

- New pedestrian access at Gate 18 is under construction.

- Gate project is updating technology on security gates to standardize them across the airfield.

Master Plan Update

- InterVISTAS will be onsite June 23rd for an initial internal kick-off meeting and site inventory work.

- Stakeholder and public meeting schedules are being developed.

- The Master Plan update will be comprehensive of all components and facilities on the airside and landside.

- The current Master Plan was adopted in 2019.

Boise Airport
Master Plan Update
December 2019

Boise *Airport*
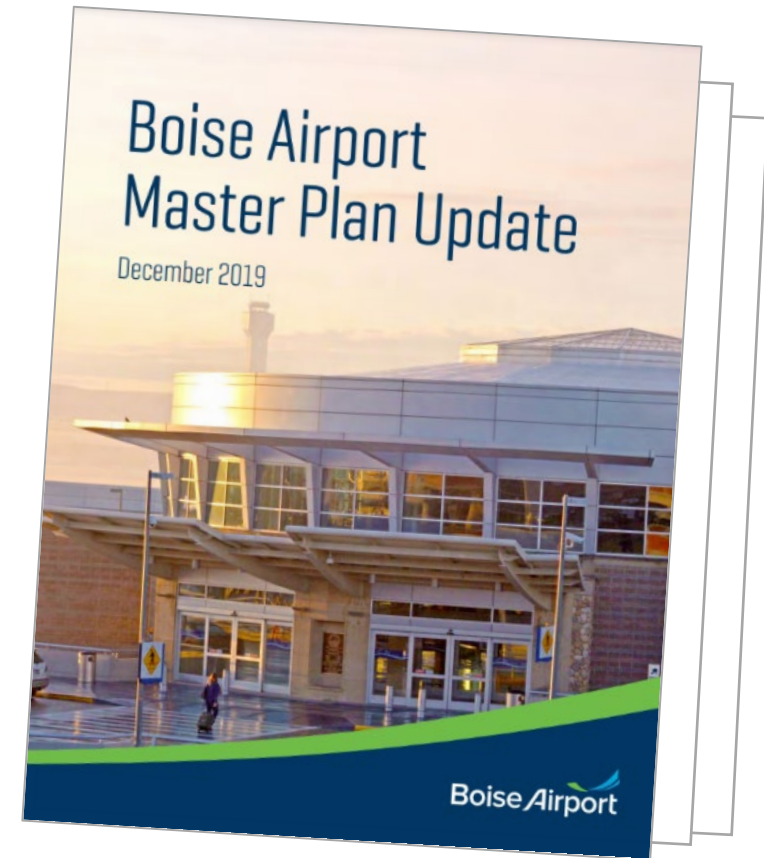
GA Aeronautical Development RFP

- RFP released yesterday for proposals from interested parties desiring to lease the land upon which they will design, construct, finance, own, operate and maintain general aviation facilities at the Boise Airport.

- Respondents can propose on one or both sites.

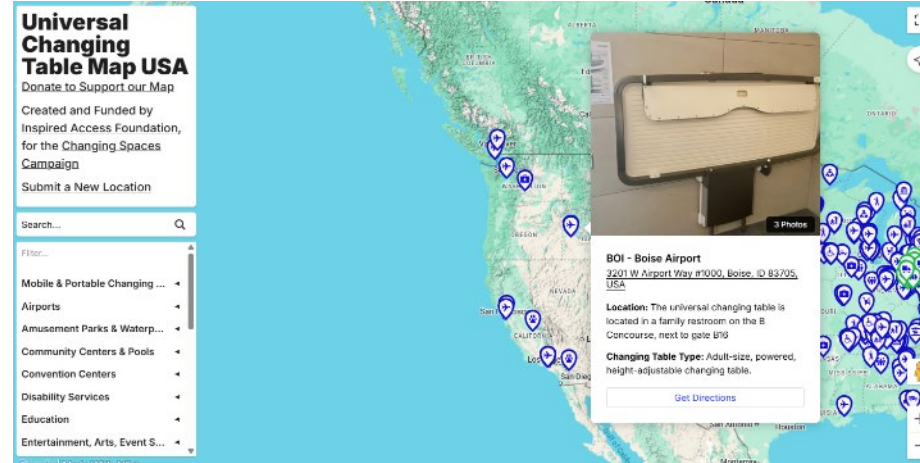- Information can be found on Boise Airport's website.

2 sites, approx. 5.5 acres

Boise *Airport*

Accessibility-Focused Amenities

Visual Paging

- Flight info, gate changes, boarding calls and more are shown on relevant screens located throughout the airport.

- Important amenity for deaf and hard of hearing passengers.

Universal Changing Table

- Added to the Universal Changing Table map to help spread awareness, Idaho's location noted.

Boise Airport

Aeronautical Development: Simplot Hangar

- Construction is progressing on the J.R. Simplot Company hangar on Commerce Avenue.

- Steel roof over office complete; framing hangar door opening.

- Conduits for site lights, gates and data being installed.

- Will be complete in 2025.

Fallen Soldier Cart Ceremony

- Alaska Airlines will present a Fallen Soldier Cart to BOI.

- Ceremony is Friday, June 20 at noon at Jackson Jet Center – all are welcome.

- Can be used by any airline to ensure proper military protocols are followed when handling remains.

Boise Airport

Urban Land Institute Idaho

- About 30 people from the local chapter of the Urban Land Institute toured BOI last week.

- Presentation about BOI Upgrade, project tour

- ULI Mission: Shape the future of the built environment for transformative impact in communities worldwide

Boise Airport

Turo Agreement Approved by Council

- Turo is a peer-to-peer car-sharing platform where individuals rent cars directly from other car owners.

- Often described as the "Airbnb of cars."

- Starting June 1, the Boise Airport now collects 10% of gross sales on cars rented through Turo that are picked up in airport garages. Turo cars will also pay regular parking fees.

- Passengers communicate directly with their host to understand where the car is located and how they access it.

Boise Airport

Mother's Day Flowers

- Boise Nice celebrated Mother's Day by offering flowers to all passengers in the arrivals lobby.

- 375 flowers were distributed to passengers in just 30 minutes.

- Thank you to Fifty Flowers, who provided the flowers.

Boise Airport

Staff News

Bryce Nelson was promoted to **Operations Supervisor**. He has worked at the airport for almost two years. Congratulations, Bryce!

Maheswari Ramesh has joined the Engineering Team as a Project Management intern for the summer. She is majoring in Aviation and Aerospace Management at Middle Tennessee State University. Welcome, Mahi!

Boise Airport

Milestone Anniversaries

The following employees will be recognized this month at Employee Appreciation events. Congratulations and sincerest thanks to all of them!

5 years

Bob Cook, Maintenance Plumber

Charles Lanham, Senior Maintenance Tech

Cody Mendenhall, Industrial Trades Manager

Tess Shaver, Custodial Supervisor

Andrej Velic, Maintenance Supervisor

10 years

Tyler Allred, Operations Supervisor

Addison King, Custodial Manager

Patricia Ultreras, Senior Custodian

Craig Wright, Senior Operations Specialist

20 years

Daniel Bean, Senior Custodian

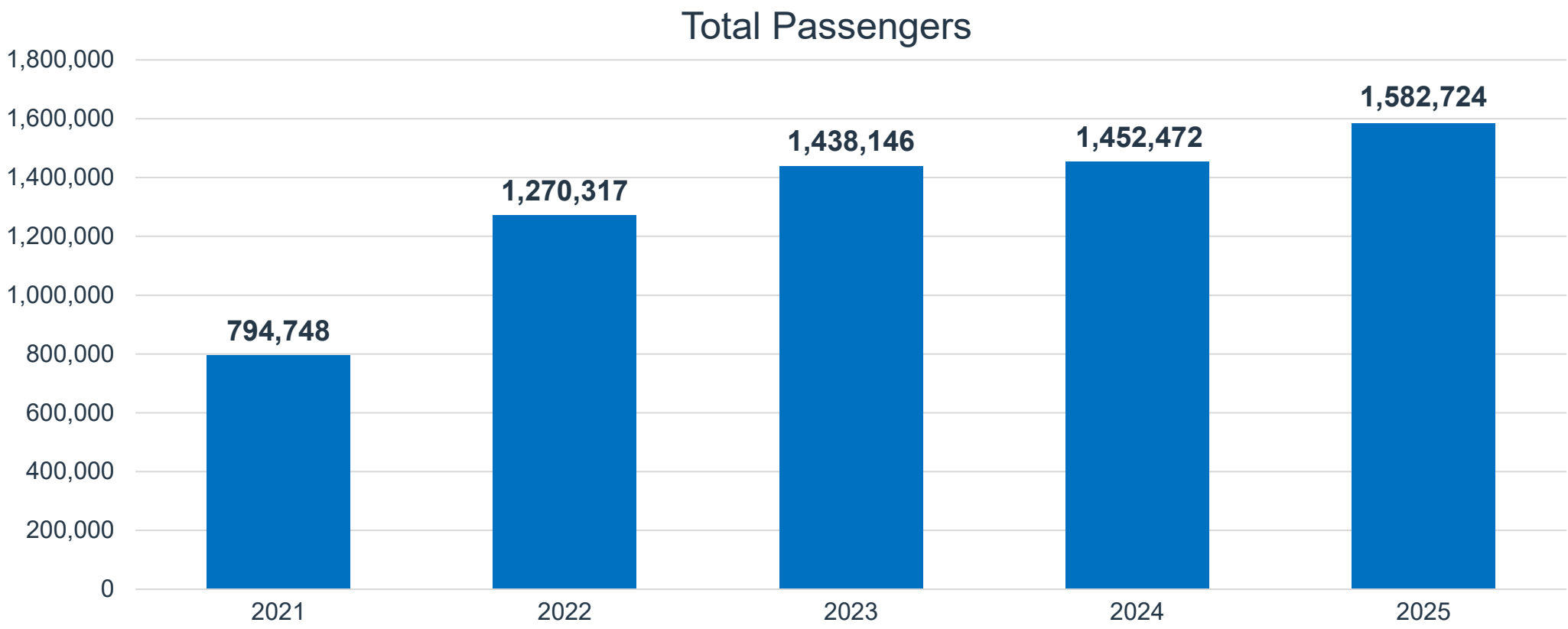Daniel Beauclair, Senior Operations Specialist
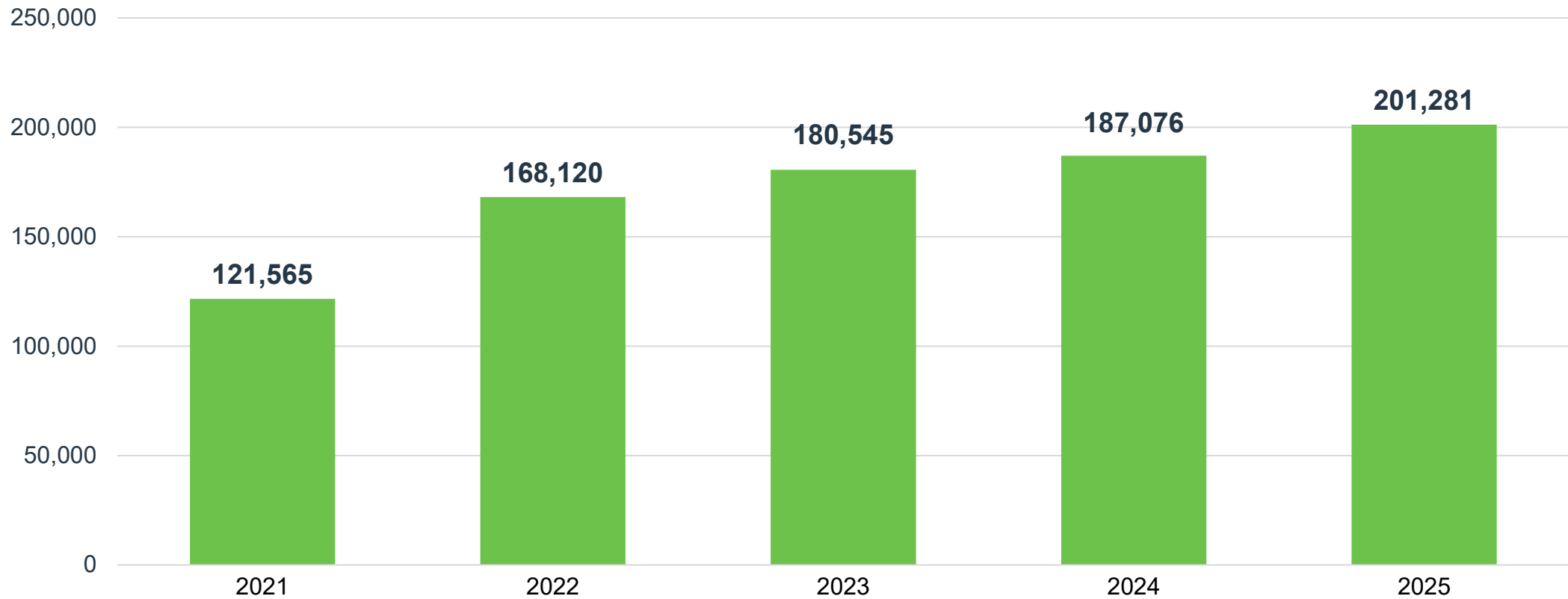
30 years

Amy Snyder, Business Development Manager

Boise Airport

April Enplanements

Up 8% from April 2024!

A bar chart titled "April Enplanements" showing the following values by year:
- 2021: 121,565
- 2022: 168,120
- 2023: 180,545
- 2024: 187,076
- 2025: 201,281

Boise Airport

Top 10 Operating Revenue Description	FY 2025	FY 2024	$ Change	% Change
Parking Lot	$ 13,125,206	$ 12,383,518	$ 741,688	6%
Signatory Airline Landing Fees	$ 7,680,225	$ 5,578,217	$ 2,102,008	38%
Rental Car Concession	$ 3,586,836	$ 3,489,380	$ 97,456	3%
Terminal Rent - Airlines	$ 3,399,691	$ 3,010,351	$ 389,340	13%
Industrial Land Rent	$ 2,539,671	$ 2,545,393	$ (5,723)	0%
Terminal Concessions – Food/Beverage	$ 1,110,115	$ 1,147,468	$ (37,353)	-3%
Landings/Freight	$ 1,069,670	$ 964,712	$ 104,958	11%
Terminal Concessions – Retail	$ 774,841	$ 851,015	$ (76,175)	-9%
Rideshare (TNC) Revenue	$ 737,829	$ 361,822	$ 376,008	104%
Advertising	$ 513,540	$ 427,227	$ 86,313	20%
Total Top 10 Operating Revenue	**$ 34,537,623**	**$ 30,759,103**	**$ 3,778,520**	**--**
Other Operating Revenue	$ 2,700,547	$ 2,289,236	$ 411,311	18%
Total Operating Revenue	**$ 37,238,170**	**$ 33,048,339**	**$ 4,189,831**	**13%**

APRIL 2025

Boise Airport

Top 10 Operating Expense Description	FY 2025	FY 2024	$ Change	% Change
Personnel	$ 10,107,482	$ 8,806,568	$ 1,300,914	15%
Indirect Cost Reimbursement	$ 3,519,041	$ 3,168,791	$ 350,250	11%
Fire Service	$ 2,772,475	$ 2,668,435	$ 104,040	4%
Policing Service	$ 2,770,409	$ 2,661,440	$ 108,968	4%
Professional Services	$ 1,912,996	$ 141,286	$ 1,771,710	1,254%
Parking Management	$ 1,883,437	$ 2,039,444	$ (156,007)	-8%
R/M – Structural/Electrical/Plumbing	$ 882,055	$ 564,632	$ 317,423	56%
Power	$ 731,147	$ 614,410	$ 116,737	19%
Chemicals	$ 447,630	$ 794,619	$ (346,988)	-44%
Credit Card Fees	$ 439,204	$ 389,351	$ 49,854	13%
Total Top 10 Operating Expense	**$ 25,465,876**	**$ 21,848,974**		
Other Operating Expense	$ 3,792,743	$ 4,150,625	$ (357,882)	-9%
Total Operating Expense	**$ 29,258,619**	**$ 25,999,599**	**$ 3,259,020**	**13%**

APRIL 2025

Boise Airport

IT Master Plan Project

Overview Presentation

IT Master Plan – Definition & Purpose in Airports

What is an IT Master Plan?

- An IT Master Plan is a strategic roadmap that aligns an airport's technology initiatives with its long-term business and operational goals. It provides a structured approach to managing current systems and planning future investments.

Purpose at an Airport:

- Align IT with Airport Strategy: Supports passenger growth, safety, and revenue goals.
- Future-Proofing: Plans for emerging technologies (AI, biometrics, 5G, etc.).
- System Integration: Enables seamless operations across terminals, airlines, tenants, and services.
- Improved Passenger Experience: Enhances wayfinding, check-in, and boarding.
- Operational Efficiency: Automates processes and improves data sharing.

Project Approach

Focused on Passenger Journey and Optimizing Operational Efficiencies

Project consists of 5 major Tasks

- ✈ **Current State Assessment**
- ✈ **Future State Assessment**
- ✈ **Gap Analysis**
- ✈ **Strategic Initiatives Recommendations**
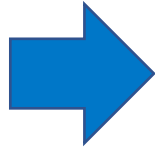- ✈ **ITMP & Roadmap Development**

Inputs received from business units

BOI's IT initiatives support the Business Context
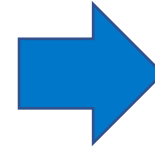
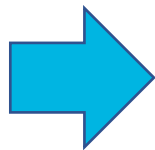| BOI Business Goals	Business Initiatives	Key IT Initiatives

Enhancing the Passenger Experience
→
- Reduce parking related stress levels and terminal arrive times for passengers
- Providing Passengers more accurate and personalized information in real-time

→
- Parking Reservation Expansion
- Passenger Personalization Notification and Alerts Program

Enhancing Employee & Stakeholder Experience
→
- Eliminating manual data entry
- Increasing real-time situational awareness
- Become a data-driven decision-making organization to support business growth and competitive advantage
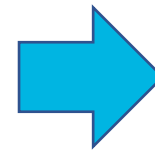
→
- BOI Enterprise Data Strategy
- AOC Video Wall Upgrade
- Data Integration of Critical Applications

BOI's IT initiatives support the Business Context

BOI Business Goals

Business Initiatives

Key IT Initiatives

Providing Operational Excellence

- Eliminate Cellular coverage gaps at BOI
- Curbside Traffic Management
- Improve Asset Management capabilities
- Increasing protection against cybersecurity threats
- Optimizing IT/Business Alignment
- Improving IT Service Management Capabilities
- Centralization of all pertinent operational data for efficient data-driven decision making

- Cellular Neutral Host DAS Planning & Implementation
- Genetec VMS Enhancements
- Aerosimple Enhancements
- Improved Resource Allocation for IT Security Risk Management
- Enterprise Maintenance Management Methodology
- IT Asset Management Improvement
- IT Governance Program Development
- IT Service Management Improvements
- Enterprise Data Warehouse Implementation
- Data Management Platform Implementation
- Project Management Information System Implementation

Innovative Culture

- Promoting an Innovative Culture at BOI

- Innovation Program Development

Future Airport Technology Trends Evaluated

Desired Maturity of BOI's IT Group
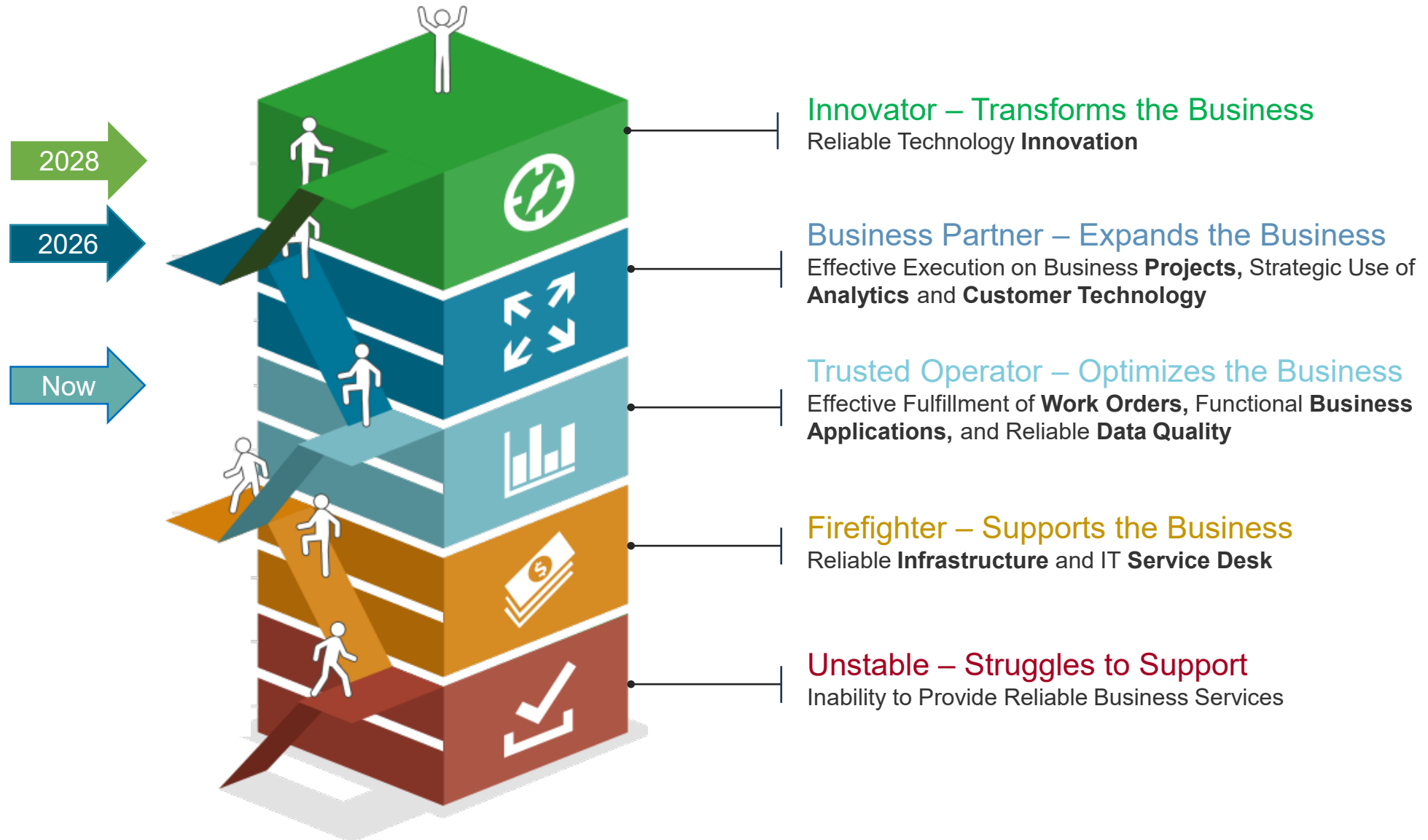
Conducted an IT SWOT Analysis

BOI ITMP SWOT Analysis Matrix

#	STRENGTHS (+)	#	WEAKNESSES (-)
1	Plans ahead in anticipation of future growth demand of IT Infrastructure	1	Lack of Ticket status reporting by Help Desk
2	Manages within budget airport IT related projects.	2	Existing Cellular Coverage needs to improve
3	Deployed systems are kept current with latest software releases	3	Lack of IT Governance at BOI
4	Effective IT Security and Risk Management Policies and Procedures	4	Lack of sufficient knowledge of Airport Systems/Applications for IT to support
5	Professional, knowledgeable and talented staff	5	Lack of IT resources to support IT Security and Risk Management services
6	IT Processes are well documented	6	Manual data entry processes exist for systems/applications
7	Business Relation Management Function in place	7	Lack of an Enterprise Maintenance Management Support Methodology
8	Highly experienced and committed IT staff	8	Several outdated Legacy Systems/Applications still in place
9		9	Lack of a Data Strategy
10		10	Lack of data integration amongst several systems/applications
11		11	Limited capability in pushing out notifications to the public
12		12	Curbside congestions during peak-hour
13		13	Not viewed as Highly Innovative in terms of applying technology
14		14	IT delivery of services are not completely satisfactory per the Business Units
15		15	Limited Parking Reservations Capabilities
16		16	Asset Tagging is not consistent

#	OPPORTUNITIES (+)	#	THREATS (-)
1	Improved Situational Awareness	1	Continued unfunded mandates by TSA regarding cyber security
2	Maintenance Management and Asset Management Enhancements	2	Shadow IT groups
3	Process automation and improved data integration	3	Passenger expectation on improving passenger journey
4	Expand Parking Reservations Capabilities at BOI	4	Rapid Technological Changes
5	Replace outdated legacy systems	5	Internal resistance to adapt to new technology
6	Personal Notification Application	6	Limited increase in budget allocation for IT Group
7	Innovation Program	7	Passenger Growth
8	Increase Data Maturity Level of the Airport	8	
9	Increase collaboration with Airport Stakeholders	9	
10	Data Strategy Development for BOI	10	
11	Curbside Traffic Management Solution	11	
12	Improve IT Security and Risk Management Posture	12	

ITMP Remaining Efforts

- **Finalize Strategic Initiatives based on BOI's feedback**

- **Draft the ITMP document with project recommendations including scope, schedule and budgets**

- **Develop the Roadmap (5-year focus of recommended IT-related projects)**

- **Finalize ITMP and Roadmap**

BOI ITMP Summary

Excellent input and collaboration support from all Business Units

The BOI staff is focused on further enhancing the passenger experience and improving operational efficiencies

The ITMP reflects how best the IT Group can support key business initiatives

Proposed strategic initiatives will further enhance the BOI's posture as being innovative, passenger centric and efficient.

When completed, possibility to incorporate several initiatives into the airport capital improvement program.