



# September Commission Report

## *Director's Update*

Given by Rebecca Hupp, Airport Director

SEPTEMBER 3, 2025

# Runway Closure



- Runway 10L/28R has been closed since April due to construction of the Concourse A Apron.
  - Anticipated reopening date is mid-October.
- No other closures to report in August.



# Consolidated Rent-A-Car Center (ConRAC)



- Metal siding installation has begun.
- Inside the Customer Service Building:
  - Elevator install has begun.
  - Rough-in for mechanical, electrical and plumbing is nearly complete.
- Ramps are complete through level 6
- Construction of employee walkway is underway.

# Concessions Update



- Successful ribbon cutting and tasting last month!
- Phase 1 now open:
  - Treefort Outpost Food+Drink
  - Idaho Tap House (Concourse B)
  - Waffle Me Up/The STIL (Food Court)
  - Turas Flights & Bites (Concourse C)
- Up Next (mid-Sept.):
  - Pizza Hut
  - Blue Sky Bagels
  - Protein Bar+Kitchen



# Concourse Development and Terminal Improvements Program Update

## Construction Manager/General Contractor:

- Contract approved by City Council 8/19
- Issued NTP#1 on 9/2 for Pre-construction Services
  - Mobilization, cost estimating, process development

## Architect/Engineering:

- Schematic Design (Concourse A, Baggage System, Central Utility Plant, Terminal Improvements) began 8/19
- First workshop: 8-10 September
- Next Steps:
  - Develop RACI (Responsible, Accountable, Consult, Inform) Matrix
  - Risk Register: Identify top risks & mitigation strategies
  - PDS engagement



# Concourse A Apron – Phase 1B



- Installed stormwater pipe, stormwater structures and apron underdrain pipe.
- Importing and placement of P-154 sub-base and P-209 base course material.
- Preparing for the PCC P-501 concrete paving slated early September.



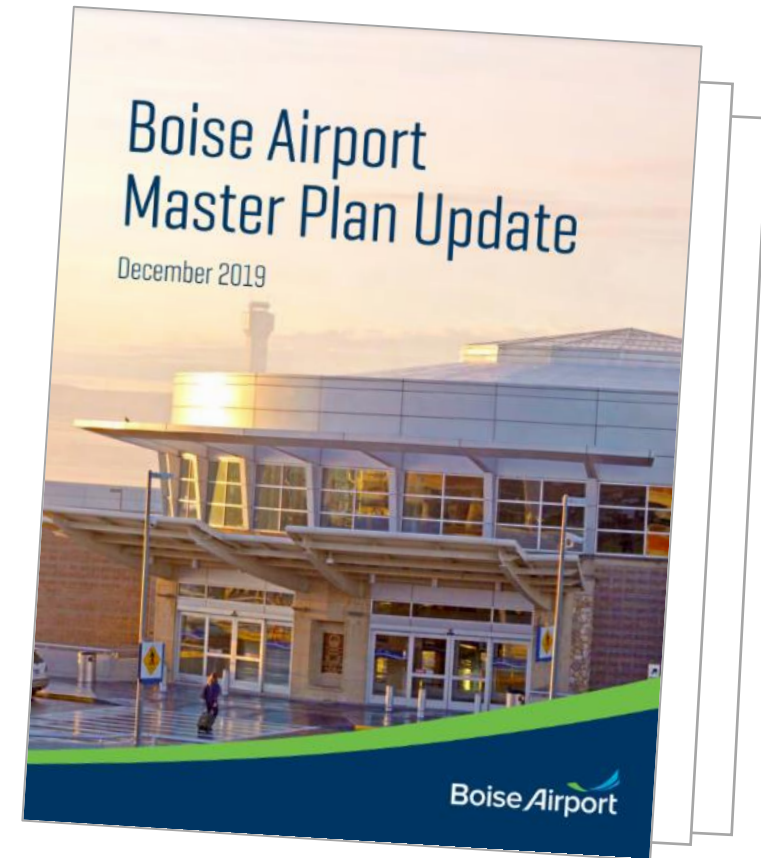
# Airport Way Drainage Work



- Replacing and lining storm drainpipe under Airport Way.
- Expected to begin Sept. 8 and last about four weeks.
- Airport Way will be reduced to one lane from **12:30 a.m. – 9:30 a.m.**
- News release will go out later this week to notify the community prior to work starting.

# Master Plan Update

- Master Plan information and schedule are now available on the airport's website:  
<https://www.iflyboise.com/about-boi/masterplan/>
- Currently in the investigation phase, which includes inventory of existing conditions, defining environmental baselines, aviation forecasting for FAA approval and ground surveys.
- The Master Plan will guide airside and landside facility development for the next 20 years.





# Airline Use and Lease Agreement Extension

- BOI and airline partners have agreed to a one-year extension on the current Airline Use and Lease Agreement (AULA), starting October 1.
- With this extension, the airlines have approved funding for the design (pre-construction work) associated with Concourse A and its associated projects.
- Approval for funding terminal roof repairs was also granted.



# Successful Triennial Exercise

- Thank you to everyone who had a role in the TriEx in August!
- Special recognition for Mike Crane, Jodi Spencer, Matt Cooper and Thomas Anderson!
- Multi-jurisdictional, real-world drill that simulates a major incident to test and evaluate the airport's emergency plan and readiness.
- Required by the FAA every three years.





# Spirit Airlines Bankruptcy



- Spirit filed for bankruptcy protection on Friday, 8/29 for the second time in a year.
- As part of its restructuring, the airline said it would reduce its presence in certain markets, including BOI.
- Spirit will exit BOI on October 4th. Passengers booked after that date will receive a refund from the airline.
- Spirit operated a single route from Boise to Las Vegas, a destination that is also served by Southwest and Alaska.

# Welcome to the Team!



**Richard Brien**  
*Property and  
Contracts Manager*

- Oversees property management, commercial operations and tenant relations.
- Comes to BOI from Idaho Department of Administration where he led the leasing and real estate needs statewide.



**Mallory Bermensolo**  
*Project Coordinator*

- Will assist with the airport master planning coordination, concourse development, and architectural design standard development.
- Mallory just earned her master of architecture from the University of Idaho.



# Staff News



**Patrick  
Munns**



**Tanner  
Richter**

- Patrick Munns and Tanner Richter have both been promoted from Maintenance Technicians to Technicians Senior.
- Facilities Maintenance Group has a new tier system for employee advancement that is based on tenure, training hours and signed-off checklists from the trades.

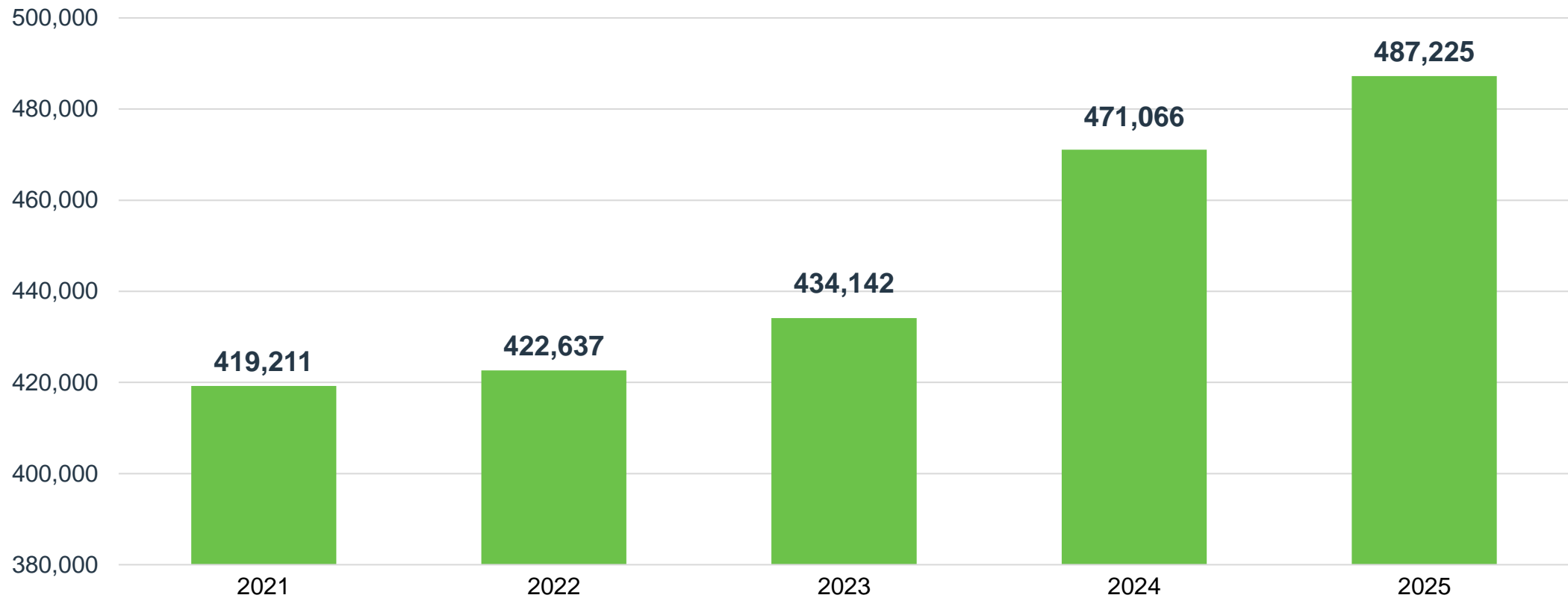


**Ross  
Hargreaves**

- Ross Hargreaves joined the Facilities Maintenance Group as a Maintenance Tech in June. He is already receiving kudos for his great work in the Manual Encode Room and his communication skills. Welcome to the team!

# July Enplanements

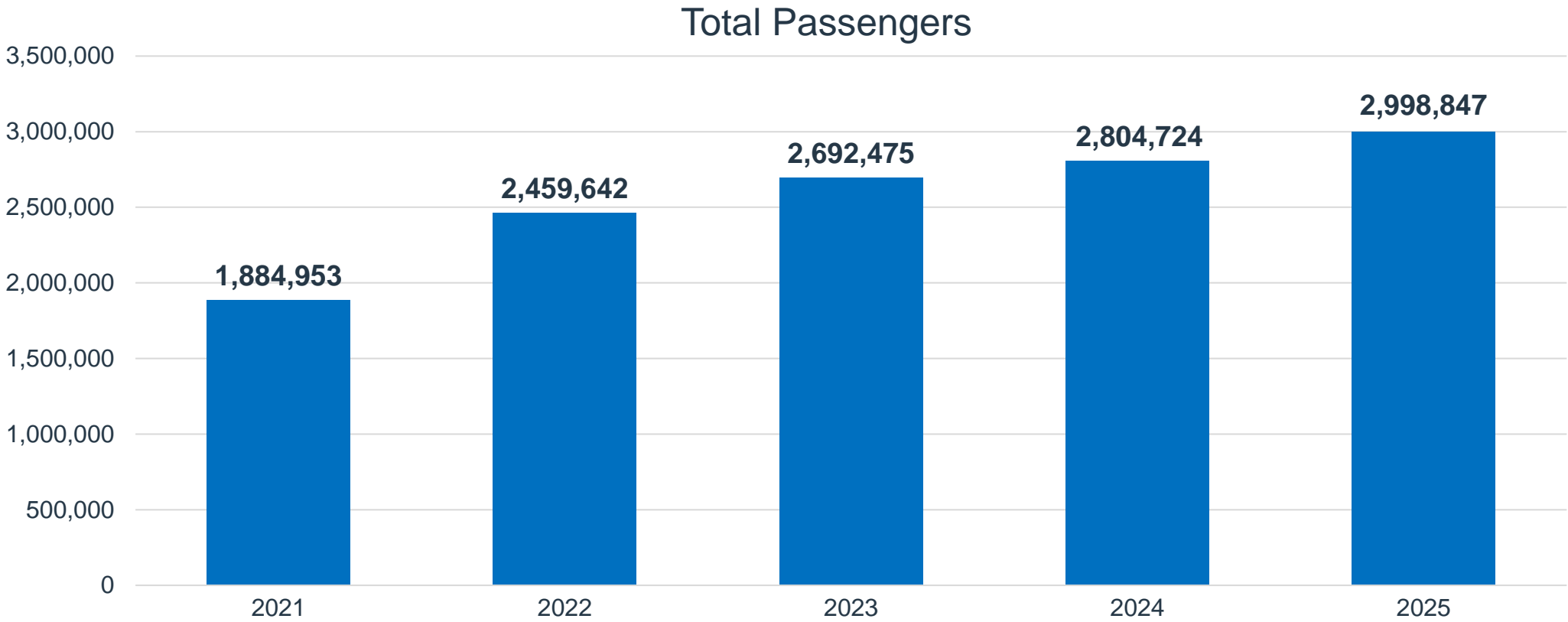
*Enplanements are up more than 3% from July 2024.*





# 2025 YTD Total Passengers (through July)

*Passenger counts are up 7% over last year!*



Top 10 Operating Revenue Description	FY 2025	FY 2024	\$ Change	% Change
Parking Lot	\$ 18,898,439	\$ 17,905,237	\$ 993,202	6%
Signatory Airline Landing Fees	\$ 11,512,297	\$ 8,249,438	\$ 3,262,859	40%
Terminal Rent - Airlines	\$ 5,471,808	\$ 4,312,972	\$ 1,158,836	27%
Rental Car Concession	\$ 5,405,053	\$ 5,127,653	\$ 277,400	5%
Industrial Land Rent	\$ 3,606,411	\$ 3,640,633	\$ (34,222)	-1%
Terminal Concessions – Food/Beverage	\$ 1,588,551	\$ 1,663,251	\$ (74,700)	-4%
Landings/Freight	\$ 1,473,917	\$ 1,367,579	\$ 106,338	8%
Terminal Concessions – Retail	\$ 1,131,196	\$ 1,353,956	\$ (222,759)	-16%
Rideshare (TNC) Revenue	\$ 987,189	\$ 537,073	\$ 450,117	84%
Employee Parking	\$ 767,533	\$ 450,793	\$ 316,740	70%
<b>Total Top 10 Operating Revenue</b>	<b>\$ 50,842,396</b>	<b>\$ 44,608,585</b>	<b>\$ 6,233,810</b>	<b>--</b>
Other Operating Revenue	\$ 3,830,887	\$ 3,376,529	\$ 454,359	13%
<b>Total Operating Revenue</b>	<b>\$ 54,673,283</b>	<b>\$ 47,985,114</b>	<b>\$ 6,688,169</b>	<b>14%</b>



Top 10 Operating Expense Description	FY 2025	FY 2024	\$ Change	% Change
Personnel	\$ 14,667,819	\$ 12,713,908	\$ 1,953,911	15%
Indirect Cost Reimbursement	\$ 4,888,719	\$ 4,173,037	\$ 715,682	17%
Fire Service	\$ 3,960,678	\$ 3,812,050	\$ 148,628	4%
Policing Service	\$ 3,957,727	\$ 3,802,058	\$ 155,669	4%
Professional Services	\$ 2,915,317	\$ 206,709	\$ 2,708,608	1310%
Parking Management	\$ 2,571,278	\$ 2,757,867	\$ (186,588)	-7%
R/M – Structural/Electrical/Plumbing	\$ 1,285,677	\$ 1,060,999	\$ 224,678	21%
Power	\$ 1,043,493	\$ 612,348	\$ 431,145	70%
Credit Card Fees	\$ 614,876	\$ 579,741	\$ 35,135	6%
R/M – Fleet Management	\$ 544,541	\$ 760,001	\$ (215,460)	-28%
<b>Total Top 10 Operating Expense</b>	<b>\$ 36,450,125</b>	<b>\$ 30,478,718</b>		
Other Operating Expense	\$ 5,614,755	\$ 6,445,484	\$ (830,729)	-13%
<b>Total Operating Expense</b>	<b>\$ 42,064,880</b>	<b>\$ 36,924,202</b>	<b>\$ 5,140,678</b>	<b>14%</b>



# Passenger Facility Charges

Given by Kathleen Watkins,  
Deputy Director of Finance and Business Development

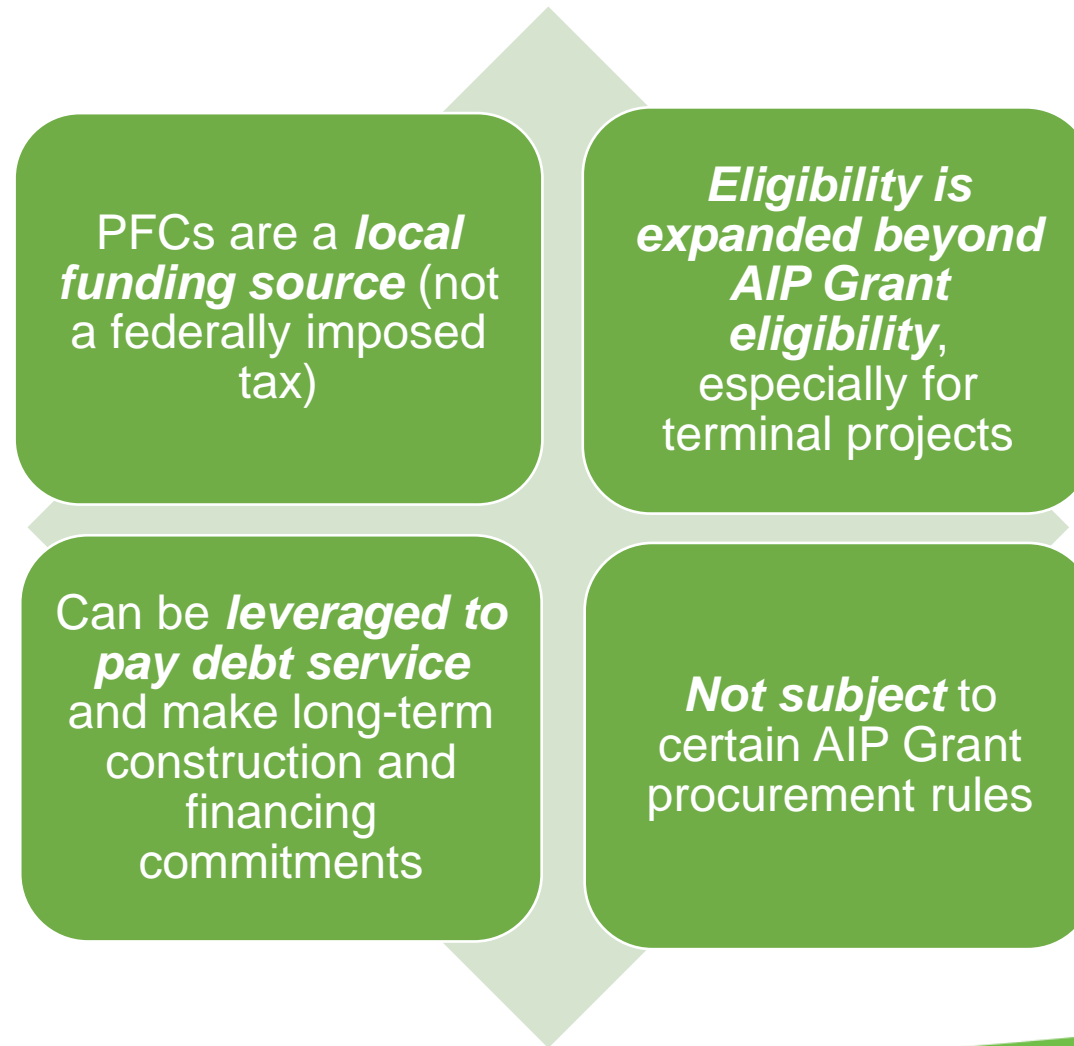
SEPTEMBER 3, 2025

# Overview

- Established in 1990 over concerns that existing funding sources for airport development were insufficient.
- The original legislation permitted airports to charge a Passenger Facility Charge (PFC) in \$1 increments up to \$3.
- The Wendell H. Ford Aviation Investment and Reform Act for 21st Century (AIR-21) increased the charge to \$4.50 in 2000.
- PFC eligibility criteria:
  - Preserve or enhance capacity, safety, or security
  - Reduce noise or mitigate noise impacts
  - Enhance competition
- Imposition of a PFC at any level is granted by the FAA via an application.
- Submitted applications either “streamlined” or “traditional.”



# Passenger Facility Charge Benefits



# PFC Payments

**PFCs are collected per eligible passenger per segment.**

- Excludes flight crews and passengers who are traveling on:
  - Frequent flyer award tickets
  - Multi-segment connecting flights (max 2 boardings for one-way or 4 round-trip)
  - Essential Air Service (EAS) routes
  - Some carriers providing nonscheduled service

**Air carriers remit PFCs to airports monthly.**

**Air carriers are compensated \$0.11 of each PFC collected for collecting, handling and remitting PFC revenue.**

# PFCs and AIP Grants

The foundation for PFC eligibility is AIP



Rule of Thumb: “If it is AIP-eligible, it is PFC-eligible”



PFC has expanded eligibility beyond AIP



Some PFC eligibility differences

Expanded terminal  
eligibility

Debt service and  
finance costs

Expanded noise  
eligibility



# PFC Program Expanded Eligibility

## Expanded Terminal Eligibility



Includes non-concession areas directly related to the movement of passengers and baggage regardless of their revenue producing status

Gates

Airline  
ticketing  
areas

Passenger  
check-in  
facilities

Ticket  
counters

Baggage  
handling  
facilities

Baggage  
carousels

# Expanded Eligibility

Expanded Debt Service



Debt service and financing costs  
associated with PFC projects are eligible.

# Expanded Eligibility



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graph TD; A[Expanded Noise Eligibility] --> B[Noise projects that would qualify for inclusion in a Part 150 noise compatibility program.];
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Expanded Noise Eligibility

Noise projects that would qualify for inclusion in a Part 150 noise compatibility program.



# Project Selection Process



*Review Capital Improvement Plan (CIP) to identify PFC-eligible projects*

- Project Timeframe
- Airport Priorities



*Conduct advance coordination meetings internally and/or with the airlines*



*Analyze PFC capacity and cash flow*

- Determine method of PFC financing
- Current PFC expiration date



*Identify projects requiring eligibility analysis*



*Identify projects requiring Letters of Support (TSA, Part 139 Inspectors)*



*Obtain any necessary ALP, Airspace, and Environmental approvals for projects seeking impose and use authority*

# Overview of BOI Current PFC Program

- PFC imposed since 1994
- 8 applications, 4 are closed
- Total collection authority of \$157.4M
- Collecting at the **\$4.50 PFC** level
- Charge expiration date:  
May 1, 2026

Applications	Amount Approved for Collection/Use <sup>1</sup>	Status	Disbursements through 6/30/2025
94-01-C-02-BOI	\$ 9,650,453	Closed	\$ 9,650,453
96-02-C-03-BOI	10,540,605	Closed	10,540,605
99-03-C-04-BOI	80,554,961	Closed	80,554,961
06-04-C-01-BOI	4,910,420	Closed	4,910,420
20-05-C-00-BOI	11,151,695	Open	10,406,641
21-06-C-00-BOI	15,549,342	Open	12,183,824
23-07-C-00-BOI	8,708,802	Open	5,387,402
24-08-C-00-BOI	16,352,123	Open	4,125,844
<b>Total Authority</b>	<b>\$ 157,418,401</b>		<b>\$ 137,760,150</b>
Collections through 6/30/25	\$ 150,148,832		
Interest Earnings	3,094,069		
Total Collections and Interest	\$ 153,242,901		
Remaining Approved Collections	\$ 4,175,500		
1. Includes all amendments as of June 30, 2025.			

# Summary of Proposed Changes

AMEND	AMEND	NEW
PFC Application #7 up by \$1.8M	PFC Application #8 up by \$16.6M	Propose PFC Application #9 totaling \$28.9M



# Amendment Summary – PFC #7

## Amendment to Passenger Facility Charge Application 23-07-C-00-BOI Boise Airport

Project number	Project title	PFC level	Current PFC approvals	Proposed change	Revised amount	Percent change
→ 07-001	Acquire Runway Friction Testing Equipment	\$ 4.50	\$ 150,000	\$ 3,600	\$ 153,600	2.4%
07-002	Taxiway W Extension	4.50	430,000	-	430,000	0.0
07-003	Security Gate Replacement (0, 86, 514, 560)	4.50	480,000	-	480,000	0.0
→ 07-004	East De-Ice Apron Expansion (Environmental, Design and Construction)	4.50	2,300,000	2,200,000	4,500,000	95.7
→ 07-005	Taxiway S Upgrade to TDG-5	4.50	820,000	88,124	908,124	10.7
→ 07-006	PFC Application Services Fee	4.50	72,600	(238)	72,362	(0.3)
→ 07-007	Checkpoint Expansion Phase 2	4.50	1,600,000	157,681	1,757,681	9.9
07-008	Concourse B Window Replacement	4.50	60,000	-	60,000	0.0
→ 07-009	Taxilane D Rehabilitation	4.50	75,967	(16)	75,951	(0.0)
07-010	Concourse B Apron Perimeter Security/Blast Fence	4.50	300,000	-	300,000	0.0
→ 07-011	Concourse A South Apron (Design and Construction)	4.50	2,000,000	(641,779)	1,358,221	(32.1)
07-012	Checkpoint Expansion Phase 3 (Planning and Preliminary Design)	4.50	115,000	-	115,000	0.0
07-013	Acquire Snow Removal Equipment	4.50	207,235	-	207,235	0.0
→ 07-014	Passenger Terminal ADA Requirements	4.50	98,000	483	98,483	0.5
Total Application			\$ 8,708,802	\$ 1,807,854	\$ 10,516,656	

# Amendment Summary – PFC #8

## Amendment to Passenger Facility Charge Application 24-08-C-00-BOI

Boise Airport

Project number	Project title	PFC level	Current PFC approvals	Proposed change	Revised amount	Percent change
08-001	Taxilane A3 Relocation (Design & Construction)	\$ 4.50	\$ 232,123	\$ -	\$ 232,123	0.0%
08-002	Taxiway D Relocation And ARFF Road (Design & Construction)	4.50	1,500,000	-	1,500,000	0.0
→ 08-003	Concourse A Design (30% Design)	4.50	2,925,000	2,726,750	5,651,750	93.2
08-004	Ticket Lobby Expansion (Design & Construction)	4.50	2,600,000	-	2,600,000	0.0
08-005	RIM Improvements EA (Ph 2 30% Design)	4.50	300,000	-	300,000	0.0
08-006	Purchase Replacement ARFF Vehicle (S9)	4.50	1,400,000	-	1,400,000	0.0
→ 08-007	Terminal Access Roadway Rehab (Design & Construction)	4.50	3,000,000	13,858,000	16,858,000	461.9
08-008	Replace Circulation Area Windows	4.50	490,000	-	490,000	0.0
→ 08-009	Runway 10R/28L And 10L/28R Reseal (Design & Construction)	4.50	2,000,000	-	2,000,000	0.0
08-010	Terminal Lighting Upgrades	4.50	390,000	-	390,000	0.0
08-011	Baggage System Upgrade 5Th Make Up Pier Design Only	4.50	200,000	-	200,000	0.0
08-012	Family Restroom In Concourse B	4.50	650,000	-	650,000	0.0
→ 08-013	Airfield Access Gate Replacement (Gates 2, 30, and 590)	4.50	600,000	-	600,000	0.0
08-014	PFC Consulting Services	4.50	65,000	(30,438)	34,563	(46.8)
Total Application			\$ 16,352,123	\$ 16,554,313	\$ 32,906,436	

# Proposed New Application – PFC #9

Project number	Project title	Level of collection	Proposed PFC amount
09-001	Concourse A Apron Construction Phase 1A and Phase 1B	\$ 4.50	\$ 3,887,000
09-002	Airport Master Plan Update	4.50	772,210
09-003	Concourse A Passenger Boarding Bridges	4.50	4,448,784
09-004	Cooling Tower Relocation and Replacement	4.50	4,947,009
09-005	Southeast Cargo Apron Design & Construction	4.50	1,017,666
09-006	Runway 10L/28R Pavement Reconstruction	4.50	13,800,000
	Total Application		\$ 28,872,669

# Proposed PFC #9 Funding Plan

Project number	Project title	Total project costs	Sources of Funding							Local and other
			PFC Paygo	State Grants	Federal Grants				Total	
					Entitlement	Discretionary	BIL-ATP	BIL-AIG		
09-001	Concourse A Apron Construction Phase 1A and Phase 1B	\$ 18,760,825	\$ 3,887,000	\$ -	\$ -	\$ -	\$ -	\$ 14,174,083	\$ 14,174,083	\$ 699,742
09-002	Airport Master Plan Update	3,280,663	772,210	-	2,376,803	-	-	-	2,376,803	131,650
09-003	Concourse A Passenger Boarding Bridges	13,448,784	4,448,784		-	-	9,000,000	-	9,000,000	-
09-004	Cooling Tower Relocation and Replacement	8,290,199	4,947,009		-	-	-	-	-	3,343,190
09-005	Southeast Cargo Apron Design & Construction	6,376,375	1,017,666		-	-	-	5,153,744	5,153,744	204,965
09-006	Runway 10L/28R Pavement Reconstruction	68,000,000	13,800,000		4,200,000	50,000,000	-	-	54,200,000	-
<b>Total Requested Authority</b>		\$ 118,156,846	\$ 28,872,669	\$ -	\$ 6,576,803	\$ 50,000,000	\$ 9,000,000	\$ 19,327,827	\$ 84,904,630	\$ 4,379,547

Note: Columns or rows may not sum to totals due to rounding.

- **PFC level:** \$4.50 per eligible enplaned passenger
- **Proposed charge effective date:** January 1, 2028 (*expiration of PFC #8*)\*
- **Proposed charge expiration date:** March 1, 2031
- **Estimated PFC revenue to impose and use:** \$28,872,669

*\*Assumes the amendments to PFC #7 and PFC #8 are approved*



# BOI PFC Timeline

DATE	TASK
February 25, 2025	Initial kick-off meeting between BOI and PFC consultant
March – June 2025	Project information gathering
June 11, 2025	FAA meeting to present proposed amendments and new application
July 16, 2025	Notice to Airlines
August 19, 2025	Air carrier consultation meeting Notice to Public posted to website
September 18, 2025	Air carrier and public comment deadline
Starting October 1, 2025	Submit amendments and application to FAA
Starting November 1, 2025	FAA decisions (maximum 30 days)
Upon Receipt of LOAs	Notice to air carriers of approval

*LOA = Letter of Acknowledgement*



# Boise Airport

[www.iflyboise.com](http://www.iflyboise.com)