



December Commission Report

Director's Update

Given by Rebecca Hupp, Airport Director

DECEMBER 3, 2025

November Runway Closures

- **11/3:** RWY 10R/28L closed for approx. 2 hours for asphalt repairs
- **11/7:** RWY 10R/28L closed for approx. 10 hours for runway pavement markings
- **11/8:** RWY 10R/28L closed for approx. 11.5 hours for runway pavement markings
- **11/9:** RWY 10R/28L closed for approx. 11.5 hours for runway pavement markings
- **11/10:** RWY 10R/28L closed for approx. 5 hours for runway pavement markings
- **11/12:** RWY 10L/28R closed for approx. 1.5 hours for snow removal training
- **11/21:** RWY 10R/28L and 10L/28R were closed for approx. .5 hours each for routine runway lighting repair
- **11/27:** RWY 10R/28L closed for approx. 4 hours for FAA Tech Ops to repair their ALSF-2 lighting system.
- **11/30:** RWY 10L/28R closed for approx. 5 minutes following a GA aircraft incident where the pilot lost engine power and landed safely.

Low Visibility Operations

- On Nov. 21, BOI operations were affected by low-visibility conditions due to dense fog and an outage of FAA navigational aids.
- Resulted in numerous flight delays, diversions and cancellations.
- The FAA completed a temporary repair on the runway visual range (RVR) system the same day.
- The sensors have now been restored.



Consolidated Rent-A-Car Center (ConRAC)



- All precast panels on the ramps have been placed.
- Inside the Customer Service Building:
 - Data install has begun
 - Terrazzo, lighting and bathroom fixtures are being installed
- The terminal extension demolition has begun.
- Rental car tenant improvements will begin in March.

Concessions Update



NOW OPEN!

- Up & Away by Flying M
- The Shops @ Treasure Valley (final retail space!)



Under Construction (*last ones!*)

- Bardenay
- Form & Function
- Starbucks
- Wendys

Concourse Development and Terminal Improvements Program Update

Construction Manager/General Contractor:

- Continues to submit NTP-1(notice to proceed) deliverables
- Developing deliverables for NTP-2

Architect/Engineering:

- Schematic Design(SD) Workshop #3 completed 4-6 Nov
- SD Workshop #4: 2-4 Dec

Next Steps:

- Close out comments from 50% Schematic Design submittal
- 100% Schematic Design submission due 12/19/25



Airport Donation Drive

Huge thanks to all who contributed to benefit federal workers and SNAP recipients!

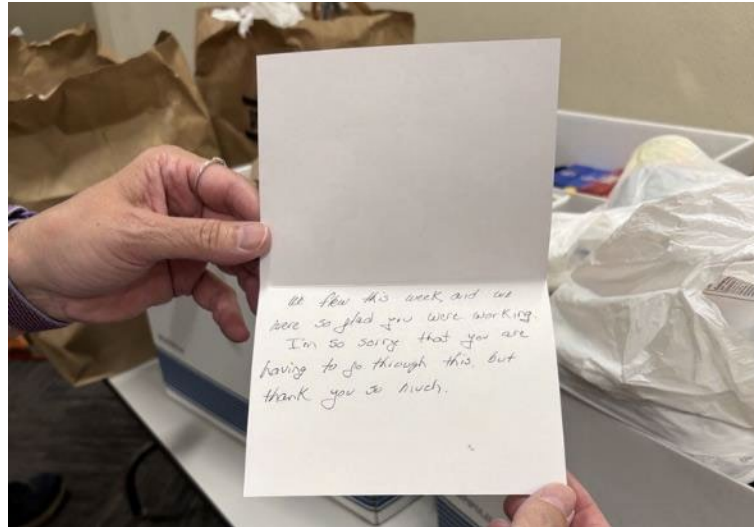
- Pounds of donations: 1,000+
 - Canned and boxed food
 - Toiletries
 - Pet food
 - Grab-and-go snacks

- Gift cards: \$14,620

- Meal delivered: 400+

- Major donors: Blue Cross of Idaho, Boise Metro Chamber,

Delaware North, Delta Airlines, Idaho Power, Jacksons Food Stores, Paradise Lagardere and our **GENEROUS COMMUNITY MEMBERS!**



Sunflower Lanyard Distribution



- BOI and Boise City Community Accessibility hosted a Sunflower Lanyard awareness and giveaway on the Wednesday before Thanksgiving.
- The GoTeam Therapy Dogs were a big draw!
- Very successful event on a busy day in the terminal.

Fuel Farm Groundbreaking

- Ceremonial groundbreaking on BOI's Fuel Farm was held mid-November.
- Project is paid for by a consortium of airlines, including Alaska, American, Delta, FedEx, Southwest and United.
- Includes:
 - Tank farm, transfer line and truck loading facility
 - Three 10,000-gallon API 650 above-ground jet fuel storage tanks and infrastructure
- Expected completion in spring 2027.



ConRAC Mural Artist Selected: Chad Otis



Images reflect current designs, which may change slightly with further refinement.

- Chad is a book illustrator with years of experience and many awards, now expanding into public art.
- Chosen unanimously by the selection panel based on his application, level of detail and unique visual style.
- The mural and connector panels will be installed prior to the dedication and BOI100 celebration on April 6, 2026.

Employee Promotions



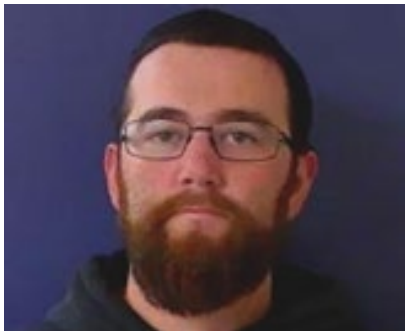
Renee New, Senior Project Manager – Airside

- Major projects include Boise ARFF Building Remodel Expansion, Concourse B Air Carrier Apron Reconstruction, Taxiway S Widening and SE Cargo Apron, Concourse A Apron and more.
- Renee is a dedicated employee who puts in long days and nights, and we look forward to her continued success.



Brett Korporaal, Senior Project Manager – Landside

- Major projects include the ConRAC, Cooling Tower Replacement, Electric Boiler Addition, Concourse B Power Refeed and more.
- Brett's promotion is the result of his work ethic, project ownership and ability to communicate effectively.



Vincent Masetti, Airfield Maintenance Lead

- Vincent's well-deserved promotion is due to his hard work, dedication and leadership.
- We are excited to see the impact he will make in his new role!

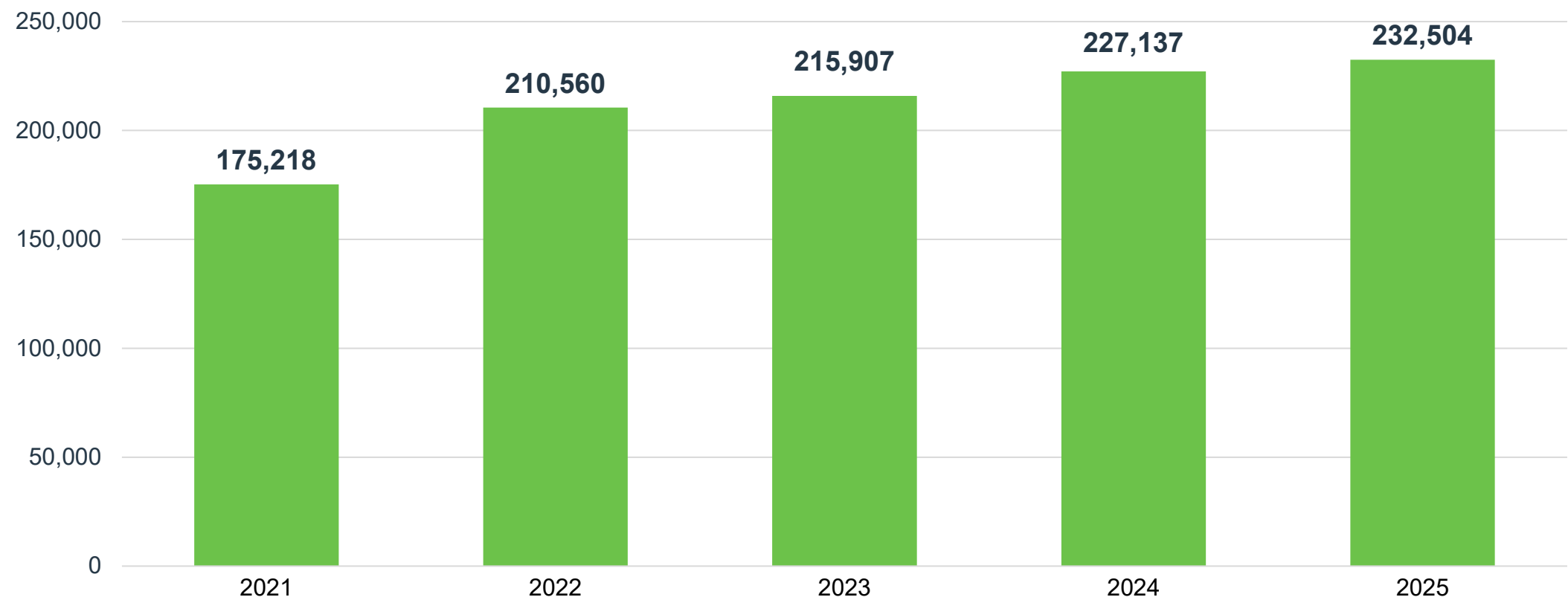
Congrats, Tara!

- Tara Sterling, General Manager of Paradies' gift and news stores at the Boise Airport, received her company's "Most Valuable Player (Northwest)" and "Manager of the Year (Division 2)" awards at their annual leadership seminar in November!
- This is Tara's second year in a row receiving the MVP award.
- We are so grateful to have Tara and stellar her team serving our passengers at BOI!



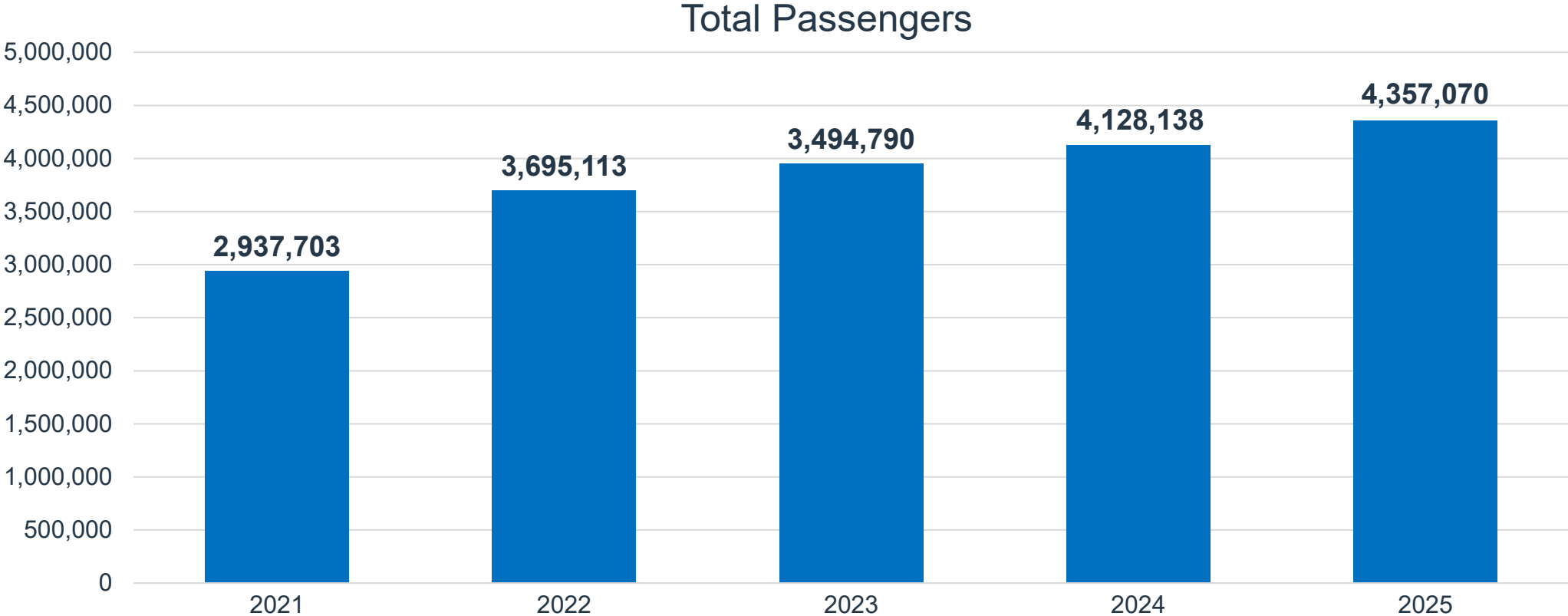
October Enplanements

Enplanements are up more than 2% from October 2024.



2025 YTD Total Passengers (through October)

Passenger counts are up nearly 6% over last year.



Top 10 Operating Revenue Description	FY 2026	FY 2025	\$ Change	% Change
Parking Lot	\$ 2,348,683	\$ 2,073,417	\$ 275,267	13%
Signatory Airline Landing Fees	\$ 1,208,173	\$ 919,922	\$ 288,251	31%
Rental Car Concession	\$ 777,608	\$ 760,665	\$ 16,944	2%
Terminal Rent - Airlines	\$ 572,914	\$ 453,194	\$ 119,721	26%
Industrial Land Rent	\$ 389,193	\$ 381,758	\$ 7,435	2%
Rideshare (TNC) Revenue	\$ 243,554	\$ 109,908	\$ 133,646	122%
Landings/Freight	\$ 101,266	\$ 131,854	\$ (30,588)	-23%
Advertising	\$ 80,574	\$ 102,999	\$ (22,425)	-22%
Terminal Rent – Non Airlines	\$ 63,517	\$ 47,784	\$ 15,733	33%
National Guard Rent	\$ 51,678	\$ 51,678	\$ --	0%
Total Top 10 Operating Revenue	\$ 5,837,161	\$ 5,033,178	\$ 803,983	--
Other Operating Revenue	\$ 241,777	\$ 417,684	\$ (175,907)	-42%
Total Operating Revenue	\$ 6,078,938	\$ 5,450,862	\$ 628,076	12%

Top 10 Operating Expense Description	FY 2025	FY 2024	\$ Change	% Change
Personnel	\$ 1,296,707	\$ 1,185,222	\$ 111,485	9%
Indirect Cost Reimbursement	\$ 647,086	\$ 544,426	\$ 102,660	19%
Fire Service	\$ 408,808	\$ 396,068	\$ 12,740	3%
Policing Service	\$ 406,031	\$ 395,773	\$ 10,258	3%
Parking Management	\$ 231,403	\$ 216,456	\$ 14,947	7%
Software and Cloud Services	\$ 120,595	\$ 15,449	\$ 105,146	681%
Power	\$ 108,128	\$ 99,433	\$ 8,695	9%
Dues and Subscriptions	\$ 102,740	\$ 106,491	\$ (3,751)	-4%
R/M – Structural/Electrical/Plumbing	\$ 79,820	\$ 67,519	\$ 12,301	18%
R/M – Fleet Management	\$ 75,569	\$ 83,210	\$ (7,641)	-9%
Total Top 10 Operating Expense	\$ 3,476,887	\$ 3,110,047		
Other Operating Expense	\$ 391,264	\$ 425,604	\$ (34,340)	-8%
Total Operating Expense	\$ 3,868,151	\$ 3,535,651	\$ 332,500	9%



Boise Airport

www.iflyboise.com



99 Years Strong:

BOI's Year in Review

Rebecca Hupp
Airport Director

DECEMBER 3, 2025

Strategy Guides Our Work Plan

MISSION

The Boise Airport's mission is to ensure safe operations, develop actionable plans to meet the aviation needs of the region, generate positive economic impact, and develop community partnerships to achieve the city's vision.

VISION

The Boise Airport is Idaho's premier air travel gateway, providing a friendly, hassle-free travel experience to support our region's growth. We will drive economic development by investing in our team and infrastructure, building enduring partnerships and using innovation to continually enhance service and efficiency.

STRATEGIC THEMES/ FOUNDATIONAL PILLARS



Work Plan



Capital Infrastructure:

Maintain existing infrastructure and anticipate upcoming needs to meet the region's demand for air service.



CONCOURSE A PLANNING: Made significant progress on design, phasing, and funding plan.





Capital Infrastructure:



CONCESSIONS UPDATE: All concessions locations except one (Wendy's) will open in 2025.



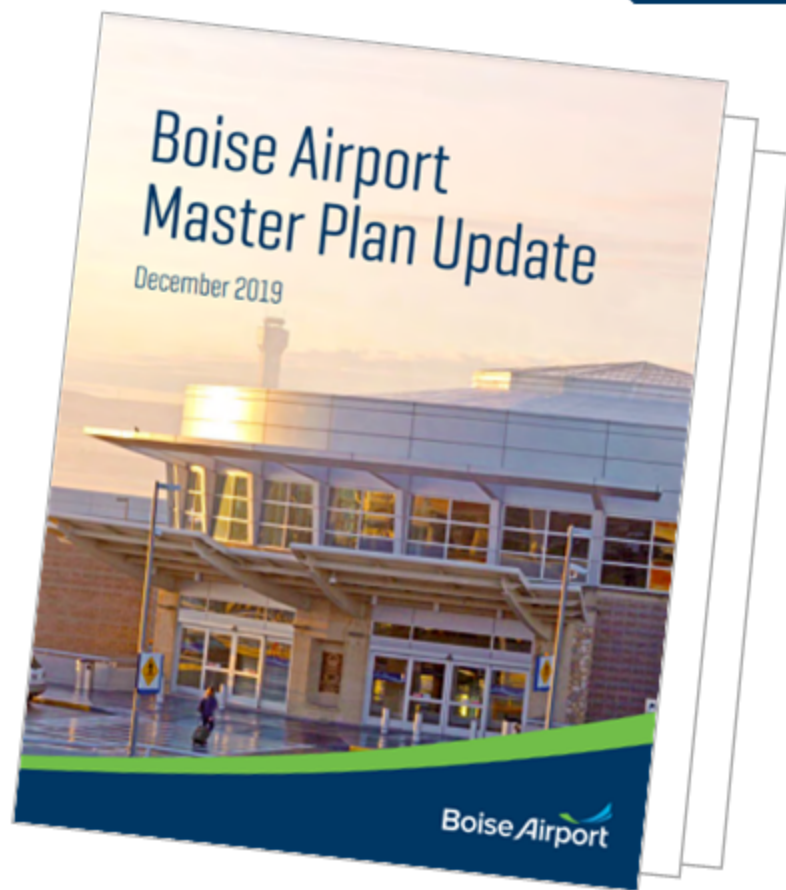


Capital Infrastructure:

2025

ACHIEVEMENTS

MASTER PLAN: A new Airport Master Plan update was started this year. This multiyear effort is expected to continue through 2027 and will guide the future development and growth of the airport (airside and landside) in alignment with evolving aviation needs and community priorities.





Capital Infrastructure:

2025

ACHIEVEMENTS



October 2025

RENTAL CAR CENTER (CONRAC):
Building has taken shape this year!
Rental car tenants will start making their improvements in the spring.



February 2025



Capital Infrastructure:



AIRFIELD UPDATES: East De-Ice Apron was completed to help with snow ops, Concourse A Apron was completed and provides room for three additional remain overnight (RON) spots.





Capital Infrastructure:

2025

ACHIEVEMENTS



FUEL FARM GROUNDBREAKING:

Airlines formed a consortium to construct and operate a fuel farm at BOI to increase the airport's onsite jet fuel capacity.



Operational Excellence:

Build a knowledgeable and capable team that performs its duties to the highest standard with a focus on ensuring safe and reliable operations.

2025

ACHIEVEMENTS



SUCCESSFUL TRIENNIAL EXERCISE:

- 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.

FAA Part 139: BOI passed its annual Part 139 inspection. The inspection takes several days and covers a wide range of safety and emergency response requirements.



Operational Excellence:

2025

ACHIEVEMENTS

COMMON USE TECHNOLOGY:

- The airport's first shared-use platform, enabling flexible airline operations, self-service kiosks, and centralized gate and resource management.
- Currently focused on contract negotiations and scope definition.
- Targeting completion of all pre-implementation activities by early 2026.

GATE UTILIZATION STUDY:

- BOI hired consultant Ricondo to review and optimize utilization of existing and future aircraft gates.
- Conclusion: Without the addition of Concourse A, the number of turns required per gate would be considerably higher than peer airports (4.8 turns versus 3.1 average).
- Concourse A will increase gate capacity, add flexibility to rebalance existing gates, improve level of service, and facilitate phased renovation of Concourse B.



Operational Excellence:

2025

ACHIEVEMENTS



RETURN OF FRONTIER AIRLINES

Frontier Airlines resumed nonstop flights to Denver in May, providing easy connections to many destinations through their network.

OTHER NOTEABLE AIR SERVICE UPDATES:

- Alaska Airlines added daily nonstop service to Ontario, CA and service to Bozeman, MT.
- Alaska also upgauged many routes to accommodate passenger demand, including frequencies to PDX and SEA.
- American Airlines resumed service to ORD in June 2025 after pausing in 2022.
- Southwest is adding frequencies to SAN to meet passenger demand



Operational Excellence:

2025

ACHIEVEMENTS



SMOKEY 9 & 10: Two new Aircraft Rescue and Fire Fighting vehicles were put into service this year. These new trucks will help with BOI's transition away from AFFF, as they've never been exposed to the foam.

AFFF TRANSITION

- The AFFF rinse and swap out from the airport's two older ARFF trucks will be completed by end of year, which will fully transition BOI from AFFF to the non-fluorinated foam.
- Contractor CDM Smith, who has completed transitions at SFO, BOS, TPA, PHX and others, will perform the service.



Financial Resiliency:

Mindful stewardship of assets to propel the airport's future, while maintaining its ability to absorb impacts of an economic shock (i.e. COVID), including debt obligations and money management practices.

2025

ACHIEVEMENTS

AIRLINE USE AND LEASE AGREEMENT:

- BOI and airline partners agreed to a one-year extension on the AULA.
- Airlines have approved funding for the Concourse A design (pre-construction work) and its associated projects.
- Approval for funding terminal roof repairs was also granted.



TURO LEASE:

Starting in June, the airport began collecting 10% of gross sales on cars rented through Turo that are picked up from BOI garages.



Financial Resiliency:

2025

ACHIEVEMENTS



AERONAUTICAL DEVELOPMENT:

- GA Area #3 Access Road to provide landside access to future hangars was completed in June.
- RFP for development of two GA sites was awarded to Micron and Idaho Aero Group.
- New Simplot hangar was completed in December.



NON-AERONAUTICAL DEVELOPMENT:

- Adler Industrial completed construction on 88,000+ SF spec building that is now fully leased.
- In addition, 200,000+ SF and six lease agreements have been executed and are scheduled for completion by 2026.



Collaborative Culture:

An innovative and transparent team that celebrates achievements and strives for improvements.

2025

ACHIEVEMENTS



GOVERNMENT SHUTDOWN:

Community support of federal employees and SNAP recipients was terrific and so appreciated!

FALLEN SOLDIER CART:

- BOI is the 17th airport in the country to receive a Fallen Soldier Cart from Alaska Airlines.
- These special carts are used to transport the remains of deceased military personnel from an aircraft in a solemn, dignified manner.





Advocacy:

Championing the changes needed to support air service in the region and help achieve the mayor's strategic priorities.

2025

ACHIEVEMENTS



AAAE CHAIR

- Director Hupp began her term as chair of the American Association of Airport Executives in June.
- She will serve as Chair for one year; Past Chair for two years.

GIRLS IN AVIATION

- Held in Sept for the second year with BOI as a sponsor.
- 200+ girls ages 8-18 and their families attended the event put on by the local Women in Aviation chapter.





Advocacy:



ACCESSIBILITY UPDATES:

Hidden Disabilities Sunflower Lanyard

- BOI was the first site in a Boise City pilot project to introduce the program, which supports people living with non-visible disabilities.
- More than 220 airport employees were trained to assist people wearing the lanyards.

Family Restrooms

- Added three family restrooms on Concourse B, including one with Idaho's first Universal Changing Table.

Visual Paging

- Digital screen at gates provide flight info, gate changes and boarding calls.
- Important for deaf and hard of hearing passengers.



New FY '26 Projects



Operational Excellence

- Common Use Implementation
- Deicing Consortium



Capital Infrastructure

- Baggage Handling System
- Central Utility Plant
- Concourse A Design
- Terminal Roadway Reconstruction
- Runway and Taxiway Pavement Rehab



Collaborative Culture

- Employee Recognition Program



Financial Resiliency

- Non-Aeronautical Property Plan
- Revenue Bonds – BOI Upgrade
- Lease Management Program

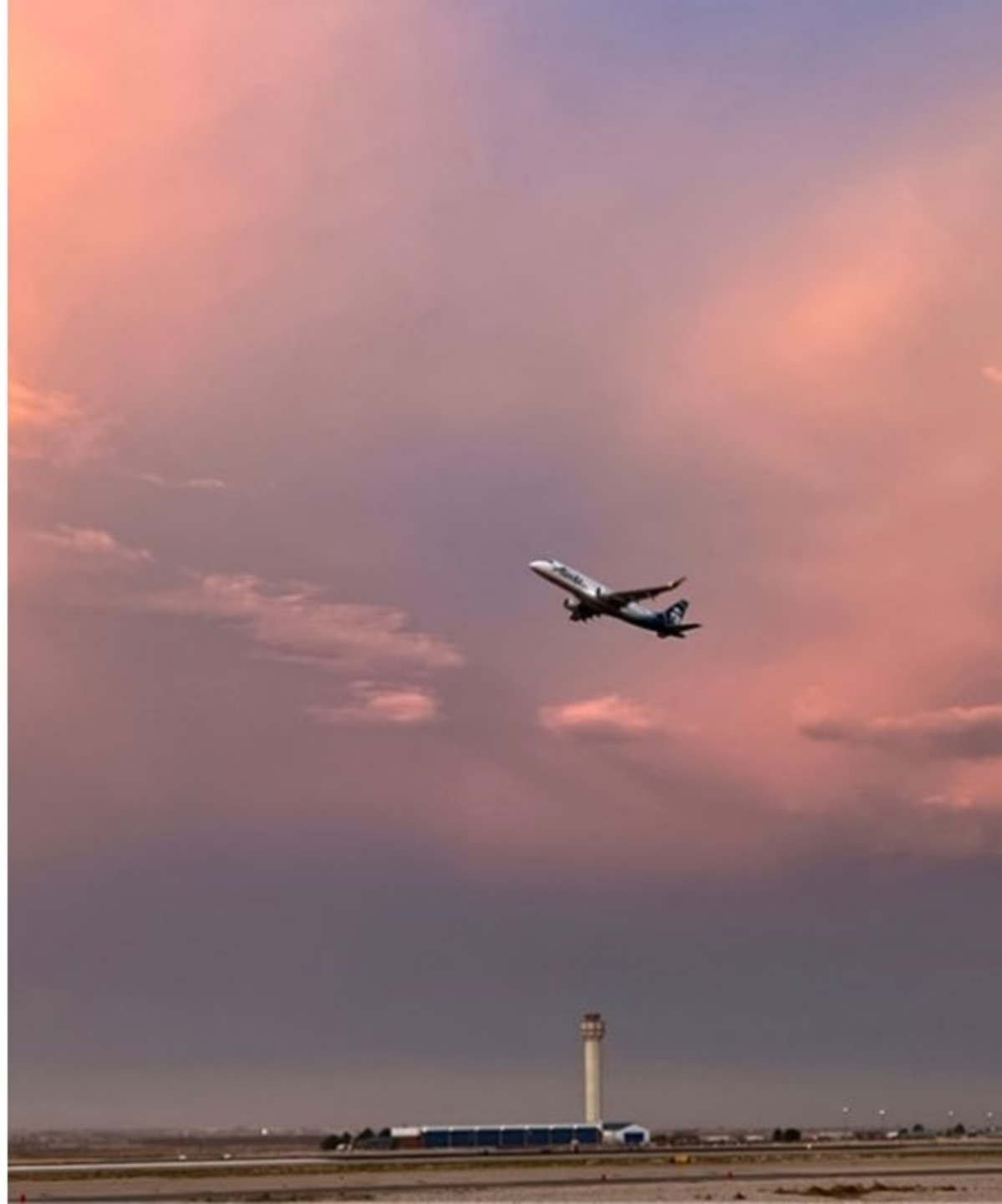


Advocacy

- 100th Anniversary

Potential FY '27 and Beyond Projects

- Concourse A Construction
- Airline Use and Lease Agreement Negotiations
- Runway Incursion Mitigation Improvements
- CONRAC Phase 2
- Concourse B Remodel
- Other Non-Aeronautical Development
- Taxiway and Taxilane Rehabilitation and Preservation





Boise Airport

www.iflyboise.com