



October Commission Report

Director's Update

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

OCTOBER 7, 2026

Director Search Update

- City leadership conducted initial interviews in September with eight top candidates
- Four finalists were elevated to the second round and will be onsite for interviews on October 15, including an opportunity for airport staff to hear from the finalists.



Chris Czarnecki, currently Director of Aviation Business, Properties & Airline Affairs at the Port of Portland (PDX)



John Faulkner, currently Airport Director in Great Falls, Montana



Bruce Goetz, currently Executive Vice President and COO of the Tucson Airport



Beth Sumner, currently Boise Airport's Deputy Director of Engineering

- Targeting announcement of the new Airport Director this winter.

BOI Purchases Airport Inn



- The Airport finalized the purchase of the Airport Inn building on Friday, Oct. 2. The Airport already owned the land the hotel sits on and will now have full control of the site to determine its highest and best use.
- Options for the site could include rehabilitating the building for a future lease or redeveloping the site in a manner consistent with the airport's FAA-approved master plan.
- The building has been vacant since 2024, when the former owners were evicted.

Air Service Updates



Southwest Announces Nonstop Service to Nashville Summer 2027!

NEW! BOI-BNA Saturday service will start 6/5/27 and run through 7/31/27. Hello, Music City!

Increased frequency:

- **Southwest** will increase service to San Diego from 2x-3x daily Summer 2027
- **American** will increase services to Dallas-Fort Worth from 2x-3x daily Feb/March 2027
- **United** is increasing service to San Francisco from 4x-5x daily Apr/May 2027

Other changes:

- **Southwest** will start service to LAX March 2027
- **Alaska Airlines** will start winter seasonal service to Sonoma County, CA on Nov. 2
- And...no air service update is complete without a reminder about daily service to Honolulu on **Alaska Airlines** starting Dec. 17!

Airline Use and Lease Agreements



- Airline Use and Lease Agreements for FY 2023-2025 expired Sept. 2026. Discussions with airlines began Dec. 2025.
- New rates passed by City Council resolution on September 29, 2026.
- **Changes to new formula:**
 - Airlines to cover 100% of baggage handling system based on enplanements
 - Airlines formula based on rentable space.
 - Changes to rates will allow the airport to fund Concourse A expansion and other capital projects.
- Discussions on an agreement will continue.

TSA Commemorates 9/11



- Members of the Transportation Security Administration, local first responders and elected officials gathered for a ceremony recognizing the 25th anniversary of 9/11.
- Event was coordinated by Ermelinda Krakowski, Executive Assistant to FSD James Spies. Thank you for all your hard work organizing this meaningful ceremony.

Honor Flight Boise



- Honor Flight Boise traveled with 55 veterans to Washington, DC from BOI on Oct. 3, the largest Honor Flight group from Boise since before the pandemic.
- Veterans were greeted by a large welcome home on Monday evening.
- Honor Flights are free, all-expense-paid trips for U.S. military veterans so they can visit the war memorials in the nation's capital.

Girls in Aviation Day



- Boise Airport participated in the third annual Girls in Aviation Day event, hosted by Gem State Chapter of Women in Aviation.
- Event was a huge success, featuring flight simulators, static aircraft displays, hands-on activities and the chance to meet inspiring women working in a variety of aviation-related fields.

Facilities Maintenance Promotions



Justin Meyer



Patrick Munns

- Justin Meyer and Patrick Munns have been promoted to Maintenance Supervisor.
- Both Patrick and Justin have consistently demonstrated outstanding dedication, leadership and expertise in their roles. Their hard work and commitment have been instrumental to the team's success.
- Please take a moment to congratulate Justin and Patrick when you see them!

Custodial Appreciation Day



Day Shift Custodians



Swing Shift Custodians



Night Shift Custodians

- Friday, Oct. 2 was the annual celebration of National Custodian Day, created to recognize and thank custodial professionals for their work.
- A recent note from a passenger about Thomas Smith, who has worked at the airport for eight years:

“Thomas represented Boise Airport beautifully that morning—not through some grand gesture, but simply through the way he treated three people who approached him needing help.”

- Our BOI custodians are the very best of all! Thank you for your hard work and dedication!

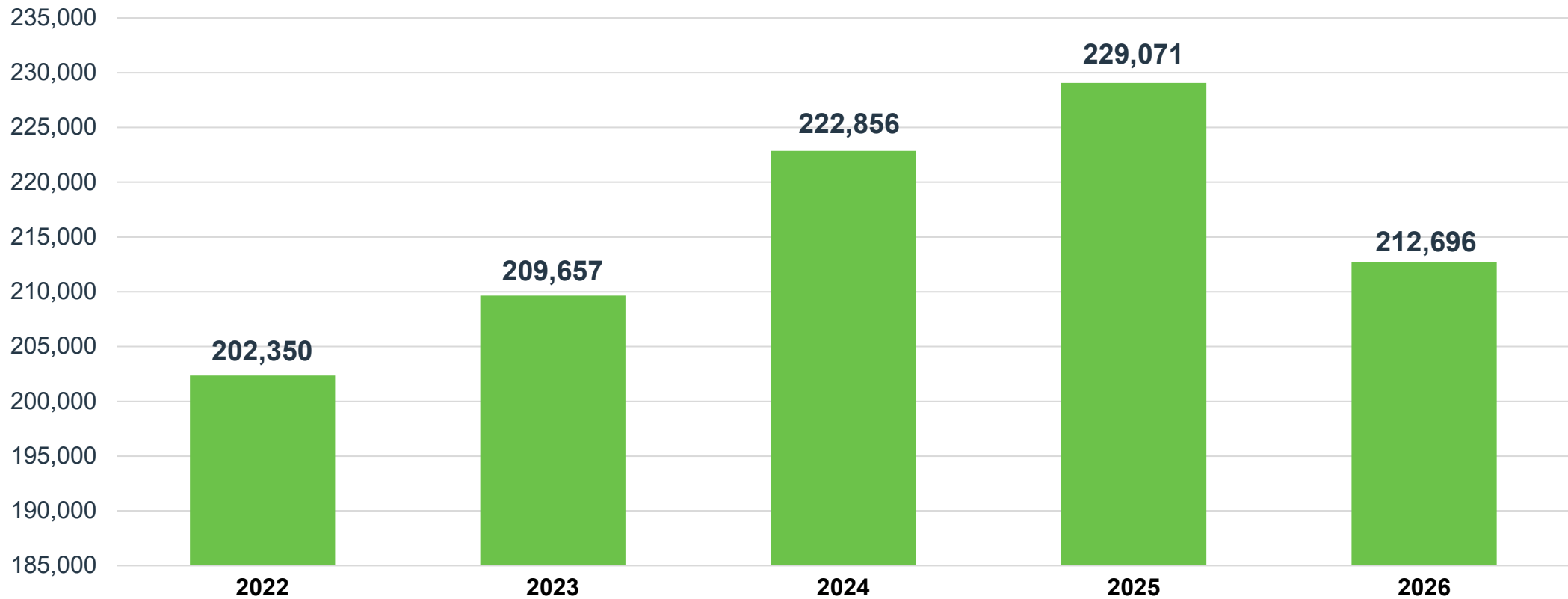
Frontier Starts Service to LAS

- Frontier flew its first flight to Las Vegas on September 10!
- We celebrated with passengers at the gate, surprising them with cookies, beverages and fun Las Vegas branded giveaways.
- Frontier's flight to Las Vegas will be served 4x/weekly from BOI.



August Enplanements

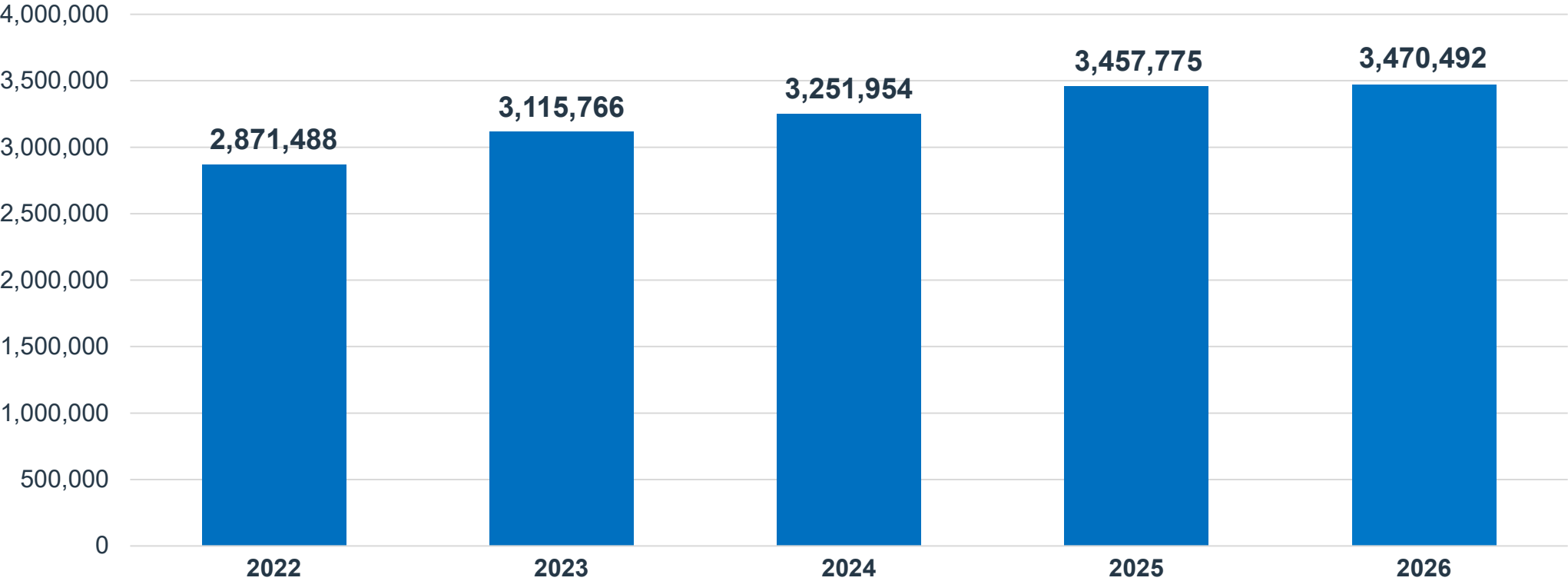
Enplanements were down 7% from August 2025



2026 Total Passengers (YTD Through August)

Total passengers still essentially flat, year-to-date.

Total Passengers



Top 10 Operating Revenue Description	FY 2026	FY 2025	\$ Change	% Change
Parking Lot	\$ 23,784,966	\$ 20,649,842	\$ 3,135,124	15%
Terminal Rent - Airlines	\$ 7,800,682	\$ 5,967,322	\$ 1,833,360	31%
Signatory Airline Landing Fees	\$ 7,255,345	\$ 12,806,494	\$ (5,551,149)	-43%
Rental Car Concession	\$ 6,715,012	\$ 6,360,103	\$ 354,909	6%
Industrial Land Rent	\$ 4,202,767	\$ 3,993,553	\$ 209,214	5%
Terminal Concessions – Food/Beverage	\$ 2,316,850	\$ 1,799,580	\$ 517,271	29%
Rideshare (TNC) Revenue	\$ 1,618,361	\$ 1,252,823	\$ 365,538	29%
Terminal Concessions – Retail	\$ 1,398,997	\$ 1,285,601	\$ 113,396	9%
Landings/Freight	\$ 973,865	\$ 1,611,172	\$ (637,307)	-40%
Advertising	\$ 917,616	\$ 767,536	\$ 150,079	20%
Total Top 10 Operating Revenue	\$ 56,984,461	\$ 56,494,026	\$ 490,434	--
Other Operating Revenue	\$ 4,379,788	\$ 4,343,134	\$ 36,655	1%
Total Operating Revenue	\$ 61,364,249	\$ 60,837,160	\$ 527,089	1%

Top 10 Operating Expense Description	FY 2026	FY 2025	\$ Change	% Change
Personnel	\$ 17,907,496	\$ 16,141,521	\$ 1,765,975	11%
Indirect Cost Reimbursement	\$ 5,682,083	\$ 5,402,894	\$ 279,189	5%
Fire Service	\$ 4,496,888	\$ 4,356,746	\$ 140,142	3%
Policing Service	\$ 4,466,342	\$ 4,353,499	\$ 112,843	3%
Professional Services	\$ 3,976,955	\$ 3,088,296	\$ 888,659	29%
Parking Management	\$ 3,085,493	\$ 2,781,915	\$ 303,579	11%
R/M – Structural/Electrical/Plumbing	\$ 1,552,185	\$ 1,416,119	\$ 136,066	10%
Power	\$ 1,301,380	\$ 1,161,939	\$ 139,442	12%
Credit Card Fees	\$ 636,305	\$ 664,068	\$ (27,763)	-4%
R/M – Fleet Management	\$ 603,230	\$ 596,541	\$ 6,689	1%
Total Top 10 Operating Expense	\$ 43,708,358	\$ 39,963,538		
Other Operating Expense	\$ 7,095,101	\$ 6,107,593	\$ 987,509	16%
Total Operating Expense	\$ 50,803,459	\$ 46,071,131	\$ 4,732,328	10%

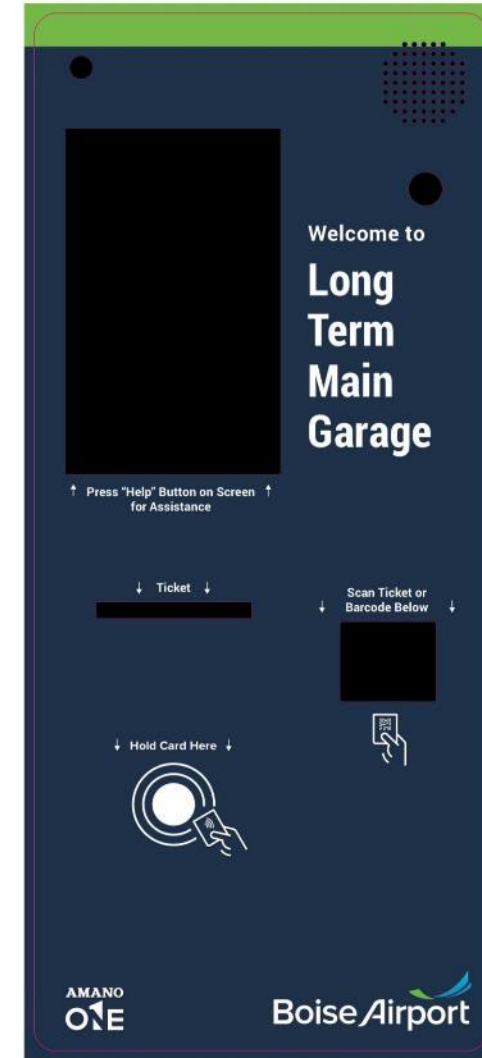


Upgrading Parking Access and Revenue Control Equipment

Sean Briggs
Deputy Director of Parking and Facilities

Amano ONE Solution

- Amano OPUS support will be discontinued in 2027
- Airport selected Amano ONE equipment
- Same equipment used in CCDC downtown garages



A Simpler Parking Experience

- Integrated License Plate Recognition
- Customers can pay for parking via phone
- Streamlines exit plaza operation
- Enhanced level count system in Main Garage



Implementation Plan

- Civil work is currently in progress
- Equipment will be installed beginning mid October
- Completion prior to Thanksgiving holiday travel period

Questions?



Construction Update

Given by Beth Sumner, Deputy Director of Engineering

Concourse Development and Terminal Improvements Program Update



Next Steps:

- Workshop #7
- Design Review Commission
- Complete Review of 100% DD for EST-01

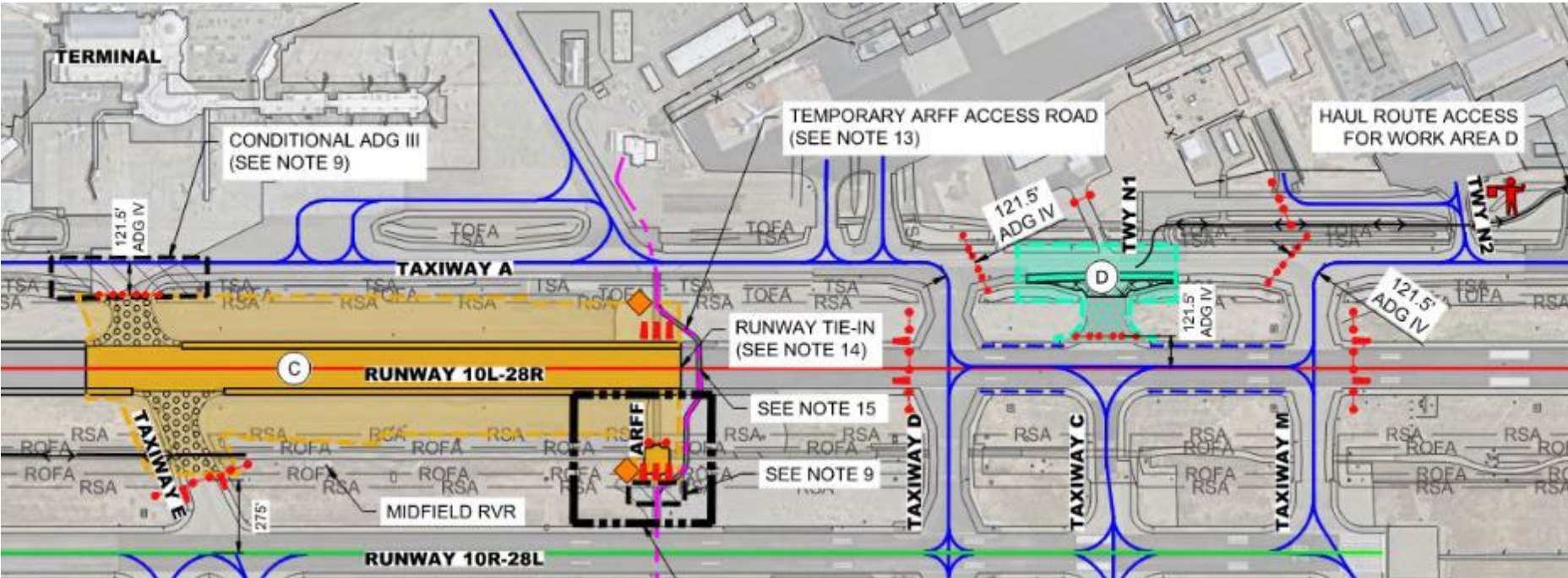
Updates:

- Received EST-01 Design Development 100% Drawing Package: Enabling work
- Vertical Transportation and Central Utility Plant Equipment packages out for bid 10/7 -11/4
 - Using FAA IIJA/ATP Grants to pay for up to 80%

Design Development Workshop #7: Oct 13 & 14

- Review owner comments from EST-01 design pkg
- EST-02 Design Development Page Turn:
 - Architecture & Wayfinding session
 - Civil and Structural Session
 - MEP/FP/FA/Lighting
 - Technology & Security

Runway 10L-28R Reconstruction



REMAINING THIS SEASON:

- Finish paving
- First and second coat of runway striping
- Raise and collar all lights
- Grooving
- Finish all electrical circuits
- FAA flight check
- High five the whole team!

- Phase 3 underway: Paving has started. Taxiway E closed for this phase.
- TW C Decommissioning to start this week.
- New ARFF/ Snow turnaround currently being built and will be open for this winter season.
- New centerline lights are installed from Taxiway W to E; NAVAIDS are being installed
- Taxiways J, W and G are open.

Concourse A Apron – Phase 2



- **Phase 2A:**
 - Apron area is open for two additional RON (remain overnight) parking positions
 - Temporary access to Taxiway A5 and the northeast GA aircraft parking area.
- **Phase 2B and 2C:**
 - Apron concrete paving is complete.
 - Remaining construction items: valley gutter, asphalt paving, apron joint widening and sealant, pavement markings.

Airline Fuel Farm

- **Phase 1: Tank Farm**
 - Painting the three fuel tanks.
 - Continuation of work on admin / operations building.
- **Phase 2: Truck Platform and Transmission Line**
 - Fuel transmission line layout and fabrication has begun.
 - Excavation activities for the truck platform area has begun.



Project is paid for by a consortium of airlines, including Alaska, American, Delta, FedEx, Southwest and United.

- Expected completion: Spring 2027

Taxilane S Widening and Reconstruction



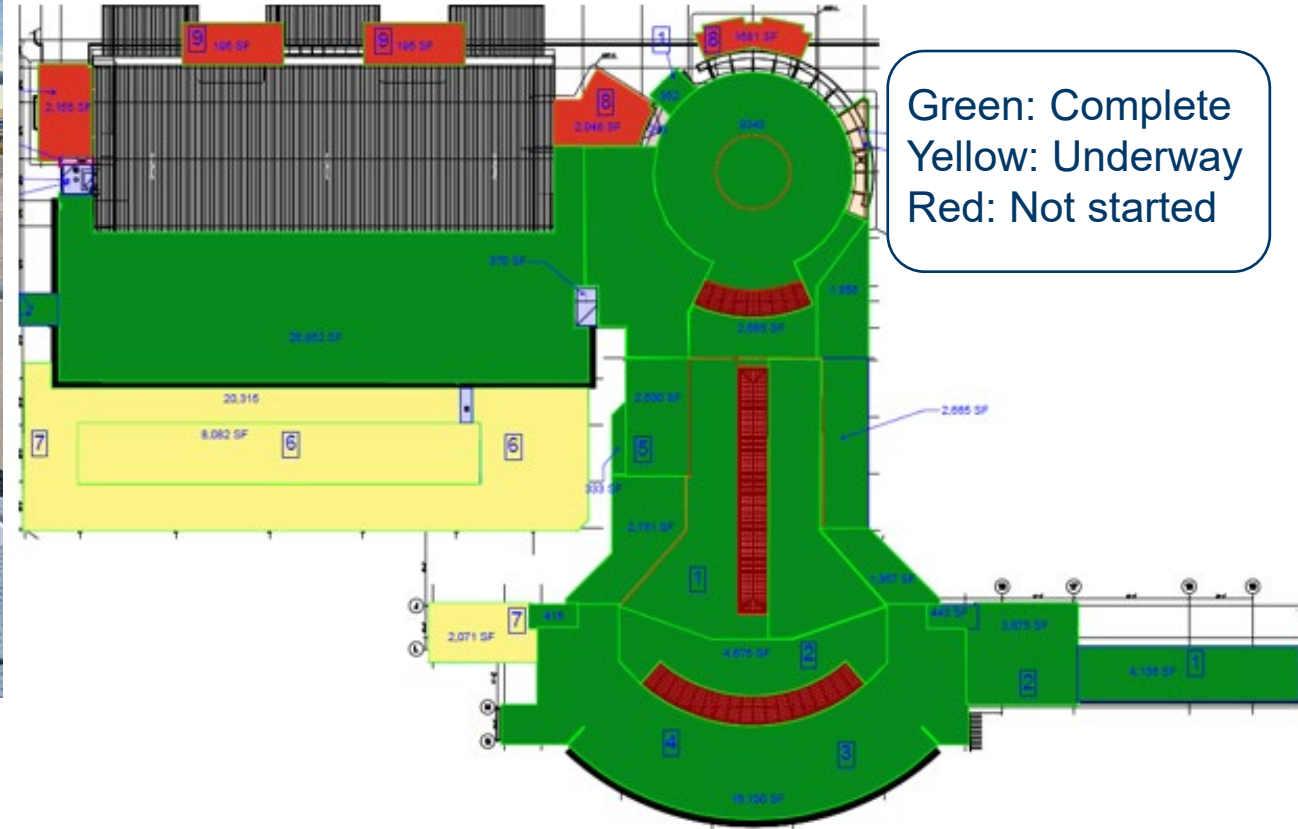
- Phase 1 paving started October 1st.
- Phase 2 swap is anticipated to be early October with project completion late October.
- Widening and strengthening Taxilane Sierra: will accommodate larger aircraft associated with new hangars at end of Taxilane S.
- BOI upgrading sanitary sewer while construction is active.

Old Rental Car Lot: Canopy Demo



- The demolition of the canopies at the old rental car lot is underway.
- This area will be used for the north apron at Concourse A and Central Utility Plant.
- The project is expected to be complete by the end October.

Terminal Building Reroof



- Construction timeline: July - Oct 2026
- TPO membrane install is 72% complete.
- Adding flashing, new walking pads and safety rail.



Boise Airport

www.iflyboise.com



Boise Airport

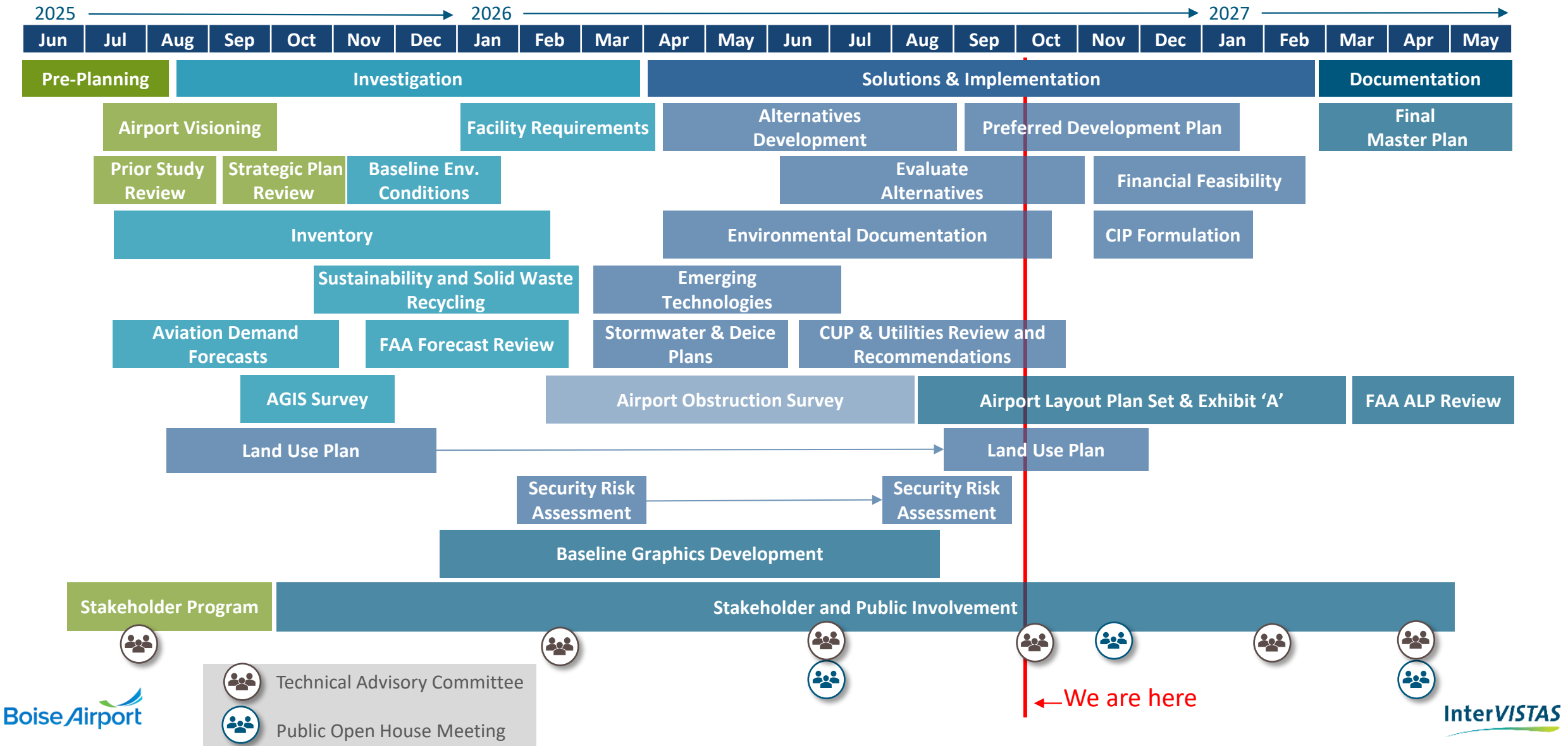
Master Plan Project

Progress Update to Airport Commission

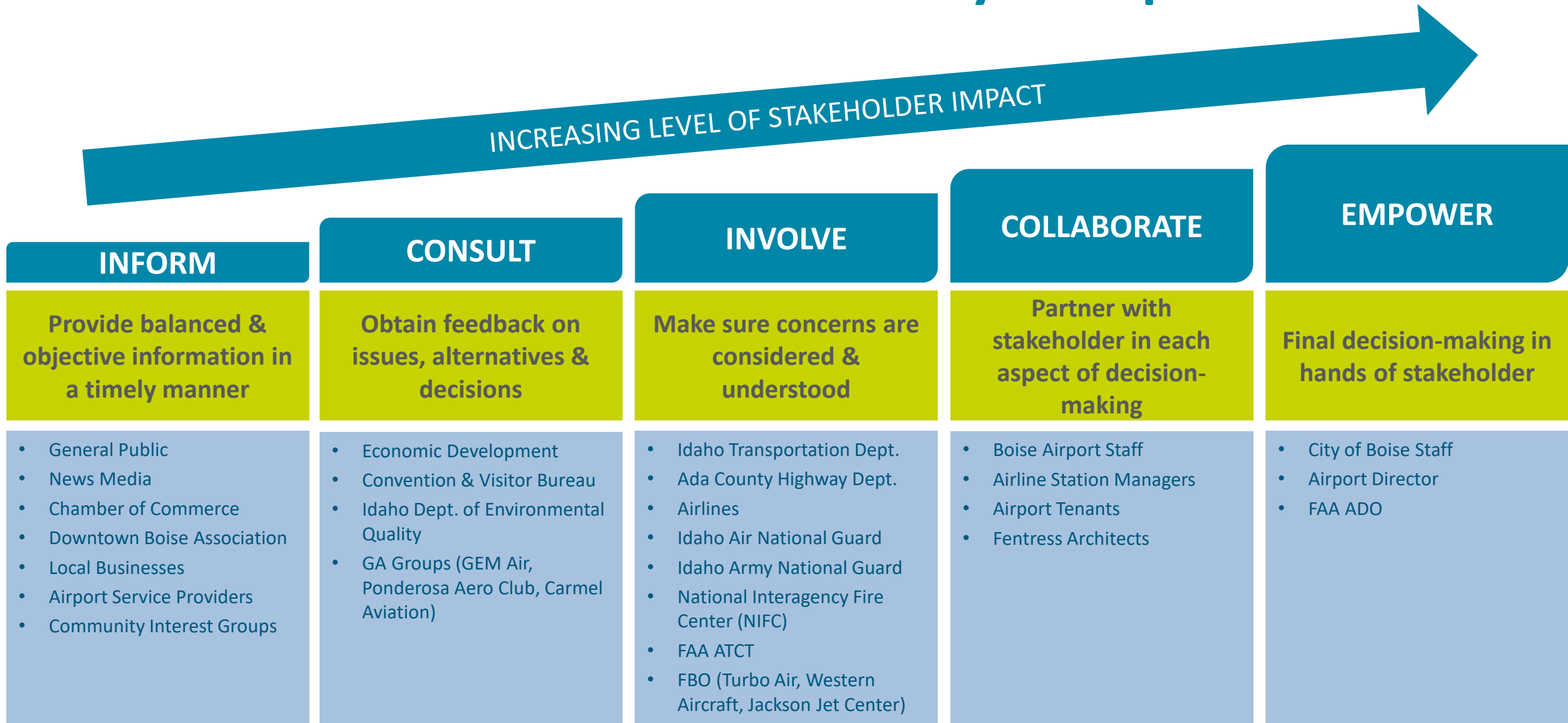
October 7, 2026



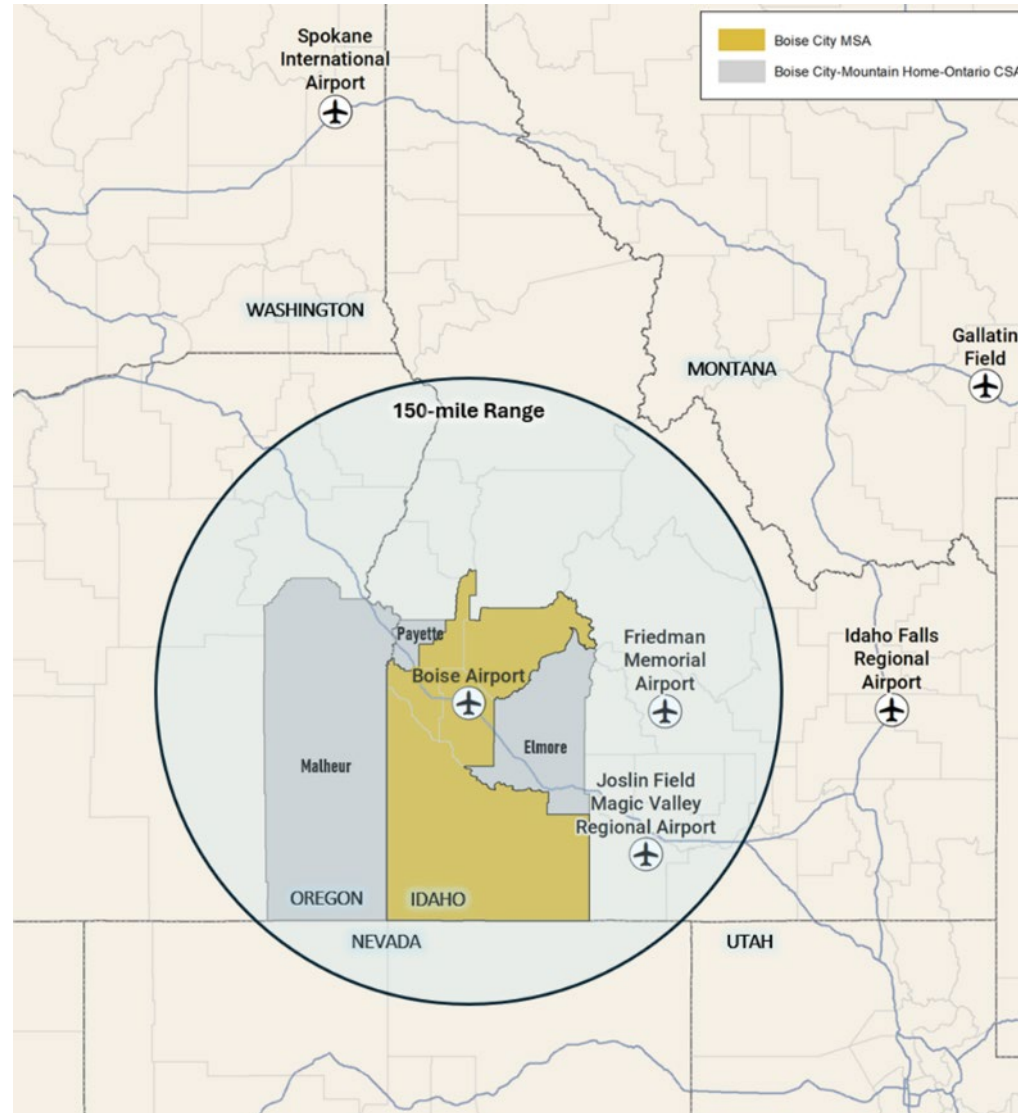
Boise Airport Master Plan Schedule



Role of Stakeholders and Community Groups



A Master Plan is a “Road Map” for the Future



A Guide for Future Facility Development

Six Guiding Principles



Prioritize **safety** and **security** for all users



Provide a high-level of **customer experience**



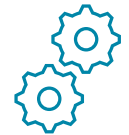
Ensure **financial feasibility**



Promote **environmental stewardship**



Comply with federal, state, and local **regulations**



Allow for **flexible and adaptable** implementation

Represents the core values, themes, and foundational ideas to inform decision making.

Goals & Objectives

Future runway

Cargo expansion

GA expansion

Phase 2 of CONRAC

Land Use
compatibility

FAA standards
compliance

Future electrical grid
requirements

Coordinate with
NIFC

Terminal expansion

CRDC

Pedestrian and
bicycle access

Boise staff offices

Stormwater
management

Sustainable deicing
operations

Roadway congestion
and flow
management

Annual Service Volume & Planning Activity Levels

Annual Service Volume

	Existing	Forecasted			
	Base Year 2024	PAL 1 (+5 Years)	PAL 2 (+10 Years)	PAL 3 (+20 Years)	PAL 4 (+30 Years)
Existing Annual Service Volume (ASV)	260,000	260,000	260,000	260,000	260,000
Aircraft operations	142,793	156,000	167,000	180,000	193,000
ASV Ratio	54.9%	60.0%	64.2%	69.2%	74.2%

Planning Activity Levels

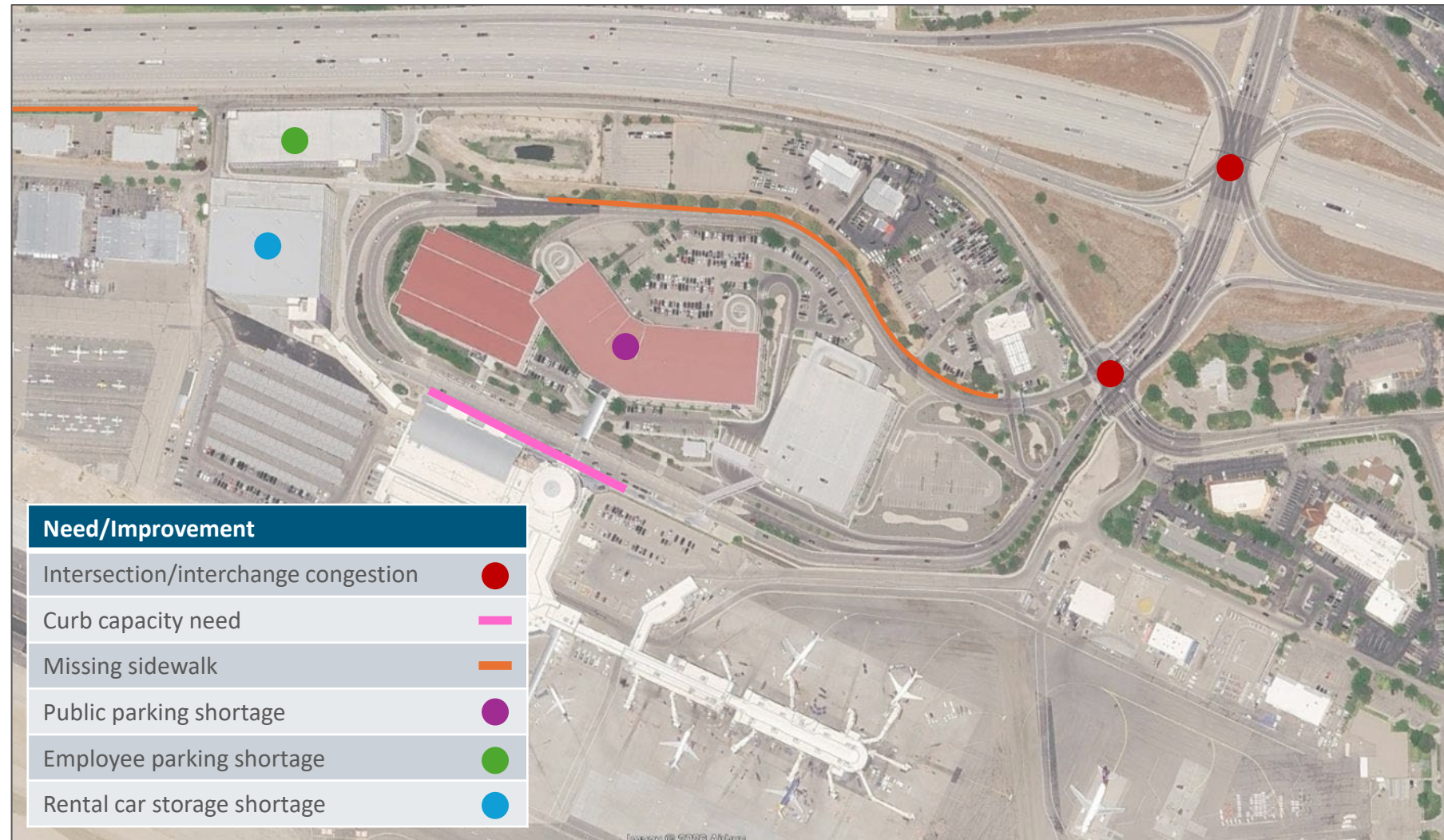
Activity	Planning Activity Level				
	Base Year 2024	PAL 1 (+5 Years)	PAL 2 (+10 Years)	PAL 3 (+20 Years)	PAL 4 (+30 Years)
Enplaned passengers	2,645,000	3,137,00	3,610,000	4,582,000	5,554,000
Based aircraft	223	230	240	260	280
Cargo tonnage	42,100	43,500	45,200	49,400	53,500

Facility Requirements - Terminal

	Existing	PAL 1	PAL 2	PAL 3	PAL 4
Check-in					
Kiosks	23	52	45	59	61
Check-in Queue	9,476	10,712	11,330	11,536	12,154
Outbound Baggage					
Makeup (sf)	20,070	20,070	59,500	59,500	59,500
Security Screening					
Processing Area (sf)	13,255	12,282	12,282	16,823	16,823
Restroom (sf)	1,580	3,630	3,870	4,230	4,830
Meet & Greet (sf)	4,240	8,974	11,071	12,658	14,278
Landside Arrivals					
Baggage Claim Area (sf)	19,050	19,050	28,575	28,575	33,338
Landside Support					
Airport Administration (sf)	19,251	25,201	29,007	32,878	36,811
Airside					
Holdrooms	23,199	62,800	67,900	71,700	75,500
Concourse Circulation (sf)	59,038	70,324	72,545	148,790	156,193
Restrooms (sf)	4,959	9,000	9,900	10,500	11,100
Concessions (sf)	23,663	29,928	34,448	39,045	43,730
Support facilities (sf)	12,493	59,220	63,870	79,170	83,550

Facility Requirements - Landside

- Decrease intersection and interchange congestion
- Increase curb capacity
- Complete sidewalk
- Increase public parking
- Increase employee parking
- Increase rental car storage

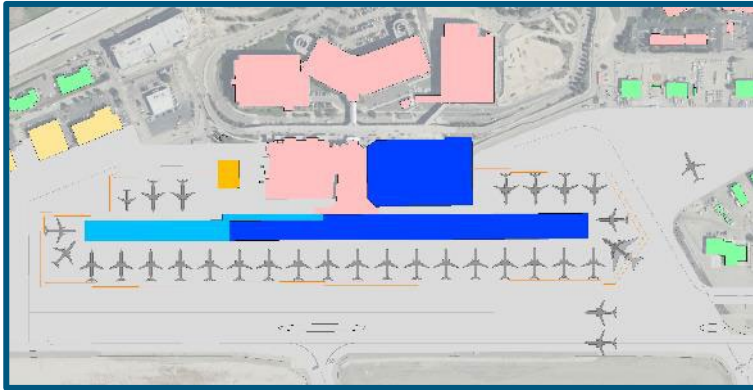


Facility Requirements - Airside

- Increase runway capacity
- Correct nonstandard conditions
- Mitigate obstacles where possible
- Meet dimensional standards
- Problematic taxiway geometry
- Update taxiway nomenclature



Terminal Alternatives



Alternative 1: Linear



Alternative 2: L-Shaped



Alternative 3: T-Shaped



Alternative 4: Angled



Alternative 5: Y-Shaped

Terminal Alternative Comparison/Recap

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
					
Gates	●	●	●	●	●
Max walking distance	●	●	●	●	●
Parallel taxilane	●	●	●	●	●
Concourse width	●	●	●	●	●
Phasing complexity	●	●	●	●	●
Landside compatibility	●	●	●	●	●
Ease of A/C movement	●	●	●	●	●
Intuitive wayfinding	●	●	●	●	●
Expansion flexibility	●	●	●	●	●



Performs well compared to other alternatives



Performs fair compared to other alternatives



Performs poorly compared to other alternatives

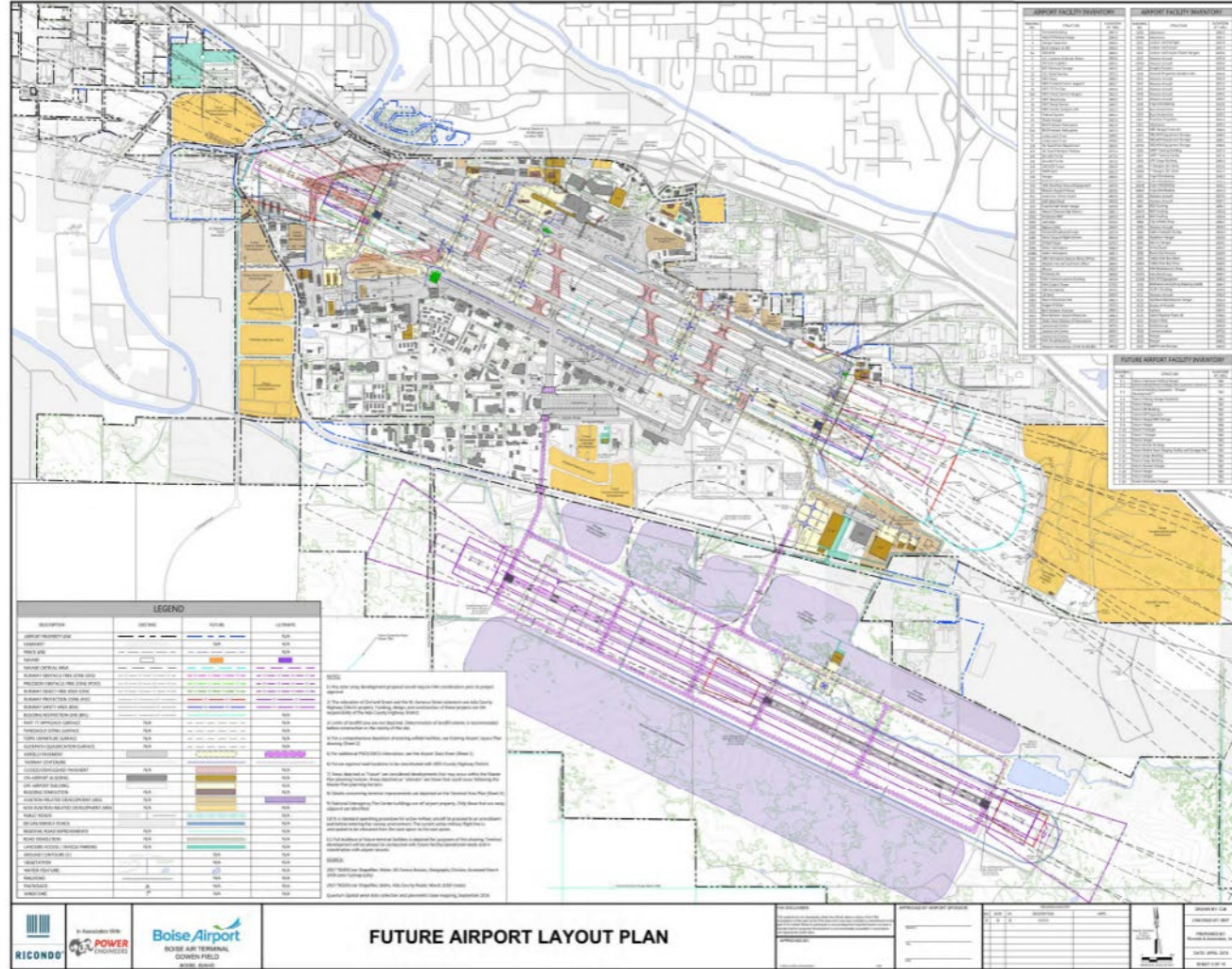
Airside Alternatives – All Considered Sites

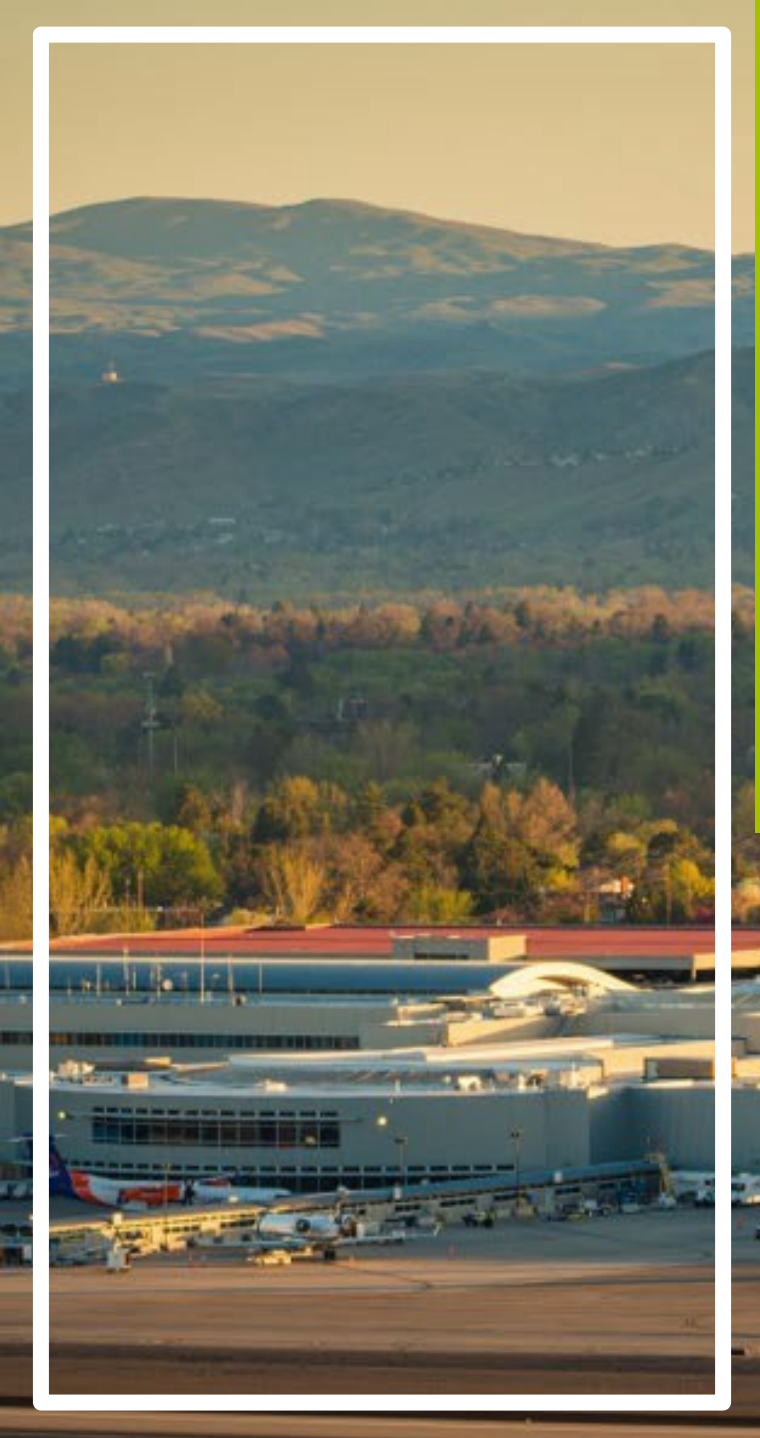
- General Aviation Hangars
- Consolidated Maintenance Facilities
- Cargo Facilities
- Corporate and FBO Hangars



Next Steps

- + FAA approval of forecast
- + Evaluate alternatives
- + Determine environmental consequences
- + Determine priorities
- + Create implementation plan
- + Evaluate financial feasibility
- + Prepare airport layout plan
- + Final documentation





Thank You