

**MINUTES OF A REGULAR MEETING
OF THE
FRIEDMAN MEMORIAL AIRPORT AUTHORITY
December 6, 2022
5:30 P.M.**

IN ATTENDANCE:

BOARD MEMBERS:

Board Chair – Martha Burke, Secretary – Angenie McCleary, Board Members - Muffy Davis, Dick Fosbury, John Strauss, Jacob Greenberg, Treasurer – Ron Fairfax

FRIEDMAN MEMORIAL AIRPORT STAFF:

Airport Director – Chris Pomeroy, Deputy Director, Finance & Administration – Jenna Elliott, Deputy Director, Operations & Maintenance – Tim Burke, Security Manager – Steve Guthrie, Business Operations Coordinator – Becca Lynn

CONSULTANTS:

Kaplan Kirsch & Rockwell LLP – Peter Kirsch; William Payne & Associates – Bill Payne

AIRPORT LEGAL COUNSEL:

Lawson Laski Clark, PLLC – Jim Laski

CALL TO ORDER: The meeting was called to order at 5:32 p.m. by Board Chair Burke

I. APPROVE AGENDA (00:13)

The agenda was approved as presented.

MOTION: Made by Board Member Greenberg to approve the agenda as presented. Seconded by Board Member Davis.
PASSED UNANIMOUSLY

II. PUBLIC COMMENT (02:00)

No Public Comment

III. APPROVE FMAA MEETING MINUTES (02:30)

A. November 1, 2022 Regular Meeting – Motion to Approve – **Attachment #1 ACTION ITEM**

MOTION: Made by Board Member Greenberg to approve minutes. Seconded by Board Member Davis.
PASSED UNANIMOUSLY

IV. REPORTS

A. Chair Report

No report given.

B. Blaine County Report

No report given.

C. City of Hailey Report

No report given.

D. Fly Sun Valley Report (03:18)

Carol Waller stated that as of December 15th the winter schedule will begin.

- E. Airport Director's Report (see PowerPoint Presentation) (04:15)

Airport Director Pomeroy reported October 2022 Passenger Enplanements were down 6% from October 2021, and 2022 year-to-date Passenger Enplanements were up 7% from 2021. November 2022 Operations were down 18% from 2021 and down 10% year-to-date from 2021.

Airport Director Pomeroy expressed his pride in the Operations Team for their work during the recent snowstorms. He stated an article written by Emily (Jones) in the Idaho Mountain Express was great and referenced new team members and how everyone is working well together. He is looking forward to busy holiday season.

V. AIRPORT STAFF BRIEF

- A. Noise Complaints in November
- B. Profit & Loss, ATCT Traffic Operations Count and Enplanement Data (**See Attachment #2-#4**)
- C. Airport Commercial Flight Interruptions (unofficial)
- D. Review Correspondence -**Attachment #5 - #7**

VI. ACTION ITEMS

A. NEW BUSINESS

- 1. FMAA Independent Board Member Position – Consideration of Reappointment/Appointment **ACTION ITEM** (06:58)

Airport Director Pomeroy stated John Strauss has been the Independent Board Member since August of 2021 and his term will expire as of December 31, 2022. The Board has 2 options: reappointment of John Strauss to another 2-year term or move for a new appointment. John has expressed interest in another term.

Board Chair Burke suggested the Board reappoint John Strauss as Independent Board Member for a new 2-year term.

MOTION: Made by Board Member Greenberg to approve reappointment of John Strauss as the Independent Board Member for a 2-year term effective January 1, 2023 to December 31, 2024. Seconded by Board Member Davis.

PASSED UNANIMOUSLY

B. CONTINUING BUSINESS

- 1. None

VII. DISCUSSION AND UPDATES

A. NEW BUSINESS

- 1. Future Aeronautical Development – Update & Discussion (09:50)

Airport Director Pomeroy stated Peter Kirsch of Kaplan Kirsch & Rockwell LLP, the airport attorney out of Denver, would be presenting further on options regarding the recent land acquisition. Pomeroy reiterated that 10 acres of that acquisition are available for aeronautical development. The majority of the 386 acres is for approach protection.

Airport Director Pomeroy turned the discussion over to Peter Kirsch.

Mr. Kirsch listed out the options of the 10 acres that are available for development. The Master Plan envisions a combination of General Aviation/Apron development. There have already been expressions of interest from new potential FBO developments for this property.

He stated the legal obligations are that the Authority cannot deny access to a qualified aeronautical service provider. The Authority would need to establish what constitutes a qualified provider and then could impose reasonable requirements on such providers.

Firstly, the Authority could accept expressions of interest from the private sector on a first come first serve basis. Secondly, there could be a competitive process/request for proposal. The Authority is legally allowed to take a reasonable amount of time to develop a policy for the use of the property. Thirdly, the Authority could develop the property themselves. He stated the only thing that cannot be done is keep it vacant for an indefinite amount of time.

Board Chair Burke stated she is leaning toward the competitive process. She would like to put together a committee to come up with the criteria for an RFP.

Board Member Strauss stated that going with the first come first serve basis would be inappropriate at this time, based on interest already expressed. If the Authority decided to take on the development themselves, it would need to be higher standards and criteria. He is compelled to choose the competitive process as well.

Board Member Davis stated we would most likely have to hire staff to develop the property on our own.

Board Member Greenberg stated he didn't want to see the Authority change the organizational structure to accommodate for business opportunity. He stated our job is to make sure that minimum standards are in place to be in a position for the RFP process.

Secretary McCleary stated she was in support of a competitive process.

Board Member Fosbury agreed with the competitive process being appropriate for this property. He was curious about services and what kind of access to public sewer, water and power are available to this property and how that would be extended.

The Board discussed putting together a committee for coming up with criteria and standards. John Strauss, Martha Burke and Jacob Greenberg volunteered to be on the committee.

Board Member Strauss requested that one of the diagrams be updated to show that the 10 acres that is available for aeronautical development is not south of Runway 31, but south of the current FBO and apron.

B. CONTINUING BUSINESS

1. Miscellaneous (40:00)

i. Air Traffic Control Replacement Project – Update and Discussion

Airport Director Pomeroy referenced hard copies of renderings of sticks and bricks air traffic control towers that were requested at the last board meeting. He stated there were 2 potential sites available. One is the south side of the terminal building and the second is to the southeast of the airport operations building between two hangars. He stated the second option is most likely a better option. He stated FMA will also have to go through a site analysis.

Board Member Greenberg inquired as to what the external material makeup of the tower would be.

Bill Payne stated the material would be pre-cast concrete and the cab will be metal construction. He also commented that the preliminary cab height would be 65 feet plus another 15 feet to the parapet with some antennas higher than that.

Director Pomeroy confirmed the general consensus of the Board was to move forward with a sticks and bricks air traffic control tower and that he will move forward with Bill Payne, the FAA and the rest of the team to get the next steps underway to include the sighting analysis, design and an environmental assessment with construction being the final part of the process.

Attorney Jim Laski stated that if P&Z doesn't give a waiver for the zoning, the Authority will need to appeal it to the Hailey City Council. Director Pomeroy will connect with Robin Davis with the city to understand the steps and get that process underway.

Board Member Strauss referenced the Idaho Falls Airport received a grant for the same type of tower project and Director Pomeroy stated he has already submitted the paperwork for the same type of grant for the Friedman project.

2. Construction and Capital Projects

i. None

3. Airport Planning Projects

i. None

VIII. PUBLIC COMMENT (53:02)

No Public Comment

IX. ADJOURNMENT (53:25)

The December 6, 2022 Regular Meeting of the Friedman Memorial Airport Authority was adjourned at 6:26 p.m.

DocuSigned by:



Angenie McCleary, Secretary

* *Additional resources/materials that should be reviewed with these meeting minutes include but are not limited to the Friedman Memorial Airport Authority Board Packet briefing, the PowerPoint presentation prepared for this meeting and any referenced attachments.*