

**MINUTES OF A REGULAR MEETING  
OF THE  
FRIEDMAN MEMORIAL AIRPORT AUTHORITY  
August 1, 2023  
5:30 P.M.**

**IN ATTENDANCE:**

**BOARD MEMBERS:**

Board Chair – Martha Burke, Vice Chair – Muffy Davis, Secretary – Angenie McCleary, Board Members - John Strauss, Sam Linnet, Jacob Greenberg, Lindsay Mollineaux, 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, Administrative Coordinator II – Janice Hicks

**CONSULTANTS:**

Ardurra – Nathan Cuvala; Mead & Hunt – Brad Rolf

**AIRPORT LEGAL COUNSEL:**

Lawson Laski Clark PLLC – Jim Laski, Kaplan Kirsch Rockwell – Peter Kirsch

**CALL TO ORDER:** The meeting was called to order at 5:30 p.m. by Board Chair Burke

**I. APPROVE AGENDA (0:00)**

A motion to approve the agenda as presented.

**MOTION:     *Made by Board Member McCleary to approve the agenda as presented.  
Seconded by Vice Chair Davis.***

**PASSED UNANIMOUSLY**

**II. PUBLIC COMMENT (1:53)**

~~Hailey resident~~ Blaine County resident, Larry Schoen, wanted to ensure that the Airport Board was aware of the incident on Sunday, July 30, 2023. Access to the airport was blocked due to highway construction at the intersection of Highway 75 and Airport Way, with no alternative route marked; all vehicles were turned away. Secretary McCleary responded by saying that there is a meeting, Thursday, August 3<sup>rd</sup>, with the Regional Transportation Committee and this incident is added to the agenda to discuss with the ITD. She strongly encouraged residents to show up for public comment. Airport Director Pomeroy added that he reached out to the prime contractor foreman who confirmed ITD was adamant that access was to be maintained to Airport Way; somewhere along the way, communication was lost. He has requested improved coordination and believes it will be better moving forward.

**III. PUBLIC HEARING – ACTION ITEM (10:14)**

**A. FY '24 Budget – Motion to Approve – Attachment #1 - #2 ACTION ITEM**

Deputy Director, Finance & Administration Jenna Elliott briefly described the finalized proposed budget and stated the numbers have not changed since the July meeting presentation.

**MOTION:     *Made by Secretary McCleary to approve the proposed Friedman Memorial  
Airport Expenditure Budget for FY 2024 in the amount of \$10,933,877.  
Seconded by Board Member Linnet.***

**PASSED UNANIMOUSLY**

#### IV. APPROVE FMAA MEETING MINUTES

(13:48)

##### A. July 11, 2023, Regular Meeting – Motion to Approve – **Attachment #3 ACTION ITEM**

**MOTION:** *Made by Board Member Davis to approve the minutes as presented.  
Seconded by Board Member Strauss.*

**PASSED UNANIMOUSLY**

#### V. REPORTS

(14:46)

##### A. Chair Report

No report given.

##### B. Blaine County Report

Board Secretary McCleary reported the County approved the FY 2024 Budget for \$42,444,267.

##### C. City of Hailey Report

No report given.

##### D. Fly Sun Valley Report

Carol Waller reported advanced bookings look good for the fall and she expects to have the expanded winter service finalized by the end of September.

##### E. Airport Team Reports (see PowerPoint Presentation)

(18:16)

Airport Director Pomeroy reported July passenger enplanements were up 5% from July 2022. Year-to-date enplanements were up 18% versus 2022.

Operations for July were down 11% from July 2022. Overall operations were down 1% year-to-date from 2022.

Airport Director Pomeroy referenced the noise complaints in July, specifically late-night helicopter activity. He wanted to reiterate that a requirement for receiving federal funding from the FAA, the airport is obligated to remain open 24 hours/day, 7 days/week, 365 days/year. The voluntary noise abatement in place is just that, voluntary. He stated that 95% or more of the operations that occur late at night or very early in the morning are due to Air St. Lukes life fighting patients to Boise.

Deputy Director, Finance & Administration Elliott reported on the airline lease negotiations, stating the lease committee had a meeting with the consultants last week and comments from all airlines have now been received. The staff and Ricondo will meet next week to finalize the details and the plan is to have a draft lease agreement before the Board at the September meeting.

Security Manager Guthrie reported that he will be attending the AAAE Credentialing & Access Control Conference in San Diego, CA, August 21 – 25.

#### VI. AIRPORT STAFF BRIEF

##### A. Noise Complaints in July.

##### B. Profit & Loss, ATCT Traffic Operations Count and Enplanement Data (**See Attachment #4-#6**)

C. Airport Commercial Flight Interruptions (unofficial)

D. Review Correspondence

## VII. ACTION ITEMS

A. NEW BUSINESS (28:19)

1. None

B. CONTINUING BUSINESS (28:26)

1. Future Aeronautical Development RFP – Discussion and Consideration of Acceptance –  
**ACTION ITEM Attachment #7 - #8**

Airport Director Pomeroy stated that the first discussion for the RFP draft was introduced in June; no material changes (minor grammatical changes only) were made to the draft since the last meeting. Tonight, will be the third opportunity for the Board to review public comments.

Airport Director Pomeroy introduced airport attorney Peter Kirsch to respond to the letter from Atlantic Aviation regarding its desire to participate in the upcoming RFP process, which was presented at the last Board meeting. Considering the comments received, he wanted to be clear on the FMAA federal obligations, legal obligations, and exclusive rights. He outlined these in the PowerPoint, slides 21 – 23. For detailed bullet points, please refer to the August 1, 2023 PowerPoint Presentation or Meeting Recording on the [iflysun.com](http://iflysun.com) website. The two principle legal concerns the Airport Authority must follow are:

- The FMAA must act in a not unjustly discriminatory manner.
- The FMAA must act, when it can do so, to prevent perpetuation of an exclusive right.

Mr. Kirsch stated exclusive rights is a broad term and there are two different senses in which this refers. One being the Airport Authority cannot encourage only one provider, he added it is not a violation of law, but there must be an opportunity for competition. The second being the Airport Authority cannot exclude a person from providing services at the airport if you have adequate facilities. Mr. Kirsch then quoted examples from the FAA Regulations of exclusive rights and obligations for RFPs that were shown on the PowerPoint Presentation. He also touched on public comment with regards to the amount of property available for expansion. He explained there is only a modest portion available for commercial development given the geography and terrain at this time. Mr. Kirsch reviewed the RFP timing as shown in the PowerPoint Presentation, slide 24.

Board Chair Burke then opened the discussion for Board Members. Board Member Strauss had a couple questions from comments made to him from the public regarding the RFP. He asked if Atlantic Aviation has exclusive rights for use of a particular ramp? Airport Director Pomeroy replied that they do not. Mr. Kirsch added that the public has access to the aprons, but the Fixed-Based Operator (FBO) should exercise marshalling and administration, as Atlantic Aviation currently does. He added there are three different proposals possible. One being hangar development on the whole site, second, a FBO on the whole site, and third being a hangar development on a portion and a FBO on another portion.

Board Chair Burke stated the Board is formulating an evaluation committee to score the proposals submitted. The committee, ideally, will be comprised of a County Member, City Member, Financial Consultant, Consulting Firm, and an independent, historically knowledgeable member of the community. Mr. Kirsch reiterated that once the RFP is published, there is a cone of silence that falls on this process. Board Chair Burke opened the floor to public comment.

Kyle Schultz, Senior Vice President of the Mountain Region for Atlantic Aviation, wanted to add some comment on what Mr. Kirsch pointed out with his description to exclusive rights violation. He pointed out the airport sponsor may exclude Atlantic Aviation, but the Board also has the option to include Atlantic Aviation in the RFP process. He appealed to the Board

and asked for consideration to allow Atlantic Aviation to enter their proposal and have it judged on its merits.

Larry Schoen, a ~~Hailey~~ Blaine County resident, made three points regarding the issuance of the RFP. 1) He didn't see anything with regards to insurance requirements. 2) He's concerned about accountability and the concern with foreign direct investment, should there be conflicts. 3) He questioned if competition will lead to better service and better pricing, or result in a level of conflict at the airport.

Dr. Richard Paris, local resident, pilot, and hangar owner, read a statement with suggestions and requests regarding the Future Aeronautical Development RFP. He addressed the reduction in hangar and ramp space, and the population growth leading to the need for more hangars. He also spoke about the lack of basic services for local and visiting general aviation pilots, giving suggestions of desired improvements. A copy of his notes is attached at the end of these minutes.

There was additional discussion amongst the Board members regarding the acceptance of Atlantic Aviation to participate in the RFP process. Please refer to the audio recording for more detail.

Airport Attorney Jim Laski stated if a motion regarding allowing Atlantic Aviation to participate in the RFP process was presented this evening, it would be a push since the Board appears to be split. Board Member Greenberg felt more discussion with attorneys is needed; Board Member Strauss felt there needs to be more time for public comment.

Board Chair Burke stated discussion will continue until the next board meeting, September 5, 2023, and that meeting will be the last opportunity for public comment. Action will need to be taken on this issue at that time.

## VIII. UPDATES AND DISCUSSION

### A. NEW BUSINESS

(1:33:32)

#### 1. Ranch Management RFP – Discussion – **Attachment #9**

Airport Director Pomeroy supplied the Board with a copy of the Ranch Management draft RFP the previous week and ranching activities are expected to begin spring 2024.

Board Member Greenberg commented that the scope and intent are good. He would like to see more details included with regards to asset management. Airport Director Pomeroy responded by saying the definitions would be defined in the lease agreement. Board Member Strauss would like to see a draft or template of the lease agreement included in the RFP.

### B. CONTINUING BUSINESS

#### 1. Miscellaneous

(1:40:25)

- i. None

#### 2. Construction and Capital Projects

- i. None

#### 3. Airport Planning Projects

- i. None

## IX. PUBLIC COMMENT

(1:40:55)

Larry Schoen, Hailey Blaine County resident, recommended language changes to the Ranch Management RFP; he gave specific examples which can be heard on the audio recording. He suggested hiring a third-party consultant to ensure compliance with the lease agreement, and to draft an RFP for that process.

Airport Director Pomeroy reminded the audience that outside the ten plus acres set aside for aeronautical development, the land is not available, and is to remain as is for approach protection, per the purchase agreement with the FAA.

Board Treasurer Fairfax reiterated the Aeronautical Development RFP selection committee's goal was to encourage competition. The RFP was intentionally left open to encourage proposers to come up with unique ideas, ideally to include hangar replacement and access to the general aviation.

## X. ADJOURNMENT

The August 1, 2023, Regular Meeting of the Friedman Memorial Airport Authority was adjourned at 7:19 p.m.

DocuSigned by:  
  
E759543F3D014D4... 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.*

## Public Comment Session FMAA Regular Board Meeting

August 1, 2023

Comments by Richard Paris MD

I am a local resident and airport user since 1979, a hangar owner since 1983, and currently Vice President of Hangars West Condominium Association. Since 1999 I have flown to and from Hailey on a nearly weekly basis for work in two rural health clinics in Challis and Stanley Idaho.

On behalf of my fellow local pilots, hangar owners, and visiting general aviation pilots, I would like to make the following suggestions and requests regarding the Future Aeronautical Development RFP.

While it seems there is a great deal of interest for the board to find proposals that bring in the most financial return to the airport authority, I feel it is important to not forget about the local pilots that have supported the airport for many years. While we have a great airport, FMAA has the opportunity to provide much better customer service to the small general aviation pilots who have been significantly affected by the reductions in hangar space and ramp space over the past few years. In addition, with significant population growth comes the need for more hangars.

In your proposal review, I would ask that you give significant attention to these considerations and not just focus on recruiting a large Jet Service type FBO.

In this spirit I would like to request that you make sure that any approved proposal would include:

- 1) Bathroom and Shower Facility
- 2) A small pilot lounge with Wi-Fi capability for flight planning
- 3) A transient pilot gate capability
- 4) An aircraft wash rack facility (local pilots currently have no access to running water)

I feel that these items are essential additions to be included in the development of the new 10-acre addition to airport facilities.

My next consideration may not be essential but would be highly desired by visiting pilots. There is no doubt that the entire 10 acres will be covered in concrete with permanent structures but there is considerable neighboring land next to this space that could be put to very good use with no additional cost or development. This would involve moving the west side fence there back forty feet and mowing the grass every two weeks during the summer to create a transient airplane camping area. Pilots would camp under the wing and bring their own tiedowns. Since Idaho is more and more becoming a favored destination for backcountry pilots from other states, Friedman Airport could become a very favorable staging area where pilots could buy fuel and food supplies before embarking on their wilderness adventures. Other airports with significant commercial airport operations (ie. Bozeman MT and Fairbanks AK) have found this to be a very nice addition to their usual airport services.

Thank you for your consideration.

Rich Paris