

## GFDA BOARD OF DIRECTORS & COUNCIL MEETING MINUTES

Thursday, February 29, 2024

8:00 – 9:30 AM

Heritage Hall, Great Falls College MSU

### *Zoom Option*

Meeting ID: 940 1482 9623

Passcode: 216683

*(additional login and phone call-in info below)*

### **GFDA Staff Present:**

Al Gohary, Brett Doney, Christian Leinhauser, Jenn Gallmeier, Jolene Schalper, Tracy Heggem

### **GFDA Board Members Present:**

Andreas Geranios, Dani Grebe, Dave Smith, Forrest Ehlinger, George Nikolakakos, Glenn Bliss, Jennifer Fritz, Jody Johnson, John Faulkner, Johnna Lightbourne, Josh DeVos, Len Watkins, Lew Card, Mark Cappis, Mark Macek, Nate Weisenburger, Pat Woodall, Randy Gilbertson, Raymond Porter, Rebecca Engum, Reed Bassett, Dr. Renee Pera, Rob Haney, Shannon Hoiland, Sharon Virgin, Sherrie Arey, Ted Lewis, Toby Malsam, Tom Heisler, Tyler Muzzana

### **GFDA Council Members Present:**

Amber Plant, Clancy Sivertsen, Dan Rooney, Matthew Phillips

### **Guests:**

Joe McKenney, Leland Group: Chris Zahas & Jennifer Shuch

*Board members are encouraged to participate in person whenever possible. Times are approximate and agenda items may be taken out of order. Any Director with a potential conflict of interest on the agenda should state the conflict at the start of the meeting.*

8:00 1. Introductions – Mark Cappis

8:05 2. Consent Agenda – Mark Cappis

- a) Accept excused absences: Ashley Clark, Brittany Riley, Dan Rearden, Denise Schnider, Errol Rice, Jim Dea, Kylie Carranza, Mike Mills, Dr. Stephanie Erdmann, Tom Moore, Zach Mendenhall

**ACTION TAKEN: Motion to approve excused absences for 2/29/24 meeting. Motion seconded. None opposed. Motion carries.**

- b) Approve minutes of 2/1/24 Board meeting.

**ACTION TAKEN: Motion to approve minutes of 2/1/24 Board & Council meeting. Motion seconded. None opposed. Motion carries.**

8:10 3. Reports – Mark Cappis

Do any Directors have questions about reports that were emailed out or would like to discuss anything in the reports?

8:15 4. Downtown Great Falls Market Assessment – Christian Leinhauser & The Leland Group

Presentation by consulting team and board discussion about downtown Great Falls market assessment and economic development strategy.

8:45 5. Investment – Brett Doney/Jenn Gallmeier

Discussion of investors who have not renewed this fiscal year, immediate need/impact on GFDA/HPF ability to extend capital, and requirement for FY24 Pledge Forms. Please contact Jenn for pledge forms, invoices and questions.

- 8:50 6. Staff Recognition – Brett Doney
- 8:55 7. Economic Development Strategy – Brett Doney  
Discuss process to consider updates to our strategy next quarter.
- 9:05 8. Board & Council Knowledge – Alan Gohary  
Great Falls Regional Small Business Development Center update.
- 9:15 9. Board & Council Knowledge – Mark Cappis  
Approve/disapprove new GFDA Director Expectations as recommended by Executive Committee.  
**ACTION TAKEN: Motion to approve new GFDA Director Expectations as recommended by Executive Committee. Motion seconded. None opposed. Motion carries.**
- 9:20 10. Pipeline Update – Jolene Schalper
- 9:25 11. CEO Issues – Brett Doney
- 9:30 12. Board Sharing – Mark Cappis  
Updates from Board members on issues affecting GFDA’s mission and organization.  
Please contact Mark Cappis, Brett or Tracy if interested in serving on the Executive Committee for FY25.
- 9:35 13. Public Comment – Mark Cappis  
Opportunity for public comment.

### ***Zoom Login***

Topic: GFDA Board Meeting

Time: This is a recurring meeting Meet anytime

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