

GFDA BOARD OF DIRECTORS & COUNCIL MEETING MINUTES

Thursday, April 3, 2025

8:00 – 9:30 AM

Approved 5/9/25

Signed By: Andreas Geranios, Secretary

Great Falls College, Heritage Hall

2100 16th Ave S.

Great Falls, MT 59405

IN PERSON MEETING with Zoom Option



Zoom Option

Meeting ID: 940 1482 9623

Passcode: 216683

See complete Zoom login Below.

GFDA Staff Present:

Brett Doney, Jill Kohles, Jolene Schalper, Kristen Blue, Marty Cappis, Shauni Seccombe, Tracy Heggem

GFDA Board Members Present:

Andreas Geranios, Brett Harris, Brittany Riley, Dan Rearden, Dani Grebe, Dwayne Howard, Ed Brown, Glenn Bliss, Heather Hoyer, Jayson Olthoff, Jim Dea, Johnna Lightbourne, Kyle Herda, Len Watkins, Mark Cappis, Mike Mills, Nate Weisenburger, Randy Gilbertson, Rebecca Engum, Reed Bassett, Sharon Virgin, Toby Malsam, Tom Heisler, Tracy Jerman, Tyler Muzzana, Zach Mendenhall

Non-Voting Ex-Officios Present:

John Faulkner

GFDA Council Members Present:

Amber Plant, Brandon Rosten, Casey Schreiner, Dax Miller, Jana Cooper, Jim Wingerter, Jody Johnson, Mark Wallingford, Mike Hallahan

Guests:

Claudia Bellony and Carissa Merrit (IEDC), Darla Deck (ADF), Joe McKenney (GF City Commission), John Hayes (Cascade County Tavern Association)

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 – Johnna Lightbourne
Introductions of new Board and Council members and new staff.
- 8:02 2. Consent Agenda – Johnna Lightbourne
- a) Accept excused absences: Ashley Clark, Dave Smith, Denise Schnider, Joe Briggs, Morgan Tweet, Pat Woodall, Raymond Porter, Rob Haney, Shane Etzwiler, Shannon Hoiland, Sherrie Arey, Stephanie Erdmann,
 - b) Approve minutes of 3/6/25 Board meeting.
- ACTION TAKEN: Motion to approve Consent Agenda. Motion seconded. None opposed. Motion carries.**
- 8:05 3. IEDC Team – Jolene Schalper
Introduction of IEDC team members visiting to plan for Rural Retreat.
- 8:10 4. Lead Generation – Jolene Schalper
Briefing and Q/A on 2025 Lead Generation Plan.
- 8:12 5. Pipeline Update – Jolene Schalper

- 8:15 6. Executive Committee and Officers – Brett Doney
Briefing and Q/A on roles of the GFDA Executive Committee and Officers.
- 8:22 7. Great Falls AgriTech Park – Brett Doney
Briefing and Q/A on next phases of development and proposed extension of tax increment financing district.
- 8:45 8. Lending CDFI Peer Comparison – Jill Kohles
Briefing and Q/A on our FY2023 Peer Comparison Report from the Opportunity Finance Network.
- 8:55 9. Investor Survey – Brett Doney
Board and Council discussions about what we want to learn from our GFDA Investors in preparation for our Economic Development Strategy meeting in May. Results of this discussion will be used to put together a survey of investors.
- 9:12 10. CEO Report – Brett Doney
- 9:20 11. Board Sharing – Johnna Lightbourne
Updates from Board and Council members on issues affecting GFDA's mission and organization.
- 9:25 12. Public Comment – Johnna Lightbourne
Opportunity for public comment.

Zoom Login

Topic: GFDA Board Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://zoom.us/j/94014829623?pwd=aXJFRVlZOXJld2N1dU9uN1gxL1JpQT09>

Meeting ID: 940 1482 9623

Passcode: 216683

One tap mobile

+12532158782,,94014829623#,,, *216683# US (Tacoma)

+13462487799,,94014829623#,,, *216683# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 940 1482 9623

Passcode: 216683

Find your local number: <https://zoom.us/u/adzGlXYsfN>