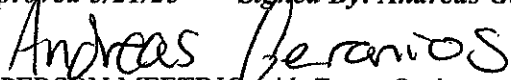


GFDA EXECUTIVE COMMITTEE MEETING MINUTES

Wednesday, April 16, 2025 8:00 – 9:30 AM

Approved 5/21/25 Signed By: Andreas Geranios, Secretary



IN PERSON MEETING with Zoom Option

AE2S Engineering
The Portage Building
405 3rd Street NW, 2nd floor
Great Falls, MT

Meeting ID: 975 5141 3941

Passcode: 986063

See complete Zoom login below.

GFDA Executive Committee Members Present:

Andreas Geranios, Joe Briggs, Johnna Lightbourne, Len Watkins, Mark Capps, Rebecca Engum

GFDA Staff Present:

Brett Doney, Christian Nichols, Jana Williams, Jenn Gallmeier, Jolene Schalper, Shandi Gebhardt Jones, Shauni Seccombe, Tracy Heggem

Guests:

Brad Talcott, Randy Lester

Times are approximate and 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. Consent Agenda – Johnna Lightbourne
a) Accept excused absences: Nate Weisenburger, Toby Malsam
b) Approve/disapprove minutes of the 3/19/25 Executive Committee.
ACTION TAKEN: Motion to approve Consent Agenda. Motion seconded. None opposed. Motion carries.
- 8:05 2. Legal Issue – Randy Lester and Brett Doney
Discuss potential legal issue. The Committee may choose to go into Executive Session.
- 8:30 3. Pipeline Report – Jolene Schalper
- 8:33 4. Brownfields Assessments – Christian Nichols
Approve/disapprove brownfields assessments.
- 8:34 5. Investment – Jennifer Gallmeier
Discuss investment status and act on any investor pledge charge-offs or changes to GFDA Investor Honor Roll.
- 8:41 6. Financial Report – Jana Williams & Brett Doney
Review March Financial Report.
- 8:44 7. Loan Portfolio – Shandi Gebhardt Jones & Brett Doney
Review March loan portfolio status and loan capital availability
- 8:48 8. AgriTech Park – Brett Doney
Discuss status of Park potential lot sales, land options, tax increment agreement, and infrastructure improvements. Take action as desired by Committee.
- 8:49 9. Defense Alliance – Brett Doney
Discuss status of Defense Alliance. Take action as desired by Committee.
- 8:55 10. Grant, Loan & Other Applications – Brett Doney
Approve/disapprove grant, loan, and other applications.

- a) Food & Ag Development Center next Biennium
- b) HHS Loan Capital
- c) Office of Local Defense Community Cooperation (Cascade County lead agency)
- d) Montana Community Foundation Loan Capital

8:58 11. Contract Approvals – Brett Doney

Approve/disapprove authorizing President/CEO to execute contract(s).

- a) Redevelopment consulting contract (paid 100% by EPA Brownfields Assessment grant)

ACTION TAKEN: Motion to authorize Brett to award and sign redevelopment consultant contract. Motion seconded. None opposed. Motion carries.

- b) Friedman Associates for HHS grant application assistance

ACTION TAKEN: Motion to authorize Brett to proceed with HHS Grant application and contract with Friedman Associates for HHS grant application assistance. Motion seconded. None opposed. Motion carries.

9:02 12. Office Space – Brett Doney

Discuss status of additional office space. Take action as desired by Committee.

9:05 13. CEO Report – Brett Doney

9:12 14. Public Comment – Johnna Lightbourne

Opportunity for public comment.

Complete Zoom Login Info

Topic: Executive Committee of the GFDA Board (Exec)

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://zoom.us/j/97551413941?pwd=V2ZLeHUyRUx6TU5aNExHVSs5RWx3Zz09>

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