

GFDA EXECUTIVE COMMITTEE MEETING MINUTES

Wednesday, August 20, 2025

8:00 – 9:30 AM

Approved 9/19/25

Signed By: Nate Weisenburger, 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, Brett Harris, Joe Briggs, Johnna Lightbourne, Len Watkins, Mark Cappis, Rebecca Engum, Reed Bassett, Stephanie Erdman, Toby Malsam

GFDA Staff Present:

Brett Doney, Jana Williams, Jenn Gallmeier, Jill Kohles, Jolene Schalper, Shandi Gebhardt Jones, Tracy Heggem

Guests:

Matt Elsaesser (Upper Missouri Waterkeeper), Rep. Russ Miner (HD19)

- 8:00 1. Consent Agenda – Johnna Lightbourne
- a) Accept excused absences: Dani Grebe, Nate Weisenburger
 - b) Approve/disapprove minutes of the 7/16/25 Executive Committee meeting.
- ACTION TAKEN: Motion to approve Consent Agenda. Motion seconded. None opposed. Motion carries.**
- 8:03 2. Financial Report –Jana Williams & Brett Doney
- a) Review July Financial Report.
 - b) Approve/disapprove opening bank account for loan fund.
- ACTION TAKEN: Motion to approve opening a new bank account for City of Great Falls ARPA grant funds if deemed necessary. Motion seconded. None opposed. Motion carries.**
- c) Approve/disapprove recreating a Finance Committee.
- 8:15 3. Loan Portfolio – Rebecca Engum & Jill Kohles
- a) Review loan portfolio status and loan capital availability.
 - b) Approve/disapprove borrowing an additional \$300,000 at 4.8% from Cnote for loan capital.
- ACTION TAKEN: Motion to approve authorizing President/CEO to borrow an additional \$300,000 at 4.8% from Cnote for loan capital. Motion seconded. None opposed. Motion carries.**
- c) Approve/disapprove EPA Brownfields RLF 2 subgrant up to \$50,015.63 to New City Church plus up to \$15,000 in environmental engineering services; all subject to EPA approval and subsequent grant drawdowns.
- ACTION TAKEN: Motion to approve EPA Brownfields RLF 2 subgrant up to \$50,015.63 to New City Church plus up to \$15,000 in environmental engineering services, subject to EPA approval and subsequent grant drawdowns. Motion seconded. None opposed. Motion carries.**
- d) Discuss potential EPA Brownfield RLF 2 subgrant for upper floor of Indian Family Health Center.
- 8:55 4. AgriTech Park – Brett Doney
- a) Discuss status of Park potential lot sales, land options, tax increment agreement, and infrastructure improvements. Take action as desired by Committee.

- b) Approve/disapprove borrowing \$420,000 at 6.87% from First Interstate Bank for acquisition of 42 acres for AgriTech Park.
ACTION TAKEN: Motion to approve authorizing President/CEO to borrow \$420,000 at 6.87% from First Interstate Bank for acquisition of 42 acres for AgriTech Park. Motion seconded. None opposed. Motion carries.

9:02 5. Grant, Loan & Other Applications – Brett Doney
Approve/disapprove grant, loan, and other applications.

- a) Montana Department of Commerce Opportunities in Rural Economies loan participation and grant programs
ACTION TAKEN: Motion to approve authorizing President/CEO to submit applications for MDOC Opportunities in Rural Economies loan participation and grant programs. Motion seconded. None opposed. Motion carries.

9:07 6. Contract Approvals – Brett Doney
Approve/disapprove authorizing President/CEO to execute contract(s).

- a) M&D Construction for construction of Admiral Beverage private sewer line
Motion to approve authorizing the President/CEO to execute M&D Construction contract for construction of Admiral Beverage private sewer line. Motion seconded. None opposed. Motion carries.
- b) Camoin for childcare market assessment
Motion to approve authorizing the President/CEO to execute Camoin contract for childcare market assessment. Motion seconded. None opposed. Motion carries.
- c) Food & Ag Development Center two-fiscal year agreement with Montana Department of Agriculture
Motion to approve authorizing the President/CEO to execute Montana Department of Agriculture Food & Ag Development Center two-fiscal year agreement. Motion seconded. None opposed. Motion carries.

9:19 7. Policy Updates – Brett Doney
Approve/disapprove adoption of following policies:
a) Volunteer Confidentiality

9:21 8. Economic Development Strategy – Brett Doney
Approve/disapprove updates to Strategy as recommendation to Board.
ACTION TAKEN: Motion to approve updates to the Economic Development Strategy as a recommendation to Board with revision to Team section. Motion seconded. None opposed. Motion carries.

9:28 9. Pipeline Report – Jolene Schalper

9:31 10. CEO Report – Brett Doney

9:35 11. 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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