

GFDA EXECUTIVE COMMITTEE MEETING MINUTES

Wednesday, October 29, 2025 8:00 – 9:30 AM

Approved 11/19/25 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, Dani Grebe, Joe Briggs, Johnna Lightbourne, Len Watkins, Mark Cappis, Nate Weisenburger, Rebecca Engum, Reed Bassett, Stephanie Erdmann

GFDA Staff Present:

Brett Doney, Christian Nichols, Jana Williams, Jill Kohles, Jolene Schalper, Sara Niccum, Tracy Heggem

Guests:

Adam Tunning, Brad Talcott, Matt Elsaesser

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: Toby Malsam
 - b) Approve/disapprove minutes of the 9/18/25 Executive Committee meeting and 10/12/25 email vote.
- ACTION TAKEN: Motion to approve Consent Agenda. Motion seconded. None opposed. Motion carries.**
- 8:05 2. Insurance Review – Johnna Lightbourne, Jana Williams & Brett Doney
- Annual review of insurance coverage. Take action as desired by Committee.
- 8:20 3. Financial Report –Andreas Geranios, Jana Williams & Brett Doney
- a) Review September Financial Report.
 - b) Approve/disapprove recreating a Finance Committee.
- ACTION TAKEN: Motion to disapprove creating a Finance Committee. Motion seconded. None opposed. Motion carries.**
- 8:25 4. Loan Portfolio – Rebecca Engum & Jill Kohles
- Review loan portfolio status and loan capital availability.
- 8:35 5. Investment – Brett Doney
- Discuss investment status and act on any investor pledge charge-offs or changes to GFDA Investor Honor Roll.
- 8:40 6. Brownfields Assessments – Christian Nichols
- a) Approve/disapprove brownfields assessment(s).
 - b) Discuss potential catalyst sites for area wide planning development business plans.
- 8:42 7. 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.

- 8:52 8. Grant, Loan & Other Applications – Brett Doney
Approve/disapprove grant, loan, and other applications.
- a) Opportunities for Rural Economies grant for impact investment fund feasibility assessment.
ACTION TAKEN: Motion to authorize President/CEO to apply for ORE grant for Impact Investment Fund feasibility assessment. Motion seconded. None opposed. Motion carries.
- 8:55 9. Defense Coalition – Brett Doney
Approve/disapprove creating Coalition Civic Leaders.
- 9:00 10. Legal Issues – Brett Doney and Adam Tunning
Discuss status of legal issues. Take action as desired by Committee.
- 9:22 11. Pipeline Report – Jolene Schalper
- 9:27 23. CEO Report – Brett Doney
- 9:38 13. Public Comment – Johnna Lightbourne
Opportunity for public comment.
- 9:39 14. President/CEO Performance Review – Johnna Lightbourne
Discuss survey results. The Committee may decide to go into executive session.
ACTION TAKEN: Motion to move into Executive Session to discuss President/CEO Performance Review. Motion seconded. None opposed. Motion carries.

Complete Zoom Login Info

Topic: Executive Committee of the GFDA Board (Exec)

Time: This is a recurring meeting Meet anytime

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