

GFDA EXECUTIVE COMMITTEE MEETING MINUTES

Friday, December 19, 2025 8:00 – 10:00 AM

Approved 1/21/26 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, Toby Malsam

GFDA Staff Present:

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

Guests:

Adam Tunning, Brad Talcott, Randy Lester

- 8:00 1. Consent Agenda – Johnna Lightbourne
a) Accept excused absences: None
b) Approve/disapprove minutes of the 11/19/25 Executive Committee meeting and 11/25/25 and 12/2/25 email votes.
ACTION TAKEN: Motion to approve Consent Agenda. Motion seconded. None opposed. Motion carries.
- 8:03 2. 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.
a) **ACTION TAKEN: Motion to authorize President to sign TD&H Agreement for Engineering Services for a boundary adjustment between Lots 9 & 10. Motion seconded. None opposed. Motion carries.**
b) **ACTION TAKEN: Motion to authorize President to move forward with bidding phase of 67th Street (north) infrastructure improvements. Motion seconded. None opposed. Motion carries.**
- 8:20 3. EDA COVID RLF Work Plan – Jill Kohles
Approve/disapprove updated EDA COVID RLF Work Plan.
ACTION TAKEN: Motion to approve updated EDA COVID RLF Work Plan. Motion seconded. None opposed. Motion carries.
- 8:23 4. Grant, Loan & Other Applications – Brett Doney
Approve/disapprove grant, loan, and other applications.
• EDA technical assistance for defense industry, impact investment fund, and AgriTech engineering
- 8:26 5. Contract Approvals – Brett Doney
Approve/disapprove authorizing President/CEO to execute contract(s).
ACTION TAKEN: Motion to authorize President to sign COBRA Servicing Agreement with Bern Insurance. Motion seconded. None opposed. Motion carries.
- 8:28 6. Financial Report – Andreas Geranios, Jana Williams & Brett Doney
Review November Financial Report.
- 8:32 7. Loan Portfolio – Rebecca Engum & Jill Kohles

Review loan portfolio status and loan capital availability.

- 8:35 8. Brownfield Capital Sub-Grants – Shandi Gebhardt Jones
Approve/disapprove brownfield RLF capital sub-grants.
ACTION TAKEN: Motion to approve Brownfields RLF Sub-Grant for the Indian Family Health Center in Downtown Great Falls. Motion seconded. None opposed. Motion carries.
- 8:54 9. Investment – Jennifer Gallmeier
Discuss investment status and act on any investor pledge charge-offs or changes to GFDA Investor Honor Roll.
- 9:08 10. Brownfields Assessments – Christian Nichols
Approve/disapprove brownfields assessment(s).
- 9:10 11. Pipeline Report – Jolene Schalper
- 9:15 12. Legal Issues – Brett Doney
Discuss litigation issues with legal counsel. Take action as desired by Committee. Committee may decide to go into executive session.
- Dani Grebe left meeting @ 9:55am (prior to vote).*
- ACTION TAKEN: Motion to authorize a settlement offer while disavowing any wrongdoing. Motion seconded. None opposed. Motion carries.**
- 10:10 13. CEO Report – Brett Doney
- 10:15 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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