

GFDA EXECUTIVE COMMITTEE MEETING AGENDA MINUTES

Friday, May 29, 2026 8:00 – 9:30 AM

AE2S Engineering

Approved 6/17/26

Signed By: Nate Weisenburger, Secretary

The Portage Building

405 3rd Street NW, 2nd floor

Great Falls, MT

Meeting ID: 975 5141 3941

Passcode: 986063

See complete Zoom login below.

IN PERSON MEETING with Zoom Option

GFDA Executive Committee Members Present:

Andreas Geranios, Brett Harris, Dani Grebe, Joe Briggs, Johnna Lightbourne, Len Watkins, Mark Cappis, Nate Weisenburger, Rebecca Engum, Stephanie Erdmann

GFDA Staff Present:

Brett Doney, Jana Williams, Jamie Rapley, Jenn Gallmeier, Jolene Schalper, Shandi Gebhardt Jones, Terri Clark

Guests:

Brad Talcott, Melissa Shannon, Chris Averill & Ella Currier (Benchmark)

Times are approximate.

- 8:00 1. Consent Agenda – Johnna Lightbourne
- a) Accept excused absences: Reed Bassett, Toby Malsam
 - b) Approve/disapprove minutes of the 4/15/26 Executive Committee meeting and 5/6/26 email vote.
- ACTION TAKEN: Motion to approve Consent Agenda. Motion seconded. None opposed. Motion carries.**
- 8:05 2. Communications Plan – Benchmark
- Discuss communications and crisis communications plan.
- 8:25 3. Financial Report –Andreas Geranios, Jana Williams & Brett Doney
- Review April Financial Report.
- 8:32 4. Loan Portfolio – Rebecca Engum & Shandi Gebhardt Jones
- Review loan portfolio status and loan capital availability.
- 8:38 5. Investment – Jenn Gallmeier
- Discuss investment status and act on any investor pledge charge-offs or changes to GFDA Investor Honor Roll and Central Montana Defense Coalition Investor Honor Roll.
- 8:40 6. Great Falls AgriTech Park & Prospects – Brett Doney
- Discuss status of Park and Prospects. Take action as desired by Committee
- a) Discuss potential revisions to Janicki Option Agreement. Take action as desired by Committee.
- ACTION TAKEN: Motion to approve revised Janicki Option Agreement. Motion seconded. None opposed. Motion carries.**
- b) Discuss winning bids for 67th Street Improvements in the Great Falls AgriTech Park. Take action as desired by Committee.
- ACTION TAKEN: Motion to authorize President/CEO to approve bids and move forward with 67th Street Improvements in the AgriTech Park: Water and sewer contract to M&D Construction for \$318,848 and Road contract to Helena Sand & Gravel at \$507,665. Motion seconded. None opposed. Motion carries.**

- 9:02 7. Lead Generation Marketing Campaign – Jamie Rapley
Discuss potential new lead generation marketing campaigns for FY2027. Take action as desired by Committee.
- 9:11 8. Employment Handbook – Brett Doney
Approve/disapprove updates to Employment Handbook and withdrawal of Automation Systems Internet Policy dated 12/9/09.
ACTION TAKEN: Motion to approve updates to Employment Handbook and withdraw Automation Systems Internet Policy dated 12/9/09. Motion seconded. None opposed. Motion carries.
- 9:15 9. FY 2027 Budget
Approve/disapprove FY 2027 as recommendation to Board.
ACTION TAKEN: Motion to approve FY 2027 Budget as a recommendation to Board. Motion seconded. None opposed. Motion carries.
- 9:27 10. Contract Approvals – Brett Doney
Approve/disapprove authorizing President/CEO to execute contract(s).
a) Extension of CNote loan capital loans
ACTION TAKEN: Motion to approve authorizing President/CEO to execute CNote loan capital loan extensions. Motion seconded. None opposed. Motion carries.

b) Renewal of Downtown Business Development Officer agreements with BID and DDP.
ACTION TAKEN: Motion to approve authorizing President/CEO to renew Downtown Business Development Officer agreements with BID and DDP. Motion seconded. None opposed. Motion carries.
- 9:30 11. Downtown Development Partnership Board Appointment – Brett Doney
Approve/disapprove appointing Jake Clark to DDP Board.
ACTION TAKEN: Motion to approve appointing Jake Clark to the DDP Board. Motion seconded. None opposed. Motion carries.
- 9:31 12. Nominations – Johnna Lightbourne
Review officer, Executive Committee and Loan Committee nominations.
- 9:32 13. Pipeline Report – Jolene Schalper
- 9:36 14. CEO Report – Brett Doney
Discuss plans for annual meeting, 30-year lending anniversary event in the fall, and 25-year GFDA anniversary celebration in 2027.
- 9:40 15. 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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