

**Winnebago County Board  
Economic Development Committee**  
County Administration Building  
404 Elm Street  
Room 303  
Rockford, IL 61101

**MINUTES** of  
Monday, April 14, 2025 at 5:30 PM

**Members Present:**

John Sweeney, Chairman  
Angela Fellars  
Valerie Hanserd  
Brad Lindmark  
Tim Nabors  
Ray Thompson

**Other Present:**

Chris Dornbush, Chief Operations Officer, Winnebago County

**Absent:**

John Penney

**AGENDA:**

**A. Call to Order**

Chairman John Sweeney called the meeting to order at 5:32 PM.

**B. Roll Call**

A roll call was taken of all members present. Chairman John Sweeney, Angela Fellars, Valerie Hanserd, Brad Lindmark, Tim Nabors, and Ray Thompson were in attendance.

A quorum is present.

**C. Approval of Minutes**

**MOTION TO APPROVE** the minutes of **March 31, 2025**, Economic Development Committee by Valerie Hanserd and seconded by Brad Lindmark.

**Motion APPROVED (6-0).** Aye votes were: Chairman John Sweeney, Angela Fellars, Valerie Hanserd, Brad Lindmark, Tim Nabors, and Ray Thompson.

**D. Public Comment**

Chairman John Sweeney noted for the record that no members of the public were here to speak for the public comment section; therefore, the public comment will not be read in.

**E. Resolution Granting Authority To The Winnebago County Board Chairman To Execute The Documents Necessary To Complete A Loan For \$100,000 From The Revolving Loan Fund To Secondary Solutions Inc. (SSI)**

**Motion to APPROVE** was made by Brad Lindmark and seconded by Ray Thompson.

Discussion followed by Chris Dornbush and Brad Lindmark.

**Motion APPROVED (6-0).** Aye votes were: Chairman John Sweeney, Angela Fellars, Valerie Hanserd, Brad Lindmark, Tim Nabors, and Ray Thompson.

**F. Resolution Granting Authority To The Winnebago County Board Chairman To Execute The Documents Necessary To Complete A Loan For \$50,000 From The Revolving Loan Fund To Harvey Wallbangers, LLC (Harvey)**

**Motion to APPROVE** was made by Valerie Hanserd and Brad Lindmark.

Discussion followed by Chris Dornbush, Valerie Hanserd, Angela Fellars, John Sweeney and Ray Thompson.

**Motion APPROVED (6-0).** Aye votes were: Chairman John Sweeney, Angela Fellars, Valerie Hanserd, Brad Lindmark, Tim Nabors, and Ray Thompson.

**G. Other Matters**

- **Soccer Headquarters** - Valerie Hanserd inquired about the status of the Soccer headquarters being relocated to Rockford. Chairman Sweeney shared an update, and a discussion followed.
- **Economic Development Co-Chair** - Valerie Hanserd requested an update on the co-chairperson, with Tim Nabors appointed as the co-chairperson.
- **Housing Crisis** - Ray Thompson discussed economic development incentives for newly developed homes, housing, balloon loans, and other alternatives, including Principal Interest Tax Interest (PITI). Discussion followed by Ray Thompson, Valerie Hanserd, Tim Nabors, John Sweeney, Chris Dornbush, and Angela Fellars.
- **Cannabis Revenue** - Valerie Hanserd, Chris Dornbush, John Sweeney, and Angela Fellars discussed cannabis revenue.
- **HUD Certified Training-R1PC** - John Sweeney and Valerie Hanserd discussed HUD-certified training.

**H. Adjournment**

**MOTION TO ADJOURN** the meeting by Valerie Hanserd, seconded by Angela Fellars.

**Motion APPROVED (6-0)** to adjourn at 6:05 PM.

Respectfully submitted,

Nancy Bleile  
Executive Assistant