

**Comprehensive Plan
Steering Committee (SPSC)
Village of Godfrey
Meeting Minutes of 5/13/2019**

Meeting was called to order by Jim Mager at 6:00 p.m. at the Village Hall, 6810 Godfrey Road, Godfrey, Illinois 62035

Roll Call:

Lowell Beuttel, Amy Cress, Gerard Fischer, John Keller, Steve Koeller, Tom Long, Robin Long, Mark Lorch, Karen McAtee, Dennis O’Neal, George Provenzano, John Roberts, Jennifer Russell, Jim Mager, and Mary Mager (Scribe).

Approval of the Minutes for April 8, 2019 – John Keller made a motion to accept minutes as presented, seconded by Tom Long – motion carried.

Jim Mager explained the “subcommittee” structure was likely not going to be effective. As such, the committee would move forward as a “full committee” and address components of the comprehensive plan as they arise. Everyone seemed to be in agreement with the assessment of the situation.

Mager took a time to explain the process of a SWOT analysis and suggested using that process in evaluating any future direction that the committee might recommend for the Village. The group began with the brainstorming process. The following items were captured in the discussion:

Strengths:	
• large land mass	• community college
• affordable housing	• long-time businesses
• interstate access	• low "village" tax rate
• skilled workers	• strong financial position of village
• good image	• good fire protection district
• disconnected neighborhoods by roads	• parks and bike trails
	• regional golf course
• good policing	• low traffic
• good economic development group	• ready workforce
	• LCCC workforce training
• health care access	• sewer system

Weaknesses:	
• lack of good-paying jobs	
• no historic district	• infrastructure
• not "hip"	• internet access
• too many layers of government	• transportation system
• lack of "vision"	• bedroom community
• No central town location -- no main street	• sewer system
• storm water drainage	• limitation of TIF does not go to Clifton Terrace
• no "connection" between north and south Godfrey	• lack of biking and walking trail to connect neighborhoods
• no UBER	• lack of population density
• no "coffee shop" environments	• 255 outbound
• no "trail heads" in backyards	• poor control of land mass (Zoning)
• left "River Road" to Alton	• no hotel
• inadequate side walks	• not sure of identity

Opportunities:	•
• acquire new businesses	• work with Alton
• work with Great Rivers Land Trst.	• riverfront opportunities
• work w/LCCC in research (grants) robotics and river science	• attract professionals
• establish town center (mid-Godfrey)	• integrate hotel access to LCCC
• work with hospitals to enhance health care and wellness	• collaboration among realtors, financial professionals and government officials
• outdoor recreation	• work with other park districts
• recruit residents' children to return to Godfrey	• improve internet access
	• reach out to young professionals
	• proximity to St. Louis

Threats:	
big-box stores don't come	State of Illinois
no hotel	\$15/hour min. wage
no collaboration among realtors, financial professionals and government officials	lost opportunity on River Road
no identity	255 outbound
workforce	No potential "investor"
fire district	sewer system
	no retail

Areas of standout from SWOT analysis:

- ✓ No main street
- ✓ Lacking infrastructure
- ✓ Collaboration among realtors, financial professionals and government officials
- ✓ No attracting young professionals (opportunity and threat)
- ✓ Safety (low crime rate)
- ✓ No hotel (weakness, opportunity and threat)
- ✓ River Road (opportunities and weakness)

Tom Long suggested at the next meeting we brainstorm on “what can be done?” and “think out of the box.”

Next meeting will be June 10 at 6:00 p.m... There was consensus to meet about every four weeks – not every two weeks and work longer at each meeting. Meeting needs to be on Monday evenings.

Meeting was adjourned at 8:00 p.m.

Respectfully submitted by:

Jim Mager

Director of Economic Development