



The Villager

January 2022

Volume 2, Issue 1

Village of Godfrey

Special points of interest:

- Happy New Year from the Village
- Recognizing Godfrey Businesses
- Starting A Business in Godfrey Guide
- Progress on New Fire-house Moves Forward
- Lars Hoffman Crossing Extension
- Godfrey Business District
- Godfrey Household Income Statistics
- Oh, and one more thing...

Village of Godfrey Office of Economic Development

6810 Godfrey Road

Phone: 618-466-3325

E-mail: jmager@godfreyil.org

**You can see your future from
here.**



Michael J. McCormick

Mayor

Happy New Year
2022



Recognizing Godfrey Businesses

The advantages of on-line shopping are many; convenience, selection, pricing and so on. How easy is it to just set down at the computer or grab the cell phone, research an item and place an order? We all do it. However, it is the local businesses that support the community. On-line retailers and service providers are just not in a position to become a 'fabric' of the community.

So while the on-line companies do provide consumers value, it is important that local businesses be recognized for what they bring to the local area.

With that thought in mind, each monthly issue of "The Villager" will feature a Godfrey business.

The selection of the featured business will be through the following process. At the Board of Trustees' meetings, local businesses will be placed in a drawing and selected from random. The drawn business will be contacted for their permission to be featured. With that approval, the business will be featured in the following month.

*You can't buy
happiness but
you can buy
local.....*



Thinking about starting a business in Godfrey?

Go to: <https://godfreyil.org/village-township-departments/office-of-economic-development/>

Click on "New Business In Godfrey – Business Guide"

Top 10 Reasons to Shop Local.

- 1 Strengthen your local economy.
- 2 Reduce climate change impacts.
- 3 Support community groups.
- 4 Keep our community unique.
- 5 Create more quality jobs.
- 6 Get better service.
- 7 Invest in your community.
- 8 Encourage local prosperity.
- 9 Put your taxes to good use.
- 10 Buy what you need. Don't buy the hype.



Progress on New Fire House Moves Forward



The residents of Godfrey voted to approve a bond issue on April 4, 2021. The purpose of the bond issue was to raise money to consolidate Station #1 and #2 with the construction of a new fire house at the former Hi Way House location on Godfrey Road. Since then, there have been many people asking about the status of the new fire house.

The bonds have been issued and the Godfrey Fire District has raised \$7.5 million. The District was fortunate to acquire an attractive rate of

2.12% on the bonds. The funds have been deposited in local financial institutions and are available for usage.

Gerard Fischer, Secretary Treasurer, Godfrey Fire Protection District stated that plans for the new fire house were out for bid. The District has also hired Dan Wojtkowski as project director to oversee the construction and consolidation of the facilities. Mr. Wojtkowski resides in Godfrey and is retired as the Executive Director for Design and Construction for SSM.

The expected date to break ground on the new facility is mid-Summer 2022. Construction will last approximately one and one-half years, making completion early 2024.

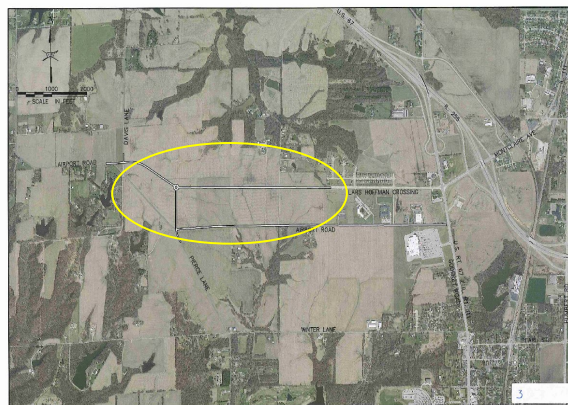
With relocation of operations to the new fire house, the current

facilities of Station #1 and #2 will be vacated.

In an agreement with the Village of Godfrey, the property at 3023 Godfrey Road was transferred to the Fire District. In exchange, Station #2 will be taken over by the Village and used by the Public Works Department. Station #1 will be sold at auction with the proceeds going to the Village of Godfrey.

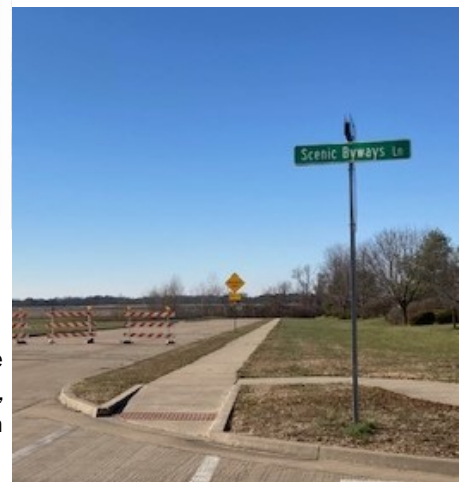
The relocation to the new firehouse will allow for better manpower on a response call, all equipment being in a central location and, much needed, updating of facilities.

Lars Hoffman Crossing Extension



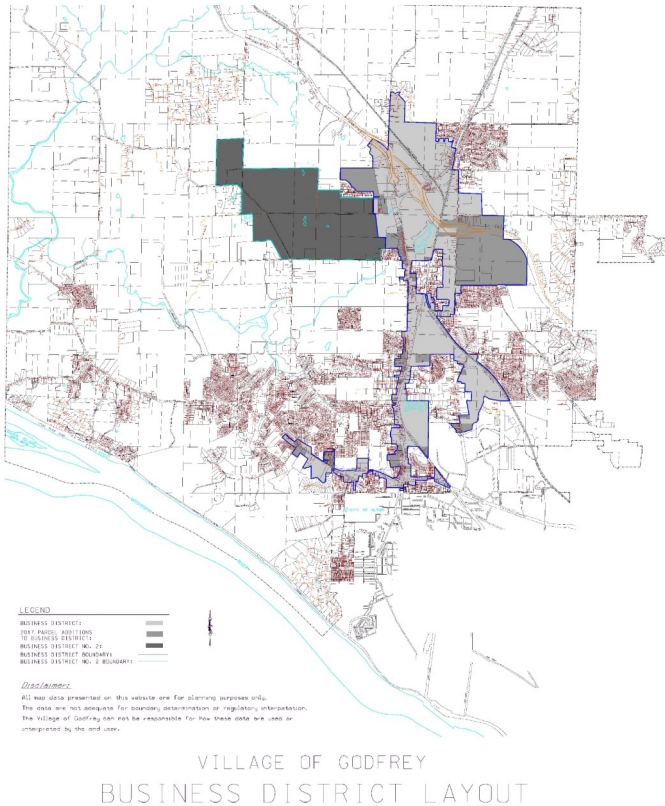
A key to the development of the Godfrey Commercial Development Area is the completion of the Lars Hoffman Crossing Extension. In the summer of 2020, an agreement was reached between the Village of Godfrey and the Madison County Highway Department. In that agreement, Madison County will construct the extension and maintain Lars Hoffman Crossing. In exchange, the Village of Godfrey will take over and maintain Airport Road from Godfrey Road to Pierce Lane.

County funding for the construction of the extension is \$5.7 million. Construction is scheduled to commence in spring of 2022 and will last approximately one to two years.



Lars Hoffman Expressway to be extended this summer.

How the Godfrey Business District Functions



<https://godfreyil.org/wp-content/uploads/2019/01/2018-Business-District-Map.pdf>

In 2017, the Village of Godfrey established a Business District designed to enhance the economic development of the area along Godfrey Road and West Delmar.

A Business District is created to impose an additional sales tax or hotel tax, designed to fund the development or redevelopment of certain designated blighted areas within a municipality. This is generally done to assist in improvements of public infrastructure necessary for commercial development projects.

To get a basic understanding of how this tool works, it is important to understand sales tax. Generally speaking, the base sales tax rate for communities is 6.85%. The State of Illinois captures 5%, the County captures .25% and the community captures 1% of all sales. Under the Business District Law, communities can impose an additional sales tax in .25% increments up to 1% within a defined area. Thus, the community can increase the sales tax up to 7.85%, or 1% more than the normal tax rate. That 1% can be used to rebate a developer for eligible development costs, including infrastructure improvements, or it can be captured by the community and utilized for public works, infrastructure and other costs within the Business District Area.

To establish a Business District, the community must be able to designate the Area to need development and findings must be

made similar to a TIF District to support the 'blight' analysis. However, since revenues come from sales and hotel taxes, and not property taxes (as in a TIF), there is rarely an instance where other taxing districts are impacted in any way.

Business Districts generally work well along interstate highways and downtown areas. The focus should be on areas where the main shoppers/tourists come from areas outside of the community or areas where deterioration in a formerly vibrant retail area has kept the area from growing.

In the end, the use of the Business District has given numerous Illinois communities the opportunity to generate additional revenues and to secure new retail development that would not have occurred without the Business District.

Statutory Reference: 65 ILCS 5/Art. 11 Div. 74.3

Source Reference: <https://www.moranddevelopment.com/services/business-districts>

Godfrey Sales Tax Rate:

Godfrey in general is 6.85%

Inside the Godfrey Business District is 7.85%

Below is a break down of sales tax dollars that are collected in the Godfrey Business District:

5% goes to the State of Illinois

1% goes to the Godfrey Business District fund

1% goes to the Godfrey general fund

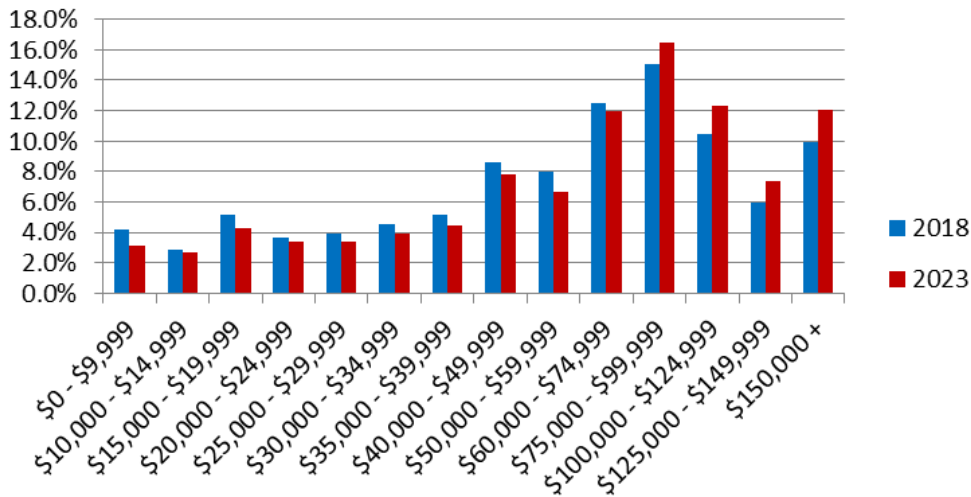
.25% goes to Madison County

.25% goes to the Flood District

.25% goes to the Transit District

.10% goes to Metro East Parks

Household Income by Percentage



	<u>Godfrey:</u>	<u>National Average:</u>
Median Household Income	\$65,587	\$63,179
Average Household Income	\$84,472	\$59,039
Per capita Income	\$34,296	\$33,706

Oh, and one more thing.....

Our community is one that we can take pride. It is the third safest community in Illinois. In these times, that is an attribute to really appreciate.

In terms of economic factors, the Village enjoys many advantages. Be it housing, income, and education levels, the community is above both state and national averages.

The average household income for Godfrey is over \$84,000 as compared to \$59,000 national average. The above graph shows the income distribution of the community to be skewed toward higher income earners. Furthermore; projections indicate the trends will continue to improve for the upper income segments.

The Village is a well-educated community. Over 25% have at least some college, 15% have bachelors degrees, and almost 10% have graduate degrees.

As with most things in life, it is people who make the difference. The community's residents are represented by great people with many talents. But, beyond the folks who live here, Godfrey has many other attributes.

There is beautiful scenery, natural resources, access to transportation infrastructure, a well positioned geographic location, many alternatives for education, a great park system, a wide variety of houses of worship and on and on.

There is a saying in economic develop, "You're either spiral-

ing up or you spiraling down." In other words, there is no standing still or staying in one spot.

With that 'theory' in mind, it seems the goal for the Village should be to make sure the direction of movement is always upward. No resting on our laurels....

Happy New Year, Godfrey. Let's make 2022 a year of continued upward spiral!



Jim Mager

Economic Development

618-466-3325

jmager@godfreyil.org