



# The Villager

February 2022

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## Special points of interest:

- Paving The Way In Godfrey
- Power Up with Tri County Diesel
- Assistance with Façade Improvement
- Glazebrook Expansion
- Economic Outlook for 2022
- Oh, and one more thing...

### Village of Godfrey Office of Economic Development

6810 Godfrey Road

Phone: 618-466-3325

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



Michael J. McCormick

Mayor

## Paving The Way In Godfrey



Roads make a crucial contribution to economic development and growth and bring important social benefits. In addition, providing access to employment, social, health and education services makes a road network crucial in fighting against poverty. Roads open up more areas and stimulate economic and social development. For these reasons, road infrastructure is an important element of public assets. [source: [www.worldhighways.com/wh8/wh9/wh10/feature/importance-road-maintenance](http://www.worldhighways.com/wh8/wh9/wh10/feature/importance-road-maintenance)]

The Village of Godfrey Public Works Department strives to insure that our streets, sidewalks, and all Village rights-of-way are safe for motorists and pedestrians. All while providing cost effectiveness for tax payers.

Under the management of Jim Lewis, Director of Streets and Public Works, the Department has 7 full-time union employees (Teamsters Local Union No. 525) and a Senior Purchasing Agent.

The staff is responsible for maintaining approximately 100 miles of Village streets and roads. The responsibility includes sidewalks, storm drains, culverts, street signs, snow removal, tree management, street sweeping, mowing and maintaining all the equipment necessary to do the job.

To provide the highest quality of streets and roads, the Village has shifted to utilizing asphalt paving rather than oil and chip surfacing. The exception is that rural roads still are surfaced with oil and chip. Last year, fifty three streets were paved at a cost of \$1.3 million.

In recent years, the Village has made the investment in equipment to deliver this high-quality paving process. Equally important is the development of highly-trained and competent employees to handle the equipment and processes.

Maintaining the streets and roads goes beyond paving and general repairs. Public works is also in the process of replacing older bridges and culverts throughout the Village. An older bridge has recently been replaced on Bethany Lane between Mars Drive and McGuire Road. In 2022, a major culvert will be replaced on Wenzel road, near Roach Road.

Sustaining the roadways and sidewalks throughout the Village is a big job. Whenever possible, work is done in-house using employees and equipment. When additional resources are required, the Village partners with local contractors. When contractors are utilized, the practice is to still use in-house resources in conjunction with the outside service providers.

In the day-to-day operations, the Public Works Department responds to unforeseen demands for services. Still, there is a five-year plan for the upkeep of streets and roads. From this plan, work is prioritized on an annual basis.

Godfrey residents are the eyes and ears of the Village. If you come across any issue related to Village streets, sidewalks, etc., please contact the Department immediately. A return call will be made within 24 hours.

### Public Works Office Hours:

Monday – Friday

6 A.M. – 2 P.M.

618-466-3133

*A report can also be made  
through the:*

*Godfrey 311*

*Electronic 311 Smartphone App*

**SHOP LOCAL**  
WHEN MONEY STAYS IN  
OUR COMMUNITY  
YOUR LOCAL TAX DOLLARS SUPPORT:

**POLICE & FIRE DEPARTMENTS  
STREETS & PARKS  
& other city services  
AND KEEPS US ALL WORKING.**

**SUPPORT LOCAL BUSINESSES  
LET'S KEEP OUR ECONOMY GROWING.**



**Buy  
Local**  
SPEND IT HERE • KEEP IT HERE

## Featured Business of the Month

### Power Up with Tri County Diesel



*TJ Hughes is the founder and owner of Tri County Diesel*

A key to small business success is to *find a market niche and exploit it*. Tri County Diesel has done just that.

Owner and founder, TJ Hughes, started his career as a mechanic when he purchased a diesel truck that needed a lot of work. Working out of his garage, others were soon bringing their diesels in for him to service. TJ figured there was a niche and in October of 2012, Tri County Diesel was borne.

The company's focus in servicing diesel trucks is anything

from standard repairs to customization to create a 'monster' that will generate 1500 to 2000 horse power. The services are not limited to engine work. Any aspect of vehicle repair from brakes to exhaust system are offered. The company does focus on diesel repair and leaves gasoline trucks to other local service providers.

Although Tri County Diesel's customers consist of local and regional accounts, the company enjoys a national presence. "We have worked on trucks from all over the country, including Texas, California, Arizona, Mississippi and Louisiana," said TJ Hughes.

With the increase price of new trucks, people are making the decision to have their existing vehicles repaired. The same truck that had cost \$60,000 now has a price tag of over

\$90,000. Still others want to take a standard diesel truck and have it completely customized for a show vehicle. Word-of-mouth marketing has worked well. Tri County is booked anywhere from two to three weeks out.

The company enjoys limited competition. The nearest competitors are in St. Louis and Pontoon Beach. However, the company is currently having a challenge of sourcing parts.

Tri County Diesel is located at 7321 Industrial Drive in Godfrey and can be reached at 618-433-1951.



### Godfrey Can Assist Local Businesses with Facade Improvements

Businesses located in the Godfrey Business District are eligible to take advantage of the "Commercial Facade Improvement Program."

**Funding:** First \$5,000 — maximum grant is 50%; and, \$5,001 and above is 25% of eligible expenses. The grant limit is a maximum of \$15,000 per project.

**Eligible Expenses:** Significant facade renovations, signage, awnings, doors, windows.

**Ineligible Expenses:** Regular repairs and maintenance, demolition, landscaping, design, permit fees; and expenses incurred or contracted prior to grant approval.

**Eligibility Criteria and Conditions:** Owners and tenants of properties within Godfrey's Business District (at time of application). The property's primary use must be for commercial use. Tenants must provide written authorization from the property owner for the contemplated improvements and participation in the program. If the tenant or owner who receives grant funding should close, move, or remove work financed with a

grant within three years of grant date, repayment of the grant may be required, pro rata for a period of the remaining three-year term. No additional grant funds are available for similar work at same space for a period of at least three years. Application for the grant does require three bids. *The grant must be approved prior to commencement of work.*

Application is available at: [godfreyil.org](http://godfreyil.org);

Or,

Contact Jim Mager, Economic Development

618-466-3325

# Try It Local

# Buy It Local

Yes, you may find some products are cheapest online from a company that offers no chance to "try before you buy" and creates no local jobs or benefits.

**If your local shops are gone next time you need them, was it worth it?**

**American Independent Business Alliance**  
[AMIBA.net](http://AMIBA.net)

**YOU CAN'T  
BUY LOVE,  
BUT YOU CAN  
Buy Handmade  
AND THAT'S KIND OF  
THE SAME THING.**



## Glazebrook Park Expansion Well Underway



Tolle Lane

**Current Development**

maintenance costs are factored in.

Homebuyers prefer homes close to parks, open space, and greenery. Proximity to parks increases property value, thereby increasing property tax revenue. Research has shown that a 5% increase in property values for houses within 500 feet of a park is a conservative estimate of the change in property value due to proximity to a park. Companies often choose to locate in communities that offer amenities such as parks as a

Work began on the expansion of Glazebrook Park in November of 2021 with completion expected in early summer of 2022.

When completed the expansion will include:

- Lacrosse field
- Football field
- Rugby field
- 8 Pickle ball courts
- Fitness area
- An all-inclusive play area (ADA compliant)
- Splash pad
- Pavilion
- Concession building and restrooms.
- Additional parking

Parks provide a great benefit to citizens, both those who live nearby and tourists. In addition to their many environmental benefits, including preserving plant and animal habitat, decreasing air pollution, and water filtration, parks create an economic benefit for both governments and individuals. Creating well planned parks and preserving sufficient land for them can generate financial returns that are often many times greater than the money initially invested into the project, even when

means of attracting and retaining top-level workers.

Depending on their size, parks can draw visitors from near and far, bringing tourism revenue to local restaurants, hotels, snack shops, gas stations and stores. Parks can host festivals, concerts and athletics events, bringing additional boosts to the local economy.

Parks decrease health costs and support productivity, both through encouraging exercise and reducing air pollution. A park's plants absorb air pollutants such as nitrogen dioxide, sulfur dioxide, carbon monoxide, ozone, and some particulates, reducing the impacts they have on peoples' cardiovascular and respiratory systems. Parks provide low or no-cost recreation and encourage exercise. They bring people into nature, make outdoor recreation more accessible, and provide safe and attractive places for individuals and families to exercise and play.

Source: <https://conservationtools.org/guides/98-economic-benefits-of-parks>



## Economic Outlook for 2022



On January 11, 2022, local economist Dr. George Provenzano gave his annual economic forecasts for the upcoming year. His presentation was made to the North Alton Godfrey Business Council at its monthly meeting held at Lewis and Clark Community College. The following was his forecast:

- 4.0% annual growth in gross domestic product (GDP) adjusted for inflation.
- 4.0 million new jobs added, and an unemployment rate of 3.4% by December 2022.
- Inflation moderating to a year-over-

year rate of 4.0% as measured by the all-items personal consumption expenditures (PCE) price index at the end of 2022.

- The Federal Reserve increasing their target Federal Funds interest rate four times with each increased being one-quarter of a percent.

In making these predictions, Dr. Provenzano offered these assumptions:

The strong year-end momentum of 7.0% growth in GDP, adjusted for inflation, indicates continued strong economic growth for 2022. There will be some slowing of growth in the upcoming year because the fiscal stimulus for COVID relief has largely ended. The current high rate of consumer price inflation of 7.0 percent (the highest in forty years) will also dampen consumer purchases as well. The Federal Reserve, which has signaled it will shrink the availability of credit through interest rate hikes, will also slow the economy somewhat.

The pace of recovery remains uncertain and will be mainly dependent on defeat-

ing the COVID-19 pandemic. Other factors will include the availability of accurate tests, safe and effective vaccines, and anti-viral drugs; and, wide-spread adoption of proven public health measures.

### Employment in the St. Louis Region

			Nov 2021 (%)	Nov 2020 (%)
	Nov-21	Nov-20		
St. Louis MO-IL MSA			2.9	4.6
<b>Illinois Counties</b>				
Madison	125,978	122,676	3.6	5.1
St. Clair	118,261	115,171	4.6	6.4
Jersey	10,236	9,982	3.1	4.7
Macoupin	22,075	20,787	3.5	4.3
<b>Missouri Counties</b>				
St. Louis City	143,183	141,850	3.7	6.3
St. Louis County	505,556	501,002	2.6	4.5
St. Charles County	218,078	216,395	2	3.3

## Oh, and one more thing.....

So anyway, last fall I had to put new shocks and struts on my 2014 truck. I dropped the truck off for service and picked it up at the end of the day after the repair. When I went to pay the bill it was over \$1,800! Oh well, cheaper than a new truck, right? Fast forward, I take it in for an oil change the other day only to be advised that the ball joints are going bad and will likely need replaced. "How much will that be?" I asked. "Oh, somewhere in the neighborhood of \$1,000" came the reply. Will I have the repair made? Yes, it is cheaper than a new truck.

Why do I share this story? Well, I got to thinking about

all the money I'm spending on the suspension; and I begin to think about what damages suspensions? Rough roads!

Like many, I travel from community to community on a very regular basis. The thing I have noticed is I can tell when I've left the Village of Godfrey and moved into another community by the condition of the streets and roads.

Take note when you are in the village limits of Godfrey. In general, the streets are in good condition with smooth surfaces. Not necessarily the case in other communities.

Not only that, the walking areas are cleaned and well

maintained. You might also note that along the Village's byways (the ones they own), the grass is managed and the areas are attractive.

But back to the streets..., as a Godfrey tax payer, I'm not going to complain about the very modest taxes I pay to the Village for supporting the good job of our people in maintaining our streets and roads.

Hey, it's cheaper than a new truck.....



Jim Mager

Economic Development

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