



Stamper Lane Extension Update



The property of the former Halloran Auto Sales location, 5601 Godfrey Road, as been sold to St. Louis Developer, Eastland Properties. The plans for the property call for developing a retail center. Eastland is the company that developed the existing McDonalds and Arby's on Godfrey Road.

Plans are to extend Stamper Lane east into the property with a four-way stop intersection. The developers will construct two buildings

housing retailing type operations. The north building will be approximately 10,500 square feet and the south building will be 9,500 square feet. Adequate parking will be developed to accommodate the retail trade of those buildings.

Prior to the developers purchasing the property the TIF district was amended to include the location. The property is also in the Business District and the Enterprise Zone.

The intersection of Godfrey Road and Stamper Lane enjoys a traffic count of 20,500 cars per day. This location will be ideal for retail once fully developed.

The Village of Godfrey and Eastland Properties are in the process of finalizing a development agreement. This agreement will lay out the terms and responsibilities of both the Village and the developer. Short-term plans call existing building will be razed and the property conditioned for future construction on the site.

Special points of interest:

- Stamper Lane Extension
- Godfrey Master Gardeners
- Meet Godfrey Staff
Rich Beran
- Featured Godfrey Business
- Godfrey Entrepreneurship
- 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



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Master Gardeners take a lot of water, mostly in the form of perspiration.....



Nearly all Extension units in the state have Master Gardeners. There are currently more than 2,700 Master Gardener volunteers in Illinois.

The mission of the University of Illinois Extension Master Gardener program is "Helping Others Learn to Grow." Master Gardeners involve people in improving the quality of life by helping them find sound management practices for home and urban natural resources, by creating aesthetically pleasing environments, by promoting well-being through people-plant interactions and horticultural therapy, and by contributing to a safe, abundant food supply through home fruit and vegetable production.

The objectives of the Master Gardener program are to:

- Expand the capacity of the University of Illinois Extension Service to distribute research based horticultural information to individuals and groups in local communities.
- Develop and enhance community programs related to horticulture. These programs are educational in nature and may involve environmental improvements, horticultural therapy projects, community and school gardening projects, or other programs determined by local need.

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- Develop the leadership potential of Master Gardener volunteers through a volunteer administrative network designed to assist Extension staff in managing local Master Gardener activities and programs.

To become a Master Gardener, you must fill out and submit an application by contacting your local Extension office. After the local coordinator reviews the application, you will be asked for an interview. Acceptance of trainees will be based on an established need for local Master Gardener volunteer activities.

Once accepted, all Master Gardener trainees are required to complete a full, confidential background check. This process includes completion of the Volunteer Application, an interview, a volunteer agreement form, a DCFS CANTS check, Illinois State Police Conviction Name Check Request for Volunteers, and a name check against the National Sex Offender Website. Trainees must also complete a required Child Protection Course.

Source: U of I Extension



Godfrey's Master Gardener program has 14 members who volunteer their time to make the Godfrey garden an inviting and wonderful place to visit during the growing season. A stroll through the one-third acre garden at 6810 Godfrey Road finds a wonderful display of flowers and vegetables of many varieties.

Last year the Godfrey group donated almost 2,000 pounds of produce they grew to the Alton Crisis Food Center. Some of the produce came from the Village Garden of Godfrey and gardens from five individual members.

Master Gardeners are adults of all ages who love gardening and who have previous gardening experience.

University of Illinois Extension increasingly uses trained Master Gardener volunteers to meet the constant demand for horticultural consumer information by citizens of Illinois.



Master Gardeners Plant Sale



Do you need some great plants at great prices? This is your chance to purchase annuals, perennials and native plants, as well as some vegetable plants to enhance your garden! There will be a limited selection of garden ornaments. Take a stroll through our garden, pick out something you want and we will dig up a start for you to take home. The cost of the plants will be from \$1 to \$10, depending on the size of the plant. The money raised helps to support the U of I Master Gardener Project.

Village Garden In Godfrey (Behind Village Hall)

Date: Saturday, April 30, 2022

Time: 9:00 a.m. to 1:00 p.m.

Getting To Know Village Staff – Rich Beran, Village Engineer



Every wonder who coordinates all the new construction projects that occur in the Village? Think about all the construction that is taking place out at Glazebrook Park. Those projects don't just happen. Someone has to be responsible for getting bids, reviewing design, scheduling work,

writing grant applications and on and on. It is a big job!

Meet Richard Beran, Village Engineer for Godfrey. Rich has been the village's engineer since 2017. He brings to the job a broad array of knowledge and experience. Prior to assuming this important role, he was a civil engineer for Creve Coeur, MO from 2012 to 2017. After graduating from SIUE in 2007 with a degree in civil engineering he went to work as a MoDOT construction inspector.

While Mr. Beran is professionally tied to Godfrey, his roots run deep within the community. He grew up in Alton and attended St. Ambrose School from kindergarten to the eighth grade. He attended Marquette High School, before going to SIUE for his engineering degree.

When Rich was ten years old, his parents

built a new home and moved to Godfrey. In 2021, he bought the same house from his parents, where he now lives.

Aside from all the projects he manages, including keeping the facilities at Village Hall humming along, Rich's accomplishments also comprise of:

- developing a five-year pavement maintenance plan for Village roadways,
- obtaining grants to fund Peirce Lane reconstruction up to Winter Lane; and,
- expanding Glazebrook Park with its new turf fields.

When Richard is not busy keeping everything going within the Village, he enjoys going camping with his wife and two sons.

Rich can be reached at 618-466-4319; or, rberan@godfreyil.org

Featured Business of the Month



Headquartered in Ankeny, Iowa, Casey's General Stores, Inc. operates more than 2,000 convenience stores in 16 Midwestern states. Casey's offers self-service gasoline, a wide selection of grocery items and an array of freshly prepared food items. Among the most popular of Casey's prepared foods are their made-from-scratch pizzas, donuts, subs and sandwiches. Casey's operates from two company distribution centers, enabling an approximate delivery of 90% of in-store products as well as 75% of fuel.

The first store opened in 1968 in Boone, Iowa. In the years following, Casey's found success by opening stores in other small towns across Iowa. Approximately 57% of Casey's stores are still found in areas with populations of 5,000 or less. In contrast, roughly 17% of Casey's are now located in areas with populations of 20,000 or more.

Casey's is committed to providing safe, reliable, high-quality gasoline and diesel fuel at your local station. Their fuels are sourced domestically from major petroleum suppliers and are dedicated to expanding our fuels to include E15, E85, ethanol-free products, biodiesel, and winter diesel. Should you ever experience a problem with fuel, they will make things right.

For more than 35 years, Casey's has been perfecting handmade pizza. With made-from-scratch dough, real mozzarella cheese, fresh veggies and quality meats, our pizza is crafted in-stores and baked fresh morning to night. As the fifth largest pizza chain in the U.S., they are

known for breakfast pizza and several specialty pizzas, while still offering kid-favorite pizza staples like cheese and pepperoni.

Casey's Godfrey locations are:

6301 Godfrey Road	618-467-2812
1511 W. Delmar	618-467-2498



First Casey's in Boone, IA (1968)

Local entrepreneurship is the backbone of a strong local economy and business development within a community.

There are far-reaching advantages in “shop local.” Supporting local businesses, supports the local economy; significantly more money stays in a community when purchases are made at locally owned – rather than nationally owned – businesses. The U.S. Small Business Association and the U.S. Department of Labor report the positive impacts of small, independent business on local economies.

- Local businesses are more likely to utilize other local businesses such as banks, service providers, and farms.
- For every \$100 you spend at local businesses, \$68 will stay in the community.
- Independent retailers return more than three times as much money per dollar of sales to the community in which they operate than chain competitors. Independent restaurants return more than two times as much money per dollar of sales than national restaurant chains.
- Small businesses employ 77 million Americans and accounted for 65% of all new jobs over the past 17 years.

In addition to helping build the local economy, there are also notable intangible benefits that come from supporting businesses in your local community.

- Local businesses are owned and operated by neighbors! They care about and are invested in the well-being of the community and its future.
- Local businesses are more accountable to their local communities and donate more money to non-profits.
- Supporting local businesses is good for the environment because they often have a smaller carbon footprint than larger companies.

Source: <https://blog.mass.gov/blog/consumer-advice/think-local-7-reasons-why-supporting-local-business-is-good-for-your-community/>

Oh, and one more thing.....

Congratulation to Casey's for being Godfrey's featured business this month. Whenever the Mager family has a special date that involves a brunch, Casey's breakfast pizza is on the menu.

In my career as the director of SIUE's Small Business Development Center, I was an advocate for the entrepreneur and small business owner. As such, I do believe that small business is the backbone of the community.

While we typically think of a small business as a 'mom and pop' operation, in reality a franchisee is a small business operator. Even though he or she may be operating a national brand franchise, there is no different from the person who operates an independent small business. The franchisee borrows money to make the investment in the franchise and takes all the risk of business ownership. In fact the franchiser, is using the franchisee's money to enable the brand's expansion – not the other way around. In other words, just because a business is a national brand, it does not mean there are deep pockets for investment in a local operations.

When a franchisee is evaluating investing in a community, the prospective business location has to cash flow and provide a profit. If startup cost are excessive, the franchisee will simply look for affordable opportunities elsewhere.

As the economic developer for the Village, I hear from many people how we need new business, growth and development. I totally agree. So....., if we want development in our community, the community has to be competitive.



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