



The Villager

June 2023

Special points of interest:

- Godfrey's Electrical Aggregation Rate
- 4th of July Family Fund Day At Glazebrook Park
- What is going on over on Humbert at the end of Tolle Lane?
- Water Rates On the Rise
- Movie Night
- Tony Cain Takes The Helm Of Building and Zoning
- Melessia Jones Becomes the New Deputy Clerk
- Featured Business of the Month: Godfrey BP
- Oh, and one more thing...

Village of Godfrey Office of Economic Development

6810 Godfrey Road

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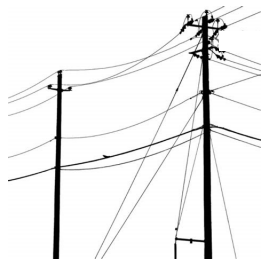
You can see your future from here.



Michael J. McCormick

Mayor

Godfrey's Electrical Aggregation Rate



Good Energy has informed us that Ameren Illinois has conducted a "rate reset" for customers in the Godfrey area and these rates should be released by June 1st. Although the rate filings are not yet official, the preliminary

rates for Ameren BGS-1 Residential, which would be from June 2023 – May 2024, are estimated to be \$0.08450-\$0.08650. However, residents need to also know the newly filed rate can return to an upward swing anytime during that period. These new rates are lower than Godfrey's current municipal electrical aggregation contract with Constellation New Energy which is \$0.1220.

With the extreme volatility in the energy markets, in terms of both commodity and capacity, aggregation programs have deviated away from the primary goal of consistently saving the residents money to seeking the best available rates and allowing those rates to be insurance and protection during volatile times in the market while retaining the option to leave at any time without penalty.

Up to this point, the new program rate has been successful, with the current aggregation base rate staying below Ameren's all-inclusive rate, while residents are protected from the threat of yet higher rates.

A key component of our aggregation program is allowing residents a cost-free opt-out option. The program is designed for the residents to have a choice whether to participate in the program or not. Although Godfrey's municipal aggregation rate will be higher than Ameren's proposed default rate, it is expected that high levels of volatility will continue. While the municipal aggregation rate is higher, the current agreement provides stability, protection, and optionality with a fixed rate through December 2024.

"Since this program's inception in 2012, municipal aggregation has saved our residents a considerable amount of money at a time when many were struggling financially," said Mayor Mike McCormick. "Since the concept of the aggregation program was offered to the residents of Godfrey in 2012 in the form of a referendum, which was passed by the residents, I also believed residents should have a choice if they want to participate in the program."

In our community's aggregation program, residents are not required to sign a contract and will

not be contacted by a salesperson. If you are approached by an electric marketer, please be aware that they are not part of Godfrey's electrical aggregation program.

Customers that choose to opt out of the aggregation program are subject to a contract lock period. There is a utility hold after leaving the aggregation and returning to Ameren. If the resident does not choose a different alternative supplier within 60 days, they must remain with the Utility (Ameren) for an additional 10 months or 1 year total and will not be able to re-join the Godfrey Municipal Aggregation Program should Ameren increase their rates.

Due to Ameren's projected lower rates, residents may choose to opt-out of the municipal aggregation program. If you would like to opt-out of the program, please contact Constellation New Energy 24/7 at 833-618-0115 or you can go to the following website www.constellation.com/il-godfrey in order to opt-out, you will need your Ameren Account Number, name on the account, and service address. All of this can be found on your Ameren electric utility bill.

"As mayor of the Village of Godfrey, I have always worked to save residents and small business owners money whenever possible, we work to be good custodians of your tax dollars. When the current municipal aggregation contract was signed in the Fall, 2022, Ameren's rate was \$0.1227," stated Mayor Mike McCormick. "We felt it was important to let our residents know they have the choice to opt out of the municipal aggregation program to take advantage of the lower Ameren rate. However, each resident will need to do their own research to determine what is best for themselves."

If you are a new residential electric customer, or uncertain if you are enrolled in Godfrey's aggregation program, please contact Constellation New Energy at 833-618-0115. Also, Ameren can be contacted at 800-755-5000.

If you would like to receive the monthly issue of "The Villager" by email, please contact Jim at: jmager@godfreyil.org

Each month you can go to 'www.gotogodfrey' and register to win a \$100 gift card to one of our premier establishments around town. There is no obligation for registering; and, you have an opportunity to express your opinion on what you think would make Godfrey even better. The featured business for June is Riverbend Records. Register now!



4th of July Family Fun Day At Glazebrook Park

Join the fun at Glazebrook Park from 5:00 p.m. to 9:30 p.m.

- 5 to 9 Vendors, Jumping Pillow, Double Inflatable Slide, BeBe the Clown, Face Painting and Balloons, etc.
- 5 to Baseball coaches in the Dunk Tank
- 5:30 The revealing of the Great Godfrey Maze Design
- 5:35 Baseball Awards on Stage
- 5 to 7:30 Registration for Watermelon Eating Contest
- 6:30 Live Music by Jim Mager
- 8:15 Watermelon Eating Contest
- 9:15 **Fireworks!**

What is going on over on Humbert at the end of Tolle Lane?

Illinois American is in the process of constructing a holding reservoir to relieve some of the sewer problems that surrounding neighborhoods are experiencing. Right now, there is BIG pile of dirt, but eventually that will be cleaned up and most of the newly constructed infrastructure will not be noticeable.



Water Rates On the Rise

Godfrey residents have been calling the mayor's office with concerns of rate increases for water. While the Village administration is also concerned about increased rates, the matter rests with Illinois American Water.

The reasons for the increases are multifaceted.

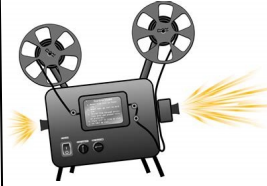
One reason for the increases is the simple fact that we are in an inflationary period brought about by government spending and money printing. That is not likely to change until fiscal policies are adjusted. Another reason for rate increases is Illinois American is having to make needed upgrades to their systems, which is increasing costs of delivering the water.

Movie Night at the Ball Park

Friday, June 23

Free admission

Movie begins at dusk



It is fairly common to receive requests about available properties or sites for business locations. When these inquiries occur, the lead time for response is usually limited — sometimes a matter of only a few days. Given the importance of a quick reply, it becomes necessary to identify available property and related information ahead of time.

The type of information requested in these inquiries is:

- the availability of the property,
- the size and type of any of structures
- utilities,
- Zoning,
- whether or not the property is eligible for any business incentives offered by local or state government; and,
- pricing.

Godfrey's Office of Economic Development maintains a list of known available properties not on public listings. For example, the list may have properties in which the owner would entertain selling if an opportunity was to arise — but there is no active attempt to sell.

Identifying available properties includes monitoring the websites of local real estate offices, and other platforms that have property listings. It also requires quite a bit of networking and phone calls to property owners in order to identify sites that might be available.

If there is a property that may be available for sale, is zoned for commercial use, and could be considered should an appropriate inquiry be received by the Office of Economic Development, please notify that office. Information about the property will be kept confidential as appropriate.

Jim Mager

618-466-3325

jmager@godfreyil.org

Tony Cain Takes The Helm Of Building and Zoning



The Village has a new Building and Zoning Administrator. Tony Cain assumed his new role on May 18, 2023.

Tony was born and raised in the Godfrey/Aton area and has been a Godfrey resident for -

22 years. A graduate of Alton High School in 1998, he went on to graduate from the Illinois Labors Joint Apprenticeship Program in 2006. Throughout his career Tony has achieved multiple certifications and a wide variety of training.

Working out of Labor Local 338 in Wood River, he has twenty years of construction experience. Throughout that time, Tony has been involved a broad range of construction projects and processes.

Joining the Village administration, Tony said, "I want to use my construction background and continued learning to work with the village and residents in a community that my family and me love."

His goals for the job are to keep the residents safe and for them to be proud of the community, and to do his part in helping the community grow and thrive.

When not taking caring of his duties at Building and Zone, Tony enjoys spending time with his wife and two beautiful daughters, as they play sports and develop into "fascinating young women."

Tony can be reached at:

618-466-1206; or,

Buildingandzoning@godfreyil.org

Melessia Jones Becomes the New Deputy Clerk



When visiting the Village Clerk's office, the first person you are likely to meet is the Deputy Clerk, Melessia Jones. With the retirement of Pat Vambaketes, Melessia took the reins of Deputy Clerk on May

22, 2023.

A few years ago Melessia was office manager for Sherer Chiropractic and the manager of "Clean Cooks," which was a clean-eating meal preparation operation offered through that practice. At the kitchen's peak, Melessia was overseeing the preparation of 1600 meals per week. With the covid pandemic scare, meal preparation dropped to 20 per week. As a result, she was forced to seek alternative employment. She worked at other employment opportunities, but they were just not that rewarding.

Given Melessia's outgoing personality, an office setting and interaction with people was necessary to be a good employment fit. A friend, and current Village employee, told her of the opening in the clerk's office. Her friend said, "The job is perfect for you." Ms. Jones applied and was offered the position. "I am very pleased to, once again, be serving the Godfrey area. Working in the clerk's office, I am very interested in serving the residents with any problems they may have," Melessia said.

Melessia can be reached at:

618-466-3381; or,

deputyclerk@godfreyil.org

Don't forget..... Commercial Property Enhancement Grant

Businesses located in the Godfrey Business District are eligible to take advantage of the "Commercial Property Enhancement Grant" 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 \$20,000 per project.

Eligible Expenses: Significant facade renovations, signage, awnings, doors, windows. Landscaping if it follows Godfrey Ordinance No. 15-2007. Parking lots if brought up to ADA compliance and Village codes. All appropriate permits must be secured.

Ineligible Expenses: Regular repairs and maintenance, demolition, 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 five 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 five years. Application for the grant does require three bids. *The grant must be approved prior to commencement of work.*



Freer Auto Body was Growth Association's May Business of the Month. Through their hard work and dedication to the business, they were the first to win this award **five** times!

Some gave all...



Featured Business of the Month: Godfrey BP



Be it early in the morning, with folks getting gas or grabbing breakfast on the way to work; or, lunch time with people snatching something from the grill, welcome to the neighborhood. Or, should it be said, welcome to the Godfrey BP. It is truly a neighborhood place.



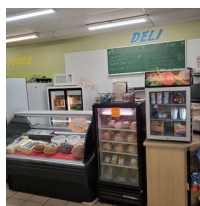
Sammy Desai is the owner of the Godfrey BP. Four years ago, he bought the store from, then long-time owner, Jim Epple. Sammy was owner of a similar operation in Georgia. He was in the area visiting a friend who operated a comparable store in Edwardsville. Sammy was making a trip to Grafton and stopped in, at was the time, Epple's Pantry. Sammy liked what he saw.

As fate might have it, his Edwardsville friend found out through his grocery supplier, that Epple's Pantry was available for sale. With that information, Sammy called Jim and the pathway for the sale was at

hand. Sammy as since sold the store in Georgia, which he had owned for ten years and directs his personal attention to the Godfrey BP.

Sammy feels that Godfrey BP's competitive advantage is the neighborhood experience that has create a very loyal customer base. Customer loyalty is further solidified by the store's products and services.

With a mid-morning visit to Godfrey BP, one will find grills cooking the day's lunch special. Whether it be wings, chops, brats, or something else, the lure of a fresh cooked lunch is a refreshing alternative to a fast food selection.



Of course something cool may preferable on a hot summer day. Should that be the case, visit the deli for a fresh, hand-made cold sandwich. Purchase ten gallons of gas and have a complimentary fountain drink.

As a convenience store, the Godfrey BP carries a deep product line of adult beverages and spirits. There is also an offering of fine cigars. And if these above fishing supplies are not enough, you can even pick up some live bait on the way to the river or lake.

For those who enjoy a game of chance there is a modern gaming room. It is a private area with a variety of machines in a quiet environment.

Godfrey BP is a neighborhood place where

loyal customers understand that value goes beyond just price. The store also enjoys a market of folks who are "passing through" on their way down to the River Road and Grafton. "We find that after their first stop, these customers will come back again," said Sammy.

Over time one can expect to interact on a first name basis with the friendly staff. Employee Ada Cramer jokingly refers to the regulars as the "repeat offenders." Join the legion of loyal customers and stop into to a clean, safe store in a great part of town. The Godfrey BP is located at 1918 W. Delmar, right at the corner of Boy Scout Lane.



Hours of operation are 5:00 a.m. to 10:00 p.m. On Fridays and Saturdays the hours are 5:00 a.m. to 11:00 p.m.



Oh, and one more thing.....

A big welcome to the team to Tony Cain and Melessia Jones. They both are very busy getting their feet on the ground. The Economic Development Department works very closely with Building and Zoning as we strive to identify appropriate locations for business development. I also rely on the Clerk's office to make sure I'm following all the rules and posting various notices. Everyone works together.

Hats off to Godfrey BP and, owner, Sammy Desai and his crew. I grew up in Calhoun County. While I lived in the country, Hardin was the town most visited. Hardin had a population of 1100. Believe it or not, the town used to have a variety of stores, shops and restaurants. When you'd go to businesses, everyone knew everyone and was on a first name basis. When living in a larger community, that familiarity with you neighbors tends to get lost. When I stop in at the Godfrey BP, I'm reminiscent of my days growing up.

Not all might agree, but I thought the re-pavement of Godfrey Road went fairly well. Sure, there were disruptions, but I thought it would be worse than it turned out to be. The road still needs to be striped and then we'll have a nice thoroughfare through our community.

Almost everyday, the Mayor fields calls about the rising costs of electric rates, water rates, trash pick-up and so on. Unfortunately, the Village has no control of how those prices are set; as these services are from private companies. Most of the rising prices are a function of inflation. The truth of inflation is it's brought about by government monetary policy. The federal government and Illinois love to spend money; and, we are all addicted to the handouts. Just think about...., the federal debt limit has been suspended for the next two years (no caps). In fact, with the passage of the debt ceiling bill, the Treasury is getting ready to issue another \$1.6 trillion in T-bills by end of the year. Buckle up Bunkie, it's likely to get worse.....!



Jim Mager

Economic Development

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