



The Villager

October 2024

Godfrey Working to Bring A Hotel

Special points of interest:

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Village of Godfrey Office of Economic Development

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You can see your future from here.



Michael J. McCormick

Mayor



Mayor McCormick, in conjunction with the Board of Trustees, continues to move forward in recruiting a hotel to the Village of Godfrey. Last year, a hotel feasibility study was completed by Hospitality Marketers International.

The study indicates the Village of Godfrey has the potential to development a midscale to upper midscale limited-service hotel. According to the study, a combination hotel that provides overnight and extended stay service is viable.

Mayor McCormick directed the study to be sent to the five major hotel brands. The result of the outreach was a response by Choice Hotel indicating a preliminary interest in Godfrey. After a visit to the area, Choice Hotel provided a letter of interest and suggested the Village explore the availability of local resources that could be used in development of a hotel.

As a municipality, Godfrey will put no money into the ownership of a hotel. That is the role of investors. The Village's support of the project would come in the form of incentives, i.e., infrastructure development, site development, utilities, parking lot, signage, facade, eligible construction costs, etc.

The estimated cost of the project is \$8 million for a 60 room hotel. Approximately 25% of that total cost has to happen on the front end of the deal – a down payment if you will. Finally, an ownership group will need to assume a loan for the balance of the project (the ownership group is to be determined).

At their October 1 meeting, the Board of Trustees unanimously approved up to \$500,000 in

potential incentives for the development of a hotel. Given the hotel would be located in the Business District/TIF District, incentives would come from those funds. If a deal can be packaged, then Godfrey will move forward with supporting the project with eligible expenditures. If no deal can be developed, then Godfrey has no obligation.

Based upon projections from the feasibility study, the total revenue from the hotel would be \$7,936,438 in the first three years. With a combined existing hotel tax and the BD tax totaling 4%, the Village would generate \$317,458 in the first three years. The breakeven for the incentive package would be around 5 years.

The specific brand of Choice Hotel has yet to be determined, but the current plan under consideration is for a dual brand of MainStay/Sleep Inn Hotel.

At Sleep Inn hotels, one experiences a simply stylish sanctuary that's designed to help unwind. Provided are fresh design elements inspired by nature, plus great amenities, like;

- Free hot breakfast
- Free WiFi
- A pool and/or fitness center

Whether planning to stay for a few days, weeks, months or longer, spacious suites help maintain one's lifestyle. Available are apartment-style amenities like fully equipped kitchens, laundry facilities and weekly housekeeping service. It's easy to live like home with MainStay Suites.

The Commercial Property Enhancement Grant Upgrade



The Village of Godfrey Board of Trustee approved upgrading the Commercial Property Enhancement Grant. In doing so, the amount of eligible grant dollars has been increased from a total of \$20,000 to \$40,000.

With increased cost of renovations, the Board felt it was necessary to increase the amount of funds that could be available.

The prior grant protocol was as follows:

First \$5,000 maximum grant is 50% match; and \$5,001 is of 25% grant for eligible expenses up to a total grant of \$20,000.

With the upgrade the grant program provides for the following: First \$30,000 maximum grant is 50% match; and \$30,001 to \$100,000 is 25% grant for eligible expenses; and above \$100,001 is 5% grant up to a total grant amount of \$40,000.

Purpose: To support the economic vitality and community appearance of commercial property within the Godfrey Business District; foster investment in commercial corridors; and encourage investment in existing commercial structures.

Approval: Based upon merit and design of the project, the Village reserves the right to prioritize applications on the basis of the scope of work, the level of investment, and the expected impact of the proposed project toward the program's purpose.

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. If company is receiving Village

funds through other programs, excluding utilities modification and the Site Readiness Grant, it is not eligible to access funds from the Commercial Property Enhancement Grant. The program is not intended to be used for building renovations with the intent to sell.

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. Note that while the building needs not to be fully leased, the grant priority will be given to fully leased properties. If the tenant or owner who receives grant funding should sell property, move, or remove work financed with a grant within three years of grant date, repayment of the grant will 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.

Required Documents:

One copy (hard or electronic) of the following documents should be filed with the Department of Economic Development:

- Application
- Proposed project design, drawings, sample designs and/or materials
- Narrative description and estimated budget for the scope of work
- Three (3) like bids for the type of work to be performed
- Current photos of building exterior/facade
- Business description (including product/service and customer/client). If there is no business and/or tenant, a narrative of how the property improvement improves the potential of the property for commercial use
- If tenant, copy of current lease and authorization of work, and participation in the program, from the landlord.
- If owner, evidence of title or possession of property, copy of leases (if any)

If approved:

Work must be completed, to the satisfaction of the Village within 120 days (unless extension is granted).

The parties reserve the right to publish or otherwise make public general details of the project. The party wishing to publish or make public shall submit any such manuscript or release to the other party for comment prior to publication or release.

The revision for the Commercial Property Enhancement Grant is effective September 17, 2024. Project approved prior to this date are subject to the previous program amounts.

For more information contact the Office of Economic Development.
618-466-3325
jmager@godfreyil.org



Early voting begins at Godfrey Village Hall on October 21 and goes through November 1.

Hours are M—F from 9:00 a.m. to 5:00 p.m.





The Great Godfrey Maze will be open Fridays (6PM - 10PM) and Saturdays and Sundays (11AM - 10PM) ending October 28.

The Haunted Maze will occur Fridays and Saturdays through October 26. Hours of operation are dusk to 10 p.m.

2024 Maze Admission

Adults (12 & Up) \$7.00
 Children (6-11) \$5.00
 Children 5 & Under FREE

Maze & Haunted Maze

Adults (12&Up) \$9.00
 Children (6-11) \$7.00
 Children 5 & Under FREE

Individual Attractions

Cow Train \$2.00
 Jumping Pillow \$2.00
 Wagon Rides \$2.00
 All-Day Inflatables \$17.00
 Corn Crib Free (11 & Under)

Combo Pricing

Adults (12 & Up) \$12.00
 Children (6-11) \$10.00
 Unlimited Combo \$20.00

Souvenirs

Souvenir Shirt 1 for \$20.00 or
 2 for \$35.00

Past Year's Shirts 1 for \$3.00 or
 2 for \$5.00

Glow Glasses \$5.00
 Flashlights \$3.00
 Scout Patch \$2.00
 Glow Necklace \$1.00
 Glow Sticks \$1.00
 Glow Bracelets \$0.50



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

A New Face At Village Hall — Jamie Ruyle



Jamie Ruyle is the newest member of the Village Hall staff. She began her part-time position with Building and Zoning on August 12, 2024. She may be the first person that a visitor might meet in the Building and Zoning department.

Ms. Ruyle comes to the Village from having worked 20 years as a registered assistant in financial advising. She and her husband Josh just celebrated 20 years of marriage by traveling to Italy and Switzerland.

She spends her day doing the following tasks:

- Providing general information
- Receiving and preparing documents
- Coding and filing materials
- Receiving and processing fee payments
- Preparing agendas and minutes for B & Z meetings
- Scheduling inspections
- Tracking ordinance violations and compliance documents
- Researching property ownership
- Determining zoning classifications and definitions for residents and real estate agents; and,
- Assisting with functions in other departments.

Jamie enjoys her two Dachshunds, Chloe and Cooper. In her free time she does volunteer work associated with her faith tradition. Her hobbies include photography, scrapbooking and traveling.

Jamie can be reached at: 618-466-1206

Mark Your Calendars!

Freezing for Funds returns in 2025!

Held on a nice snowy day at Glazebrook Park last year, the event was a great success and raised approximately \$7000.00 for charity.

With such success, the group is returning for a refreshing dip in Glazebrook Lake. The date is set for January 4, 2025. Mark your calendars and feel free to join in on the fun.

More information is to follow!

Godfrey Seeks To Recognize Good Neighbors In The Community

Do you know an individual who has gone above and beyond as a neighbor in our community? Has the person, through selfless acts of kindness, made Godfrey a better place? If so, you can be the one to help in recognizing them for their deeds.

The nomination form can be found at www.godfreyil.org. The form should be completed, saved as a PDF file and emailed to jmager@godfreyil.org. The undertakings of the nominated individual will be considered. If "Good Neighbor" status is determined, the person will be presented with a certificate of appreciation and featured in the Village of Godfrey newsletter and on the Village's electronic sign.

For more information, contact:

Jim Mager, Economic Development
 618-466-3325
jmager@godfreyil.org

Featured Business of the Month:

Asbury

VILLAGE

Godfrey, Illinois

The journey to retirement is a long and winding road, much like the winding path that leads to Asbury Village. The 110 acre retirement community is a hidden gem of scenic beauty. Constructed in 1997, the 217 residents affectionately call it “the country side.”

In a safe and serene environment, Asbury Village provides something for everyone. In the peaceful and rural setting, Asbury Village offers a lively, enriching lifestyle that encourages residents to expand their world.

One has the freedom to choose their own pace of life after retirement. From wellness classes, Wii bowling, and gardening to outings, ball games, concerts in the park and other local events, there’s an abundance of opportunities for seniors to be as active as they like.

While the main focus is to provide an independent vibrant environment, the community offers care to meet a variety of needs from assisted living to some one that may need short respite associated with a health recovery.

Asbury goes beyond those residing on site, and provides home services to promote overall wellness and independence. Specially trained staff can provide an array of services designed to help those who desire to stay in their homes as long as possible.

Oh, and one more thing.....

Well, we don’t have a hotel yet, but it is being worked on, and according to Mayor McCormick, this is a close as we have ever been. Right now, the ball is in the hotel company’s court for the next steps. In other business news, the Trustees have approved upgrading the Commercial Property Enhancement Grant program. From an economic development perspective Mayor McCormick, and the Trustees, are very supportive of business development and our small businesses. They certainly are willing to make necessary investments to create an environment that enhances Godfrey’s business community.

What a humanitarian crisis in the Southeast and Florida. If something terrible happened here, are you prepared? Could you weather the event and lend aid to those around you?

Remember, those poor people in the Southeast did not think it was possible to have their community destroyed.

If you have not prepared for a serious event, please give it some thought. For some tips, go to www.godfreyil.org and look up the December 2023 issue of the Villager. If our community was faced with a catastrophic event, wouldn’t you rather be part of the solution and not the problem?

These services include:

- Medication reminders
- Safety checks
- Assistance with dressing and personal hygiene
- Meal monitoring
- Exercise
- Vital sign monitoring

Asbury Village believes in a holistic approach to wellness that includes mind, body and soul to help on feeling their best. With that focus they provide a program entitled “8 Dimensions of Wellness.”

They have also partnered with Alton Physical Therapy to offer outpatient therapy services at the on-site therapy clinic. For individuals who are recovering from an acute illness or injury, Asbury Village provides a Respite to Rehab services. They include a fully furnished room and support from a licensed nurse and trained caregivers who work with therapy to improve function and restore independence.

The residents are cared for by 87 dedicated employees. The members of the staff go out of their way to know residents’ names and even the names of residents’ family members. With low employee turnover, Asbury Village was rated in the top 10 of 900 similar senior communities.

Often times when people talk about being in good health, the discussion centers on the physical aspect of wellness. As crucial as physical health may be, Asbury Village believes it’s important to nurture the whole person — mind, body and spirit.

In keeping with the community’s faith-based founding, they welcome people from all faiths and backgrounds and offer an

array of worship services, Bible studies and fellowship programs to enhance your spiritual journey. An on-site chaplain provides pastoral care and counseling to all who seek it.

Along with opportunities to connect with others on a spiritual level, also offered are stimulating educational classes and assorted volunteer activities to support residents’ mental, social and emotional health.



The Village is committed to ensuring and enhancing the quality of its residents. As a nonprofit “Life Plan

Community”, they appreciate the charitable support of residents, their families and friends, as well as the contributions of numerous individuals and organizations. Through contributions to the “Forever Family Fund,” facilities are continually improved to enhance to comfort of residents. For example, the common area of the main entrance has been renovated to create a wonderful spaces that includes a library, visiting lounge, internet café, snack and game room. About a year ago, they also created a market and café for the residents. Future renovation plans include improvements to the assisted living facilities.

If you or someone you know would like more information about Asbury Village in Godfrey, IL, they encourage you to call (618) 208-0959. They would be happy to answer any questions, provide a brochure or give a tour.

Asbury Village can be found at 5201 Asbury Avenue Godfrey, IL 62035 or at <https://www.asburyvillagegodfrey.com/>



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