

## DDC ACTIVITIES



### DDC Annual Meeting Held on May 2, 2019

At the 2019 annual meeting, the DDC board approved the reappointment of several board members to new one-year terms and approved the slate of candidates. The board also reauthorized the appointment of our current officers. To see the complete listing of DDC board members

and officers, visit our web site at <https://www.downtownpeoria.us/ddc-board>.

In conjunction with the current board appointments, Chris Glynn, who has served five years with us as a founder member from Caterpillar, announced his retirement from the DDC board. Chris served as the first chairman of the board for two years, moved into the vice-chairman position for another year, then continued on as a board member until May 2019. Chris played a key role in the formation of the DDC and in establishing it as a tax exempt public charity, under section 501(c)(3) of the Internal Revenue Code. Chris has been a leader on the positive and meaningful accomplishments of the DDC, and we will miss his guidance and integrity. **Thank you, Chris, for your dedication and commitment to the DDC!**

The board also renewed committee memberships for the coming year, and slight changes to the bylaws were approved.

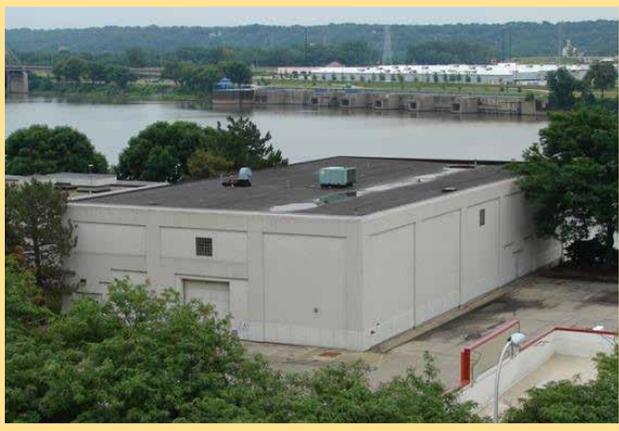
### New features in the DDC Newsletter

We hope you are enjoying our newest features, Property Spotlight and Business Spotlight. In June, we will add yet another new "spotlight" to our newsletter. We plan to feature one DDC board member each month and will spotlight their associated industry involvement. We are proud of our

board members and will take the opportunity to introduce them to our readers and highlight the great works they are doing as DDC board members and within their industry sector. Stay tuned for this new addition beginning in our June newsletter!



## DOWNTOWN DEVELOPMENT



### PROPERTY SPOTLIGHT

**The Edgewater Building**  
414 SW Water Street  
Peoria, \$795,000.

This is a one-of-a-kind 2-story property ready for renovation sitting directly on the Illinois River on Peoria's Riverfront. This property boasts 20,000 square feet with plenty of parking. To find out more

about this property, contact Kert Huber at 309-673-3000.

### Opportunity Zones

The DDC is cultivating relationships with Opportunity Zone funds managers. We will be able to provide additional information in next month's newsletter. If you have development plans in the downtown and have not been in contact with the DDC, it would be helpful to do so whether you

are seeking fund investments or not. To learn more about development incentives and opportunities, call Michael Freiling at 309-369-6038 or visit our web site at

[www.downtownpeoria.us](http://www.downtownpeoria.us).



### OSF is expanding!

According to a recent article in the Peoria Journal Star, OSF HealthCare's footprint in Downtown Peoria is going to be larger than expected, and work will soon be underway on the headquarters facility there. The organization plans to purchase another Caterpillar Inc.-owned property two blocks south of its planned headquarters facility to house additional operations and

several hundred more employees, OSF's CEO, Bob Sehring, said in an interview.

Meanwhile, OSF officials also say work will soon begin in earnest on the headquarters site at 124 SW Adams St. now that they've received conditional approval for renovation plans making them eligible for federal historic tax credits on the 114-year-old building. And City Council members will vote Tuesday on an agreement that resolves the quandary of where hundreds of employees at both OSF buildings will park Downtown.

***"From the City Council side and also as a proud Peorian, it's really exciting to see this energy coming back to our Downtown,"*** Mayor Jim Ardis said Friday. ***"There's been a void there for quite some time. ... The original announcement had the community really excited about the potential for the project, and now they can have the confidence that it's actually starting and actually going to happen, and it's going to be bigger than it started with."***



***to get use again."*** He said the sale price is below what they believe the market value would be. That deal is expected to close within the next two months, and result in several hundred OSF employees working there, OSF said.

The information packet provided to City Council members about the OSF project states the new property will be used as a ***"virtual care center"*** and involve about \$12 million worth of work, though Sehring said that OSF's governing board still had to discuss and vote on that proposal at a meeting on April 29. ***"From my perspective, it really is a continuation on the focus on innovation,"*** Sehring said, promising to disclose more details on how such a facility would work if the board approves moving forward with it. He also noted the layout of the building ***"lends itself"*** to being a more innovative space with an interior that ***"is really quite open."*** That open-plan model is part of plans for the headquarters and is being used at the Jump Trading and Simulation Center on OSF's main campus.



***moving a little bit closer to the Warehouse District and what we've got going on there, really helps us connect the dots,"*** he said. ***"...the council is very excited about the additional spin-off that will probably come from this \$130-million to \$140-million investment (by OSF)."*** Sehring said that he hoped the proximity of the OSF buildings and the innovation hub will help create ***"attractive spaces"*** for other startup companies to consider as well, even those growing out of the hub itself. That innovation hub is still in the development process, with an application submitted to the state for consideration to be one of several downstate locations.

Caterpillar will also sell its Building LD at 330 SW Adams to OSF for \$1 million, a company spokesman said. It's been vacant since October 2016 when workers there were moved into other Caterpillar buildings across the Peoria area. ***"We think this will be another piece of Peoria's growth and development,"*** said Henry Vicary, Caterpillar's guest and community relations director. ***"We're very happy it's going***

***to get use again."***

The Building LD prospects mean health facilities could end up on three consecutive blocks of Adams Street, between the OSF headquarters in the 100 block; a University of Illinois innovation hub still on the drawing board for the former Illinois Central College building in the 200 block; and LD in the 300 block. Ardis called that an ***"extremely exciting"*** development for the city. ***"The energy with that,***

Under Gov. JB Pritzker’s proposed budget, all the sites would be developed using both donated private funds as well as state funds. National Park Service approval for renovation plans making OSF eligible for historic tax credits was delayed slightly because of the federal government shutdown, during which the review of the health care organization’s application languished. Interior demolition work had already been underway starting last year, but with the tax credits now in the mix, work is likely to begin to pick up. That will include working on replacing the historic windows in the building, which is key to the project’s timetable, Sehring said. **“Presuming we can get those all in place before the end of this year, then the interior work can be conducted all throughout the winter,”** he said. If there are other delays, that might push construction into spring 2021, rather than the current target date of beginning to move employees into the headquarters by fall 2020. OSF is eligible for the tax credits because the subsidiary that technically owns the property during renovation is being operated as a for-profit entity. Caterpillar donated the property on that block to OSF last year. It had formerly been planned for a new Caterpillar world headquarters.



addition of a second building nearby. Caterpillar plans to sell its 450 spaces in the deck to the city — giving them control of all the spaces in the deck — at a price of \$2 million, payable in five installments of \$400,000 beginning next year. OSF will then lease the deck at a cost of \$19,193 per month over 20 years, according to the briefing prepared for the council. Overflow parking for employees at the headquarters and Building LD will also be available in the city’s Niagara and Jefferson decks at a cost of \$33 per month over a 20-year period. OSF also has an option to purchase the One Tech deck from the city. **“For us it was always an important aspect to ensure that our mission partners had access to sufficient parking,”** Sehring said. He also said the length of the lease term should be read as a signal of OSF’s commitment to remaining Downtown. **“We do foresee OSF being a part of the city landscape and part of that block for many, many years to come,”** he said.



**Plans are also still developing for other portions of the headquarters block, Sehring said. Though the detail for councilors suggests a coffee shop in the former Caterpillar Merchandise Center and a restaurant at the corner of Washington and Fulton streets, Sehring said those ideas are conceptual only at this stage. Both options are “in play,”** he said as well as consideration of other options, **“whether it’s retail or other aspects that would be attractive to 1,000-plus ministry employees.”** Likewise, discussions are ongoing over what will replace the Peoria Professional Building and

Council members will be asked to consider a parking agreement that involves the One Technology Plaza parking deck at 211 Fulton St. Resolving the question of how 700-plus employees would park Downtown was something left unanswered — but which OSF, Caterpillar and city officials agreed to discuss — when the headquarters move was first announced in January 2018. That only increased in importance with the

addition of a second building nearby. Caterpillar plans to sell its 450 spaces in the deck to the city — giving them control of all the spaces in the deck — at a price of \$2 million, payable in five installments of \$400,000 beginning next year. OSF will then lease the deck at a cost of \$19,193 per month over 20 years, according to the briefing prepared for the council. Overflow parking for employees at the headquarters and Building LD will also be available in the city’s Niagara and Jefferson decks at a cost of \$33 per month over a 20-year period. OSF also has an option to purchase the One Tech deck from the city. **“For us it was always an important aspect to ensure that our mission partners had access to sufficient parking,”** Sehring said. He also said the length of the lease term should be read as a signal of OSF’s commitment to remaining Downtown. **“We do foresee OSF being a part of the city landscape and part of that block for many, many years to come,”** he said.

parking deck that fill the remainder of the block on which the headquarters will sit. Chris Kaergard is Journal Star associate editor. He can be reached at [ckaergard@pjstar.com](mailto:ckaergard@pjstar.com). Follow him on Twitter @ChrisKaergard.



## New Business

### CORE Construction

CORE Construction is on the move! They are relocating their main office from Morton, IL to 601 S.W. Water Street in downtown Peoria, Illinois. This larger space is better equipped to accommodate their business as it continues to flourish in Central Illinois. CORE Construction has a local presence with national resources. CORE's team is committed to delivering the high-quality services of a nationwide leader, while using a local workforce to create customized buildings that meet your needs and strengthen the community. To find out more about CORE Construction, check out their web site at [www.core-illinois.com](http://www.core-illinois.com). **The DDC is excited to welcome CORE Construction to the Warehouse District!**

## BUSINESS SPOTLIGHT

### Meltdown Creative Works 305 Water Street

On Friday, May 3rd, the DDC hosted a ribbon cutting/press conference to help celebrate Meltdown Creative Works expansion of their existing Bloomington based business of graphic design, screenprinting and signs to downtown Peoria.



*"Even though I am born and raised in Bloomington, I have always had a fascination with Peoria and the Riverfront/Downtown area in general. More specifically, once I was finally able to experience it on my own as an adult, Peoria just opened so many more doors to great experiences than I ever could have imagined. So once I started considering the idea of opening additional locations, it only made sense to look at Peoria first. MCW has many great Peoria customers and in order for us to serve them better, and the whole area at large, we knew we had to have local representation and a presence in the community similar to what we have done in Bloomington. It didn't take much looking to know where I wanted to be located, and there just so happened to be a great space available right in the exact place I was looking. To me it was fate that we found such a great space, with great owners, and great neighbors; we had to jump at the chance. So here we are today, making all that a reality and hopefully making a real and lasting impact on the Peoria area."*, said MCW owner Jeremy Plue. Michael Freiling, president and CEO of the Downtown Development Corp., added, *"We are excited to welcome this vibrant new business to the Warehouse District. Jeremy and his crew bring new energy and excitement to downtown Peoria, and we invite all of you to take advantage of their creative talent for your printing and signage needs. Thank you, Jeremy, for choosing downtown Peoria for your business expansion. We wish you much growth and success!"* To learn more, visit [www.meltdowncreative.com](http://www.meltdowncreative.com).

## DOWNTOWN ACTIVITIES



### Sculpture Walk 2019

May 18th, 9am-Noon

Presented by ArtsPartners of Central IL and sponsored by The Kottemann Family, there is no charge for this annual event that starts off at the Peoria Riverfront Museum, Sun Plaza, 222 SW Washington St., Peoria, IL. Opening Day will kick off with a ribbon cutting followed by an opportunity to meet the artists who have created the nine new sculptures along Washington Street. Live

musical performances by Sarah & The Underground and Projekts will be ongoing at the Plaza as will interactive art activities from a wide variety of organizations focused on arts education. The Peoria Riverfront Museum will offer free general admission to any Sculpture Walk Peoria attendee on the day of the event. For more information, visit the web site at [www.artspartners.net/event/sculpture-walk-opening-day-2019](http://www.artspartners.net/event/sculpture-walk-opening-day-2019).



### Peoria Riverfront Market

Every Saturday morning, 8 am-Noon

May 18 - September 28, 2019

212 SW Water St. along Peoria's beautiful riverfront

You will find the best selection of locally grown, fresh produce, local meats, eggs, berries, breads and cheeses in Central Illinois! Also featured are unique selections of art including pottery, blown glass, jewelry, wood

turned items, candles, soaps and more, all handcrafted by local artists. Plenty of free parking is available in surrounding lots and streets. Watch for new vendors, more entertainment, and lots of fun in the 2019 season! 2019 Applications and Rules & Regulations for art and produce vendors are available on the web site at [www.visitdowntownpeoria.com/peoria-riverfront-market](http://www.visitdowntownpeoria.com/peoria-riverfront-market). For more information, call 309-671-5555.



### Fueled Rolling River Rally & Classic European Street Show

Saturday, May 11th, 2019 | 1:00 pm - 3pm

in front of Rambler, Zion Coffee and Sugar

Fueled is teaming with Rambler (no, not the car) for a combined rally along the ICM canal and the Illinois river south to the Warehouse District in downtown Peoria. The rally will conclude with a closed-street

classic European car/motorcycle show with local merchants offering moto-outdoor goods, food & drink. Saturday, May 11th, will be also be their first group ride of 2019. They will be heading up to Starved Rock where they'll meet up with friends from @fueledcarclub to escort them down to Peoria. Back in Peoria, they will have all the cars and bikes on display right in front of the shop. If you can't ride with them, come down around 12:30-3:30 to check out the classic European cars, get some great food from Sugar Wood Fired Bistro and some great coffee at Zion Coffee Co. Contact [drew@wearerambler.com](mailto:drew@wearerambler.com) if you're interested in displaying your classic (pre-1990) European car. There will be a \$10 entry fee.



### Recognition

#### Peoria Magazines

Congratulations are in order for Peoria Magazines, who held a ribbon cutting ceremony on April 2nd for their new look. Check it out! They are asking for your feedback. Please send your ideas and suggestions to [info@peoriomagazines.com](mailto:info@peoriomagazines.com). But before you do, visit their web site to see the myriad of activities

currently going on: <https://peoriomagazines.com/ps/2019/04/03/flurry-updates>.

**Congratulations, Peoria Magazines, on your new look and new initiatives!**

# Activities

## Downtown Peoria

**MAY 2019**

**There is something for everyone in Downtown Peoria!  
See below for a few ideas for things to do!**

**Art & Pottery classes**

**Brew Pubs & Dining**

**Contemporary Art Center:**

Exhibits,  
Salsa Dancing,  
5 Spot Live Music,  
Whisper & Shout,  
Open Mic Poetry  
& so much more...  
*see website!*

**Dozer Park Peoria Chiefs**

**Escape Games**

**First Friday Gallery Tours**

**J. Draper Glass Blowing Classes**

**Many Live Music Venues**

**Obed & Isaacs - Paint Night**

**Peoria Civic Center:**

Cirque Du Soleil - Crystal  
Derek Hough: Live!  
63rd Natl. Sangerfest  
Dwight Yoakam  
Tony Bennett  
Daniel Tosh  
& so much more...  
*see website!*

**Peoria Riverfront Events/CEFCU  
Center Stage @ The Landing**

*Follow them on Facebook to  
see a current list of events  
and concerts!*

**Peoria RiverFront Market**

**Peoria Riverfront Museum:**

10 Medical Inventions That  
Changed the World

American Decoy:

The Invention

Dome Planetarium Shows

Giant Screen 3D

Movie Theater

Permanent Gallery exhibits

The Art of the Brick/

The World's Most Elaborate

Display of LEGO Art

& so much more...  
*see website!*

**Spirit of Peoria Cruises**

**Trivia Nights**

**World on Wheels Segway Tours**

**WTVP/State & Water Live Music**

**Yoga and Exercise Classes**

**Zagster - City Cycle Bike Share**

**Visit [www.downtownpeoria.us](http://www.downtownpeoria.us) for more details!**



### **Social media**

Follow us on Facebook, Twitter, Instagram, and  
Linked-In! Social media is where it's at! In addition

to our web site, make sure you follow The Downtown Development Corporation of  
Peoria (DDC) on social media. The DDC is your go-to spot for up-to-date development  
and activities in downtown Peoria. We like to be followed and welcome your comments!

# NEWSLETTER DOWNTOWN PEORIA

DDC Monthly Report for May 2019  
Cumulative Total From July 1, 2014 - April 30, 2019

Residential Units	# of Units	Project Type	# of Projects	DDC Finances
Completed	163	<b>Development</b>	38	Budget
Under Construction	32	<b>Completed</b>	19	Fundraising:
Announced	275	<b>Under Construction</b>	8	Current Receipts
Exploring	100	<b>Permitted</b>	0	% of Budgeted Receipts
Residential Units Total	<u>570</u>	<b>Hired Professionals</b>	0	87.3%
		<b>Property Acquired</b>	8	
		<b>Negotiations Under Way</b>	2	
		<b>Gathering Information</b>	10	
		<b>Total Dev.</b>	<u>47</u>	
<b>Business Start-up/Relocation</b>		<b>Infrastructure</b>	6	<b>DDC Activities</b>
Completed	28	<b>Property Acquisition</b>	1	<b>Media</b>
Announced	4	<b>Public Art</b>	1	Articles/Media/Interviews
Exploring	7	<b>Public Parks</b>	1	Press Conferences
Business Start-up/Relocation Total	<u>39</u>	<b>Projects Active Total</b>	<u>47</u>	<b>Other</b>
		<b>Projects Abandoned Total</b>	<u>53</u>	Confidential Project Assistance
		<b>Projects Assisted Grand Total</b>	<u>100</u>	Building Code Amendments
				Lobbying for Extension of State Historic Tax Credits
<b>Permits</b>				Public Engagement/Planning Effort by the City
<b>Last 12 months</b>				2016 Housing Study
Issued Comm. Const. This Year	24			2016 Parking Study
Est. Value Comm. Const. This Year	\$10,929,000			IL-HTC/RERZ Extension
* All Const. Permits Issued This Year	139			2018 Housing Study
# Estimated Value This Year	\$20,261,050			
<b>Since 2014</b>				
Issued Comm. Const. since 2014	148			
Est. Value Comm. Const. Since 2014	\$60,516,576			
* All Const. Permits Issued Since 2014	837			
# Estimated Value Since 2014	\$90,088,386			
		<b>Mixed-Use Projects Under Construction</b>		<b>Commercial Development Under Construction</b>
		<b>Project Name</b>	<b># of Units</b>	<b>Project Name</b>
		Neon Hotel	6	Winkler Market
		Winkler Market & Apts.	26	Chase Block
				Four Points by Sheraton
				The Block
				Whiskey City Architectural Salvage
<b>Developers Assisted</b>		<b>Total Units UC</b>	<u>32</u>	<b>Total Projects</b>
Developers Active				<u>5</u>
Local	31			
Out of Town	8			
Developers Active Total	<u>39</u>			
Developers Inactive	123			
Developers Assisted Grand Total	<u>162</u>			

\* All Const. Permits Include: Comm. Const., Demolition, Elect., Erosion, Gen. Building, HVAC, Plumbing, Parking, Irrigation, H2O Heater, etc.  
# All Const. Permits Estimated Values: Not all activity has an estimated value assigned to it **therefore this is only a partial amount**

## CONTACT US

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