

## DCC ACTIVITIES



### Board Member Spotlight

#### Travis Mohlenbrink

Travis Mohlenbrink is an at-large DDC board member, representing the hospitality industry. He has been on the DDC board for the past three years. Mohlenbrink is the owner of Spice Hospitality. As such, he currently owns and operates **Cracked Pepper, Sugar, Thyme Craft Kitchen + Beer, Cayenne,**

**Industry Brewing, and Warehouse on State.** He started his career in the food services industry, working for the Chili's organization. He then went on to open several Panera Bread's in the central Illinois area. He did a brief stint as a food and beverage director for Radisson hotel properties and then worked for Restaurants America as a regional director. He did all this over a nine-year time period before he decided he did not want to travel for work anymore and started his catering business, Cracked Pepper.

*"I've now been in the Peoria area for 15 years and have operated my own businesses during that whole time. The people in Peoria and the surrounding areas have been amazing to me and my restaurant group. Being a part of people's every day lives and events is very special to me. I have been blessed to be surrounded by amazing people that work alongside me. These two things are what keep me going,"* says Mohlenbrink.

In addition to the DDC board, Mohlenbrink currently serves on the Better Business Bureau board, St Jude Children's Research Hospital board, and Peoria Riverfront Association board. In the past, he has served on the Big Brothers Big Sisters of Central Illinois board and the WD Boyce Boy Scouts of America board. He is currently serving on multiple committees (Peoria Civic Center, Camp Hope, and Family Core) and co-chairs multiple events in the area for all these organizations and more.

Regarding DDC's contributions to downtown Peoria and why he serves on the DDC board, Mohlenbrink says that he is impressed with the way the DDC aids in the Warehouse District's continued development and how existing businesses have evolved and changed. As one of the first business owners down in the Warehouse District, trying to operate when the street improvements were being done, he is thankful that the DDC was able to work with the city to address issues and facilitate many of the street improvements. For example, the DDC worked with the city to establish two-hour parking on the street for customer use as opposed to employees taking up those spaces during peak times.

When asked about his vision for Downtown Peoria, Mohlenbrink said, *"I see Downtown Peoria, and especially the Warehouse District, becoming more vibrant each year. When taking a leap of faith over six years ago and opening Sugar, I loved the vision of the Warehouse District. This area continues to grow and is quickly becoming one of the premier entertainment and living areas in Central Illinois. It's amazing to me driving into work looking at the sculptures on the sculpture walk while seeing people walking their dogs and running every day. The momentum for people moving into the unique spaces in the Warehouse District has never been stronger. I truly believe with the wonderful addition of OSF and their corporate headquarters, our downtown and Warehouse District will only continue to grow. I see the Warehouse District becoming the hub of Central Illinois in the next few years with residential and retail continuing to boom. It's such a pleasure to me being a part of helping make the downtown and Warehouse District a pleasurable destination for all people and families alike."*

Per the DDC bylaws, in making appointments to the Board, consideration is given to the needs of the Corporation, the potential appointee's experience, background and interest in the Corporation and economic development matters, and the benefits to the Corporation to be derived from the service of the appointee. No person who has a sustained conflict of interest between his own responsibilities and interest and those of the Corporation (e.g. being a developer in the downtown or rental property owner) shall be appointed to or remain on the Board of Directors. In addition to other appropriate qualifications, all persons appointed to the Board of Directors shall possess high civic ideals and shall vigorously represent the entity or district from which they have been selected. For more information about the DDC and its Board of Directors, visit our web site at [www.downtownpeoria.us](http://www.downtownpeoria.us).

## Planning Committee

The DDC planning committee works tirelessly in the background to help facilitate development and alleviate obstacles for developers. Some of the work they do involves partnering with the City to address structural issues such as building code revisions regarding air rights, property setbacks, and parking issues. Karen Jensen, Farnsworth Group President/CEO and DDC board member, chairs our planning committee that is made up of three additional DDC board members and four community members. As you see development and especially restoration of historic structures in the downtown, rest assured that our planning committee is working to make it a little easier for developers to realize their dreams for the betterment of Downtown Peoria.

## DOWNTOWN DEVELOPMENT

### New Development

#### Warehouse District Development

From distilleries, housing, and offices, this summer is full of development for the Warehouse District in downtown Peoria.

While the summer is usually associated with construction, it's not only the roads that are getting a face-lift.

In a recent segment on local news channels, Michael Freiling, President and CEO of the Downtown Development Corporation, had this to say, *"In the last*

*few years we've seen a significant increase in downtown housing, which is very exciting, as well as an uptick in commercial interests in the downtown, especially the Warehouse District. The DDC is working to create a downtown to meet the needs of millennials who desire to live downtown. They want that urban living where they can walk to work, where their entertainment options are close by, so the demand for that type of environment is strong. Businesses need that to attract workers, and the city needs it to attract businesses."*



One building on the 900 block of South West Adams Street will soon be the headquarters for famous arcade game Pop-A-Shot. Pop-A-Shot is a company which makes basketball arcade games for businesses and homes. Across the street at 1000 SW Adams you'll soon find Black Band Distillery, bringing whiskey back to the River City. These are just a couple examples of the many revitalization projects coming this year. Another new project, which will include residential space and a new storefront, is the former Grawey building, also on SW Adams St. next to Zion Coffee and Rambler. The building is 80,000 square feet. It's right on what we believe is going to be the retail district of the Warehouse District. Black Band Distillery is expected to open this fall, while the timelines for the other SW Adams St. projects are unknown. There are a couple other really big projects in the works that will also add to the Downtown Peoria area. Look for those announcements in the coming months!



## Property Spotlight: For Sale

The City is seeking proposals for the redevelopment of 1312-1318 SW Adams Street in the City's Warehouse District. Those interested should read the Request for Letters of Interest and submit their proposal/s as soon as possible. The property consist of several adjoining buildings totaling 46,800 square feet and an adjacent

parking lot on a .97 acre site. The property is currently vacant and formerly occupied by a church, dormitory style apartments, and various social service agencies. After reading the Request for Letters of Interest, please note the following: For RFI questions contact Deborah Roethler, Economic Development, 309-494-8618, droethler@peoriagov.org. Should there be an interest in redeveloping the property as a food and healthy living hub, contact Ross Black, Community Development, 309-494-8601, rblack@peoriagov.org.

## Property Spotlight: For Lease

### The Center

809-833 SW Adams St, Peoria, IL  
Retail suites available  
5,000-10,000 sf



According to developer, Casey Baldwin, *"Because the Warehouse District is where it all started for Peoria, we are very*

*excited to be a part of its revitalization, bringing modern, urban amenities to the area, while still preserving its unique history and architectural character. It's a cool thing to uncover Peoria's past and give it a "new life" for present generations and future generations to enjoy."*

Be sure to check out this new listing in the Warehouse District! Don't miss your chance to be a part of The Center! For more information about how to become part of downtown Peoria's renaissance, contact the office at 309-437-0201.



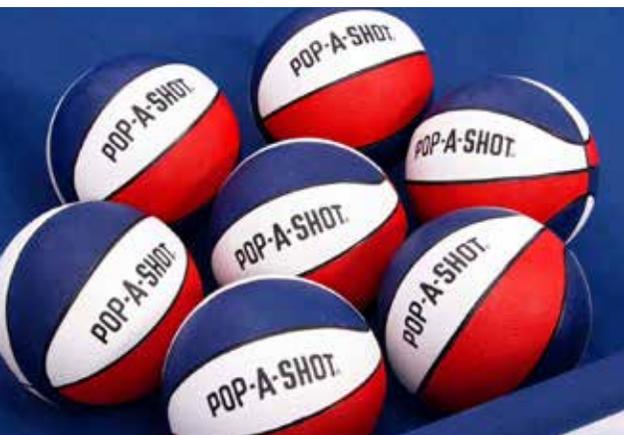
## Opportunity Zones

The DDC is cultivating relationships with Opportunity Zone funds managers. We have provided a downtown Peoria portfolio of available properties for development to an interested Opportunity Zone Funds contact who has ties to Peoria. 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 .

## Black Band Distillery

P.J. Hoerr is excited to provide construction for Black Band Distillery at 1000 SW Adams St. in Peoria, IL. This 2-story building in the Warehouse District is a complete renovation. The exterior front façade will be restored to include new windows, new entry, and minor masonry repairs. There will also be an exterior wood deck and paver patio that will also incorporate a new ADA ramp. The interior will be a complete renovation including all new MEPP systems, kitchen, bar while maintaining all the original

wood and masonry. A portion of the building will have all the existing flooring and some joist removed to house the new distillery equipment. Powered largely by liquor, Peoria once generated nearly half of the federal government's entire total tax revenue. Peoria's Distillery Row along the Illinois River was once home to dozens of distilleries. The city also hosted the world's largest distillery, Hiram Walker, which closed in 1981. We are excited about this new development and welcome a revival of our whiskey heritage to downtown Peoria! For more information and photos of the renovation, visit Black Band Distillery on Facebook.



## Pop-a-Shot Arcade Basketball

Week.com recently announced that a Kansas arcade basketball machine company is looking to pack up the moving truck and head to Peoria's Warehouse District. Pop-A-Shot claims to have "literally created" the electronic basketball shooting game back in 1981 in Salinas, Kansas. The games are ubiquitous throughout arcades. In 2016, founder Ken Cochran sold his company to Anthony Stucker. Stucker's other company, Foldan Ventures, has purchased four

buildings at 918-926 SW Adams for Pop-a-Shot's new home. The Peoria City Council approved a \$250,000 loan from the city of Peoria's revolving loan fund to renovate the 18,500 square feet of commercial space. Stucker plans a total investment of \$1.65 million into the properties. Pop-A-Shot will lease two floors, with the other space leased out to four other tenants. The project would create at least 10 new jobs.

## New Business

### First Ascent

Downtown Peoria's first climbing gym is settled in to its new digs, and they are dialing in their details and offerings for all ages. They launched their kids programming in May, with everything from birthday parties to drop-in climbing sessions and 8-week classes. According to Dan Bartz, co-founder, "We love introducing kids to climbing. Through climbing, kids develop confidence, courage, problem solving skills, physical and mental strength, and positive relationships with their peers. Best of all, our expert



climbing instructors help kids develop, all while having an absolute blast!" Their first ever Summer Climbing Camp launched on June 3rd. If you're interested to learn more about Summer Camp or kids' programming, head on over to [firstascentclimbing.com/peoria/kids-climbing](http://firstascentclimbing.com/peoria/kids-climbing).

The gym has many offerings for adults, too. First Ascent is an uplifting addition to the Warehouse District. Go on over and get your climb on!

## Core Construction

May 23rd marked the official opening of Core's POINTCORE Construction in the Warehouse District. We are glad to have you part of the Peoria narrative and can't wait to see what great things will happen now that you are downtown! We look forward to following the progress on your collaboration with OSF's expansion and the great things to come.

**Welcome, POINTCORE!**



## Business Spotlight

### Spice Hospitality

In 2005, Travis Mohlenbrink started Cracked Pepper exclusively as a catering business. Due to popular demand, within two years, he had opened the first Cracked Pepper Bakery & Café, with a second location following within the next three years. Over the next seven years, Mohlenbrink continued to expand

his culinary footprint, developing 5 more restaurant concepts. Spice restaurants do things the hard way – using fresh ingredients, making as much as possible from scratch, and selling at a fair price. *"We think it just tastes better that way,"* said Mohlenbrink. Mohlenbrink strives to be continually innovative – his restaurants push the envelope and strive to be the frontrunners for great, quality food in Central Illinois. *For more information, visit Spice Hospitality at [www.spicehospgroup.com](http://www.spicehospgroup.com).*

**Cracked Pepper** prides itself on providing boutique-style catering to corporate, nonprofit, social and personal institutions. For a unique and satisfying catered event, consider Warehouse on State, owned and operated by Spice Hospitality.

**The Warehouse on State** can accommodate up to 350 guests for any occasion or gathering, right on the beautiful riverfront. Sugar, in the Warehouse District at 826 SW Adams St., has palate-pleasing offerings inspired by traditional wood fired ovens.

**Thyme Kitchen + Craft Beer** opened in the old Sealtest building in the heart of the historic Warehouse District at 736 SW Washington St., offers a variety of unique food items as well as an extensive bar menu.

**Cayenne** offers familiar flavors in a nontraditional way. Located in the popular Peoria Heights Shopping District at 4542 N. Prospect Rd., Cayenne offers a casual dining experience – with a twist. From unique dishes to creative cocktails to handmade dishes, you will have a colorful experience from start to finish.

**Industry Brewing** offers beer, brews, and fun; located at 8012 N. Hale Ave. By taking something simple – a beer – and putting their own unique spin on it, they bring the "Whiskey City" a product like no other. To spice up your life, Mohlenbrink invites you to stop in any of their locations and try one of their custom creations – their goal is to satisfy every customer!

## Recognition



### Murray Place

In May, Murray Place proudly announced that they received the Historic Preservation Award from the Peoria Historical Society! Congratulations to Murray Place and thank you to the Peoria Historical Society for all they do to preserve our Peoria history! Congratulations also to Aristo Properties Group Inc. and P.J. Hoerr, Inc. for the great building that boasts modern yet nostalgic workplaces and modern urban apartments, all overlooking the iconic riverfront – Murray Place!



### Illinois Central College

ICC was named one of the "2019 Most Promising Places to Work in Community Colleges" by the National Institute for Staff and Organizational Development (NISOD) and the publication Diverse: Issues in Higher Education. Congratulations, ICC, and thank you for your continued support of the DDC and Downtown Peoria!



### Drone season – Downtown Peoria

Todd Pilon, Senior Producer for WTVP has been working on a video project for the station. You may have seen some him out practicing with some drone aerial views of downtown Peoria on Facebook.com. If not, you should take a minute to watch the incredible views... you will be proud of Peoria!



### i3 Broadband

Congratulations to i3 Broadband on their six nationwide awards! As a local, independent internet provider with award-winning speed and customer approval, i3 is a valuable resource for our region. This is especially true as Greater Peoria continues to grow as a hub of innovation in healthcare, autonomous mobility, and manufacturing. For these industries and many others, fast and reliable internet is as important as any utility, like electricity or water.

## DOWNTOWN ACTIVITIES



### Sculpture Walk 2019

Take a stroll down Washington Street in downtown Peoria to take in the awesome sculptures created by talented artists from around the country. The walk features nine new pieces this year. For more information about Arts Partners, Sculpture Walk 2019 sponsor, visit their web site at [www.artspartners.net](http://www.artspartners.net).



### Peoria Riverfront Market

Every Saturday morning, 8 a.m. – noon, now through September 28, 2019, along Peoria's Beautiful RiverFront. For the month of June, the market will be located in the Caterpillar parking lot on Hamilton and Water Streets

You'll find fresh produce, 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. For more information, call 309-671-5555.



## Goodbye, Mr. Lincoln... Hello, American Gothic!

After stints at the Peoria Riverfront Museum and in front of Tribune Tower in Chicago, an outsize sculpture of Abraham Lincoln moved to Springfield, Illinois in May. The 31-foot-tall, 19-ton painted bronze sculpture — named “Return Visit” — features Lincoln standing with a modern-day man who is holding the

Gettysburg Address. The sculpture is now located in front of the Abraham Lincoln Presidential Library and Museum and will remain until September 2020. The sculpture was created by Seward Johnson, whose other work includes sculptures of Marilyn Monroe and of a couple standing with a pitchfork in homage to the famous Grant Wood painting. The latter has taken the place of Abraham Lincoln in Peoria at the Riverfront Museum. Grab your camera and go check out this 25-foot sculpture. The new “God Bless America” sculpture by Seward Johnson commemorates local agriculture and farmers in the region. It is very impressive!



## The Art of the Brick

“The Art of The Brick” exhibition, the world’s most elaborate display of LEGO® Art, at the Peoria Riverfront Museum is filled with more than just works of art -- emotion, ingenuity, and creativity run throughout the display. The exhibition opened to the public on Saturday, May 25th and runs through September 2nd. THE ART OF THE BRICK, a captivating exhibition, features more than 100 intriguing works of art made exclusively from one of the most

recognizable toys in the world, the LEGO brick! This critically acclaimed collection of creative and inspiring sculptures was created by renowned contemporary artist Nathan Sawaya.

Designed to inspire ingenuity and creativity, the collection highlights original pieces as well as re-imagined versions of some of the world’s most famous masterpieces made exclusively from LEGO bricks, such as van Gogh’s “The Starry Night” and da Vinci’s “Mona Lisa” and a gallery showcasing an innovative, multimedia collection of LEGO brick-infused photography produced in tandem with award-winning photographer Dean West.

Visitors will have the opportunity to get up-close and in-person with the fan favorite, “Yellow,” a life-size sculpture of a man ripping his chest open with thousands of yellow LEGO bricks cascading from the cavity. In addition, visitors will be able to walk under a 20-foot-long T-Rex dinosaur skeleton made out of bricks and come face-to-face with a giant LEGO skull. THE ART OF THE BRICK is the first major museum exhibition to use LEGO bricks as the sole art medium. Sawaya transforms LEGO bricks into tremendous and thought-provoking sculptures, elevating the toy to the realm of art. Sawaya’s ability to transform this common toy into something meaningful, his devotion to spatial perfection and the way he conceptualizes action, enables him to elevate what almost every child has played with into the status of contemporary art. So take your children and the child within you to Peoria Riverfront Museum for this awe inspiring display. Make sure you allow time to play!

## Social Media



Follow us on Facebook, Twitter, Instagram, and LinkedIn! 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 Facebook, Twitter, and Instagram.

The DDC is your go-to spot for up-to-date development and activities in Downtown Peoria. Our goal is to keep you informed. Let us know how we are doing!

**Activities**  
Downtown Peoria

## Something for Everyone!

Visit [www.downtownpeoria.us](http://www.downtownpeoria.us) to view links for many different activities! In the month of June, 2019, there is something for everyone to do in Downtown Peoria!

# NEWSLETTER DOWNTOWN PEORIA

## DDC Monthly Report for May 2019 Cumulative Total From July 1, 2014 - May 31, 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>	9	Current Receipts
Exploring	100	<b>Permitted</b>	0	% of Budgeted Receipts
Residential Units Total	<u>570</u>	<b>Hired Professionals</b>	0	87.5%
		<b>Property Acquired</b>	7	
		<b>Negotiations Under Way</b>	2	
		<b>Gathering Information</b>	14	
		<b>Total Dev.</b>	<u>51</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	5	<b>Public Art</b>	1	Articles/Media/Interviews
Exploring	6	<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	23			2016 Parking Study
Est. Value Comm. Const. This Year	\$ 9,945,950			IL-HTC/RERZ Extension
* All Const. Permits Issued This Year	133			2018 Housing Study
# Estimated Value This Year	\$18,052,450			Opportunity Zone Funds
<b>Since 2014</b>				
Issued Comm. Const. since 2014	148			
Est. Value Comm. Const. Since 2014	\$61,694,526			
* All Const. Permits Issued Since 2014	846			
# Estimated Value Since 2014	\$92,142,336			
		<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
<b>Developers Assisted</b>				The Block
Developers Active				Whiskey City Architectural Salvage
Local	31			Black Band Distillery
Out of Town	10			
Developers Active Total	<u>41</u>			
Developers Inactive	126			
Developers Assisted Grand Total	<u>167</u>	<b>Total Units UC</b>	<u>32</u>	<b>Total Projects</b>
				<u>6</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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