

DDC Activities

DDC Response to COVID - 19

In light of the recent outbreak of COVID-19 and recommendations from Federal, State, and local leaders, the DDC, like many others, has had to limit activities over the past month. Our priorities have been to stay safe through social distancing, promote support of small businesses, and utilize social media to help push relevant information out to our followers. Our Business Spotlight for this issue is to communicate ways to help ALL small businesses in these unusual times. We have put together some helpful tips and also some forward thinking articles as we move forward in the coming months. Our hope is for our readers to stay safe and come out even stronger on the other side of this. Stay safe, stay strong!

Housing Study

The DDC has received the 2020 Downtown Residential Market Study performed by Valerie S. Kretchmer Associates, Inc. VSKA updated the study that they last performed for downtown Peoria in 2018. We are working with the City of Peoria on releasing the results of this study in the near future.

Downtown Development

New Business

Black Band Distillery

According to a news report on Peoria Public radio (www.peoriapublicradio.org), Black Band Distillery is the (un)official hand sanitizer for a major State of Illinois Department. According to the report, Black Band hasn't officially opened its doors in Peoria's Warehouse District, but it's already adjusting its



business plan to aid local governments in the age of COVID-19. Chris Ober, the distillery's owner, said they will focus on providing **"hand sanitizers in bulk to the medical community, retirement homes, and those on the front line."** Hand sanitizer was one of the first items to go into short supply as the novel coronavirus pandemic grew. Black Band Distillery received fermenters a few weeks ago, and the business is working to obtain temporary occupancy status in its 1000 SW Adams building to produce hand sanitizer in the short term.

Ober also started a GoFundMe page to provide the funds to make hand sanitizer for organizations in need free of charge. Visit the Black Band Distillery Facebook page to contribute.

Property Spotlight

For Lease - The Center



825 SW Adams St., Peoria - The Center will house and operate its own public Warehouse District Food Hall & Fresh Market reminiscent of Milwaukee Public Market, Pike Place Public Market in Seattle, and Midtown Global Market in Minneapolis.

This Food Hall & Market will showcase a mix of restaurant-style and marketplace-style vendors. The restaurant-style vendors will offer ready-made cuisine, drinks, and treats, perfect for lunch or dinner! The marketplace-style vendors will provide area residents and patrons access to locally grown/sourced raw fruits & vegetables, spices, meat & seafood, and other seasonal home goods (such as flowers in the spring, pumpkins in the fall, wreaths at Christmastime, etc.).

In total, there will be 15 – 20 vendors, each occupying their own 6’ – 15’ kiosk spaces, complete with a counter, a POS system, and a display case. The restaurant-type vendors, who will serve ready-made food, will also have room for kitchen equipment in their space. Each of the vendor stations will have a custom “look” and unique signage, personalized to its resident tenant. The Market will also include shared indoor & outdoor dining tables (similar to a food court).



During the warmer months of the year, The Market will expand beyond its walls. In addition to the year-round indoor vendors and dining space, exterior seating and outdoor farmer’s-market-style vendor spaces will also be available in the pedestrian alleyway adjacent to the Market’s front entry.

The Food Hall & Market space will be leased by Baldovin Development Co., and then sub-leased to the vendors at below-market rates (a portion as a flat rent and the other portion as a percentage of sales). We believe this is the best way to give fledgling businesses the chance to “get their feet under them.” Take a look at the virtual tour of this space on the website at www.thecenterpeoria.com under the tab “The Market” and contact Baldovin Development Company LLC via the web site or call 309-422-6917 to reserve your spot today!

Downtown Peoria Resident Spotlight

Jay Babin



Meet Jay Babin, our April 2020 featured “downtown resident” who currently calls Murray Place, located at 100 Walnut Street, Peoria, Illinois, home. Jay originally hails from Tinley Park/Oak Forest, Illinois and has lived in an upscale apartment in this renovated merchandise mart building in the Warehouse District in downtown Peoria since 2018. Jay works for Caterpillar Inc. as a manufacturing engineer, and he is also most proud of being an artist and a maker and is a board member for Arts Partners of Central Illinois. Jay’s original work can be found on his web site at www.babin.space.

As a downtown resident, we had a few questions for Jay, and hope that you find his responses as inspiring as we do:

DDC: What brought you to downtown Peoria?

Jay: Opportunity - Basically the planets just aligned at the right time.

DDC: How did you find out about downtown living options?

Jay: I have been watching downtown progress for years so I had been in tune with the options for a long time.

DDC: Do you prefer renovated old buildings or modern new buildings in downtown?

Jay: Definitely prefer renovations when possible.

DDC: Is the price of living in the city affordable? Is it worth it?

Jay: After having lived in a house outside of town for years, I think that it is totally worth it if you think about the money that is saved by not trying to keep a home maintained. I mean, until I moved downtown I never realized how much money was spent at the big box hardware stores.

DDC: Is there a sense of community?

Jay: Yes, for the most part. In my experience so far, I find two types of people living here: the ones who moved here because they love the scene and want to be part of the community and ones that moved here because of work or school. I think right now more than ever it is easier and easier for the latter to become part of the community and are really the ones driving the need to develop the city further.

DDC: Are there enough food/beverage options?

Jay: I think we have a good mix of food options downtown, and all of it is local. If there ever was a need for a fast food chain, it is easy to cross the river if one must live like a suburbanite. I would like to have a few more options and think that with the rate of new development the options will grow. I would love to see a breakfast nook within walking distance that is truly about breakfast.

DDC: Is there enough entertainment in the city?

Jay: There is never enough entertainment. Don't get me wrong, there are always things one can find to do, but we can do better. I would like for people to plan a day in the city or a weekend. As an advocate for the arts, I would like to feel an arts vibe as I walk the sidewalks. We are getting there.

DDC: Do you plan on staying in your current residence downtown? Moving to another residence downtown? Moving out of the downtown area?

Jay: I think I will be here for a while longer. My dream is to find the perfect place of my own in the area, eventually, but I fear that prices will rise too high to make that feasible.

DDC: What do you think about the new development in the Warehouse District? How will that affect/benefit you and your business?

Jay: I think that it is needed and positive. As far as for me personally, I want all of this new development to drive a unique, fun cultural experience

with food, art, entertainment and activities but also warm and intimate.

DDC: What effect has the DDC had on downtown improvements and/or you and your business?

Jay: For years I have driven through the Warehouse District on the way to work, and I remember the urban decay and everything that went along with it and I still loved the area; so for me seeing the transformation, I can appreciate all of the little details that others may not think about. I think the effect on me is a feeling of excitement that people are moving in and businesses are taking root. This is an idea that I have had to defend for years, and now I can just point to the progress.

DDC: What do you most like about living and working downtown?

Jay: It's kind of a simple life. It's not big city living. I can walk along the river, stop into shops, eat a nice meal and just lounge at the apartment and look out the window at the Warehouse District skyline. I have the most beautiful sunsets visible where I live. It is just comfortable living.

DDC: What improvements would you like to see?

Jay: ART, More Live Music! I want to feel the vibe, but in an intimate way. My dream project would be to take the old railroad tracks that go right down the center of the Warehouse District from end to end between Adams and Washington and make that a boardwalk - no traffic - open the shops into that alley, have art installations, entertainment, and history.

DDC: What new businesses and services would you like to see?

Jay: A breakfast joint.

DDC: What is your vision for downtown Peoria?

Jay: I envision a day when there are no empty storefronts in the city and a Warehouse District full of life - to have a community of people working and living downtown and businesses that work together as a self-sustaining ecosystem. I would love downtown Peoria to beat the stigma that its glory is lost in the past.

For information about downtown living, see the "Downtown Living" video link on the DDC web site and more in depth views via our "Live, Work, & Play" link at www.downtownpeoria.us.

We are stronger together!

The closure of small businesses can be devastating to communities and the individuals who own and work in all sorts of small businesses that are now forced to close their doors. Here are a few things you can do right now to support your small-business community:

7 Ways to Support the Small Businesses

1. Order takeout or delivery
2. Buy gift cards to use later
3. Social media shares and ratings
4. Maintain local memberships
5. Shop local online when possible
6. Tip service workers extra
7. Buy now, pick up later



Support Local Small Businesses

During this very stressful time, it is so important that we support our local, small businesses. The closure of small businesses, including restaurants and bars, can be devastating to communities and the individuals who own and work in all sorts of

small businesses that are now forced to close their doors. Small business owners are being forced to quickly invent different ways to work. The good news is that there is still plenty you can do to support their efforts.

Announcements COVID-19 Resources



The DDC would like to acknowledge and applaud our community and local agencies for their trustworthy information on the ever changing COVID-19 news. A special few that we would particularly like to mention are Rep. Ryan Spain, who also serves as vice president on our Board. Rep. Spain has comprehensive information on all aspects of this pandemic at www.repryanspain.com/covid-19/. Of special note, STATE INCOME TAX DEADLINE DELAYED: Illinois is delaying our tax filing deadline from April 15 to July 15, aligning our tax day with the federal government extension.

WTVP and PBS has all the resources for you as well, including talking to your kids about the coronavirus, up-to-the minute coverage and messages from our local Health Department Officials. Nova has released a five-minute clip called **“What We Know and Don’t Know About Coronavirus.”** WTVP members can stream the video 24/7 on WTVP Passport; others can view it on the PBS Video app.

WTVP and the Peoria City/County Health Department have prepared two public health announcements on coronavirus that are now airing on the station. They can also be viewed at www.wtvp.org.

We would also refer you to the following resources:
Peoria Area Convention and Visitors Bureau’s
www.peoria.org/covid19

Greater Peoria Economic Development Council
www.data.greaterpeoria.us/greater-peoria-covid/

Peoria Area Chamber of Commerce
www.peoriachamber.org/covid-19-corona-virus-resources

City of Peoria
www.pcchd.org/289/COVID-19-Coronavirus

This is not a comprehensive list, rather a few trusted business partners. Stay safe by staying informed.

Murray Baker Bridge Closure



The Murray Baker Bridge carries Interstate 74 over the Illinois River between Peoria and East Peoria. The bridge is scheduled to be closed for rehabilitation from March 29, 2020 to October 31, 2020.

Through traffic in the Peoria metro area will be detoured on Interstate 474 and local traffic will be detoured on Illinois Route 40 through Downtown Peoria and East Peoria. For more information on getting around Peoria, visit the web site at www.gettingaroundpeoria.com/.

International Downtown Association (IDA) Study

The Value of U.S. Downtowns and Center Cities



According to a recent study by the International Downtown Association, a strong downtown is critical for a successful city and region. The study identified five key principles:

(1) Economy

The density of economic activity provides a higher level of return per dollar invested than other parts of the city, e.g. tax revenue generation, employment, and commercial real estate.

(2) Inclusion

The downtowns studied exhibited marked demographic diversity with residents from a wide range of backgrounds.

(3) Vibrancy

Downtowns support a vibrant variety of retail, infrastructure, and institutional uses which offer mutually-reinforcing benefits to the region.

(4) Identity

Downtowns define the region's brand by offering historical assets, culture, recreation, entertainment, and participation in civic activities. A blend of the old and the new, downtowns provide a high quality of life that attracts employers, investment, visitors, and residents.

(5) Resilience

The mixed-use nature of a downtown allows for residential uses alongside commercial, connected by a variety of mobility options. The study shows that investing in downtown delivers powerful benefits for

the city and region. IDA provides tools, intelligence and strategies for creating healthy and dynamic centers that anchor the well-being of towns, cities and regions of the world. To learn more, follow the International Downtown Association (IDA) on social media via Facebook, Twitter, LinkedIn or become an IDA member through their web site at <https://downtown.org/>.

Downtown Activities

Contemporary Art Center of Peoria – CAC

Peoria's cultural hub, located at 305 SW Water Street, features art exhibits and instruction, artist studios, monthly salsa dances, poetry open mic, yoga and tai chi classes; and live music is featured every Friday night – normally!

Since the COVID-19 outbreak, they state on their web site, **“We will remain open for visitors and the resident businesses and artists to use their spaces. We just installed new exhibits in the galleries and these are also available for viewing in small numbers Tuesday-Saturday 11-5:00. Staff will keep distance but be available for concerns and questions. The High School Exhibit scheduled for the end of April is cancelled. Therefore, we will extend Janis Mars Wunderlich exhibit until April 24. The CIAO Artists Group Exhibit is also available for viewing until April 24 as scheduled. We will reassess by mid-April concerning whether to hold May events.”**

Plenty of activities await you, and their resident artists will be happy to see you when COVID-19 departs! Visit www.peoriacac.org for more info.

Peoria Riverfront Museum

The Peoria Riverfront Museum may be closed to the public until further notice, but they are open for inspiration online! Check them out on Facebook, Instagram and YouTube! Click the “Virtual Peoria Riverfront Museum” picture on their web site for more about Virtual Peoria Riverfront Museum's inspiration daily! www.peoriariverfrontmuseum.org.

DDC Monthly Report for April 2020
Cumulative Total From July 1, 2014 through March 31, 2020

Residential Units	<u># of Units</u>	<u>Project Type</u>	<u># of Projects</u>	DDC Finances
Completed	163	Development	46	Budget
Under Construction	32	Completed	23	Fundraising 2019: \$ 305,000
Announced	227	Under Construction	8	Current Receipts \$ 261,500
Exploring	202	Permitted	0	% of Budgeted Receipts 85.7%
Residential Units Total	<u><u>624</u></u>	Hired Professionals	0	
		Property Acquired	12	
		Negotiations Under Way	3	DDC Activities
		Gathering Information	0	Media
Business Start-up/Relocation		Total Dev.	<u><u>46</u></u>	Articles/Media/Interviews 208
Completed	30	Infrastructure	5	Press Conferences 22
Announced	2	Property Acquisition	1	Other
Exploring	1	Public Art	1	Confidential Project Assistance 12
Business Start-up/Relocation Total	<u><u>33</u></u>	Public Parks	1	Building Code Amendments
		Projects Active Total	<u><u>54</u></u>	Lobbying for Extension of State Historic Tax Credits
		Projects Abandoned Total	<u><u>82</u></u>	Public Engagement/Planning Effort by the City
		Projects Assisted Grand Total	<u><u>136</u></u>	2016 Housing Study
Permits				2016 Parking Study
Last 12 months				IL-HTC/RERZ Extension
Issued Comm. Const. This Year	10			2018 Housing Study
Est. Value Comm. Const. This Year	\$ 4,834,950			Opportunity Zone Funds
* All Const. Permits Issued This Year	134			Downtown Development Tour
# Estimated Value This Year	\$ 34,588,150			IEZA Presentation and Tour
Since 2014				Property Acquisition and Sale
Issued Comm. Const. since 2014	157			
Est. Value Comm. Const. Since 2014	\$ 64,763,526			
* All Const. Permits Issued Since 2014	967			
# Estimated Value Since 2014	\$ 123,804,036			
Developers Assisted		Mixed-Use Projects Under Construction		Commercial Development Under Construction
Developers Active		Project Name	# of Units	Project Name
Local	26	Winkler Market & Apartments	26	The Block 1
Out of Town	7	Neon	6	Chase Block 1
Developers Active Total	<u><u>33</u></u>			Winkler Market 1
Developers Inactive	55			Nailon Bldg 1
Developers Assisted Grand Total	<u><u>88</u></u>	Total Units UC	<u><u>32</u></u>	Black Band Distillery 1
				Neon 1
				Winkler Market & Apartments 1
				Total Projects <u><u>7</u></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**

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www.downtownpeoria.us

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