

DOWNTOWN PEORIA

NEWSLETTER

SEPTEMBER 2021

Board Member Spotlight

Denise Jackson



We would like to introduce you to our newest board member, Denise Jackson, Peoria City Councilmember for the 1st District. Denise Jackson is a proven leader, serving on the Landbank Board, Southside Community United for Change Board, New Town Neighborhood Association as President, and a former member of the Tri-County Urban League.

Since her election to the City Council, Councilmember Jackson is working with city staff to improve the following three areas: (1) upgrade street and alley lighting, (2) collaborate with city engineers to put more rain gardens in areas to deal with storm water runoff, and (3) establish a campaign to deter

illegal dumping of tires and other waste in neighborhoods. Denise states, “Following implementation of my action plan I will work to bring new, affordable housing and more infrastructure improvements to the 1st District. It will be necessary to seek federal dollars to tackle these problems among other things. Some business owners have said they want to see roads and streets redeveloped. If we want to attract more businesses and new residents to the 1st District, we must address these foundational issues.”

When asked about her vision for Peoria, Councilmember Jackson said, “We want to see a vibrant, healthy downtown with a combination of businesses, retail and housing with a bustling riverfront. We must also see expanded redevelopment to both communities adjacent to the downtown, the North Valley and Southside.”

We are pleased to have such a capable, concerned community leader on our DDC board. We look forward to all that Councilmember Jackson will bring to the renewal of downtown Peoria and surrounding communities that she so passionately represents.

New Development

OSF HealthCare Cancer Institute



On August 17th, OSF HealthCare Saint Francis Medical Center celebrated breaking ground for the OSF HealthCare Cancer Institute! With the new headquarters going in downtown and the OSF OnCall Center on SW Adams Street, OSF HealthCare is not only saving lives but bringing new life to Peoria. We are excited to welcome THE premiere

cancer treatment center to Central Illinois and will be watching anxiously the progress on this new phase of health care. Hundreds of OSF employees living and working downtown will definitely boost the economy and sustain new and existing businesses. **Congratulations, OSF HealthCare!**

DDC Activities

DDC 2021 Fundraising Campaign

Our 2021 fundraising campaign is ramping up. As a nonprofit organization, we want to thank our founders and loyal contributors who have sustained us since our inception in 2014 and hope that we can count on you once again in our efforts to revitalize Downtown Peoria. You will receive a call soon from one of the DDC board members asking for your support.

New Business Spotlight

Meet Me on Madison



We are excited to welcome this new restaurant to downtown Peoria, located at 456 Fulton St. in the Twin Towers! As recently reported in the Peoria Journal Star, Amy Tomblin of Peoria has opened a new eatery, Meet me on Madison, in the Twin Towers in Downtown Peoria. Tomblin has renovated and redesigned the space, adding new flooring, wall designs and solid wooden tables built by her husband Shane. Open from 7 a.m. to 2 p.m., Meet me on Madison offers coffee, sandwiches and baked goods for breakfast and



lunch. The space is also available to rent out for events in the evening. To read more about this great addition to downtown Peoria, follow the link at <https://bit.ly/2VIZqgE>.

Property for Lease

Office Space at 60 State St.



This 4,200-square-foot office suite features private offices, a conference room, several storage rooms, a kitchenette, a file storage room, a server room, and an open area. The main entrances offer card access and alarms. Fantastic riverfront views from this building! Plus, the facility also features common-area restrooms and free surface parking.

\$23/SF per year. If you are interested in this property, visit the web site at <https://malooofcom.com/our-listings/?propertyId=399154-lease>.

Office Space at 456 Fulton St., Suite 398



Premium office space with phenomenal views from the floor to ceiling windows in this front unit in Twin Towers overlooking downtown. This unit consists of over 2,900 square feet. Suite has 6 offices, 2 reception areas, break room and 2 conference rooms. Could be used as two separate offices. Great opportunity to own and rent out a portion of the space.

\$2,450/mo.+ utilities or \$110,000! Many government incentives as well to move your business here, located in a HUB Zone, TIF Zone, and Riverfront Development Zone. If interested, contact REMAX/Unlimited Commercial, (309) 687-5000 or www.commercialpeoria.com.

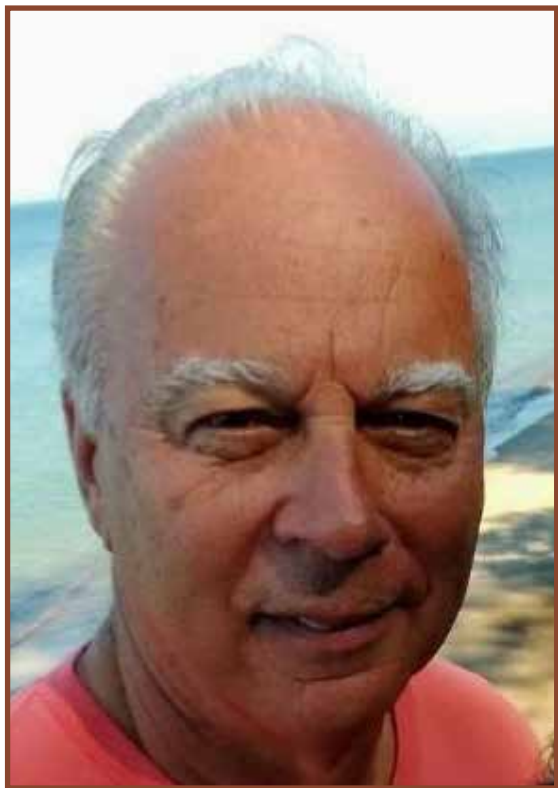
Adams and Oak



Trust us, you'll want to be a part of the new Warehouse District. Baldovin Development is busy building your new downtown loft!

Visit www.adamsandoakpeoria.com to learn more details and find Peoria livin like nowhere else in the city. Coming soon!

Downtown Resident Spotlight



Jim Helms

Meet Jim Helms, a Caterpillar Inc. retiree, who lives downtown Peoria with his wife, Jennifer, in a condo at 401 Water Street. Originally from Peoria Heights, Jim has lived downtown for 20 years now; and of the current owners at 401 Water Street, he is the third longest owner!

Jim says the condo lifestyle was appealing to him, i.e., no more mowing, raking, or shoveling snow! His move downtown was also prompted by a business venture (Jim opened the Rhythm Kitchen restaurant in 1999 with Shelley Lenzini),

work proximity, and an opportunity to live in the first “warehouse” building being developed. He found his condo through a news story, and he has no regrets on making the move. He even joined the executive board of the Peoria Riverfront Association.

Here is what Jim has to say about downtown living. You may be inspired to contemplate the same after reading his responses.

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

JH: Definitely renovated

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

JH: I think all property taxes in the state of Illinois are too high, but personally cost of living downtown is no different than anywhere else in the city.

DDC: Is there a sense of community?

JH: Yes, with other residents at 401 Water and businesses in the riverfront/warehouse district. I wish there was more of this with residents of all the newly opened apartment buildings in the district.

DDC: Are there enough food/beverage options?

JH: There could always be more, but it has DEFINITELY IMPROVED over the past 20 years. We walk to 14 different food/beverage options today. In 2001, I think I could walk to 3!

DDC: Is there enough entertainment in the city?

JH: Yes and no. Several options in the riverfront/warehouse district, especially in the summer months. I would like to see more bars, offering blues bands and more density of those entertainment options. In the winter months, our entertainment options are reduced.

DDC: What do you love most about your current residence downtown?

JH: I love my BALCONY!!! Ownership vs. rental. Condo vs. house with a yard. Walkable to entertainment/dining/bars. The development that has happened over the past 20 years in the area.

DDC: What do you think about the new development and new businesses opening in Downtown Peoria?

JH: All new development has been great. I hope it continues.

DDC: How will that affect/benefit you and your business?

JH: It stabilizes my property value and investment.

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

JH: The DDC has worked to attract new investors, that in turn have brought more residents and businesses to the area.

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

JH: Walking to events/festivals/restaurants/bars. Having access to live music. For example, on a recent Saturday night there was a band at CEFCU stage, Martini's patio, and Kelleher's street party, all outdoors on a perfect evening weatherwise. I also enjoy having more dining/beverage options open up. I enjoy all the riverfront festivals and concerts, and access to the bike/walking trail is a plus. I can walk to the Civic Center, Dozer Field, RiverPlex, RiverFront Museum, Cat Visitor Center, Spirit of Peoria, the post office, CEFCU Center Stage, Festival Park, and 14 restaurants/bars.

DDC: What improvements would you like to see?

JH: Street improvements to Water, Washington, and Adams Streets made a huge improvement to the “neighborhood.” I would like to see the City and park district MAINTAIN public spaces (Marshall Plaza, Gateway building fountain, planter boxes along Adams, Washington, and Water streets). Finish Washington Street improvements between Liberty and Hamilton Streets.

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

JH: A diner that is open from 6 a.m. to 2 p.m., a sushi bar, more ethnic dining options, a blues bar, and ROOFTOP bars!

DDC: What is your vision for downtown Peoria?

JH: A community that is primarily supported by the medical industry, which will bring more residential options and more dining/entertainment/bar options, as well as more specialty retail shops.

Jim says he is glad he made the move downtown, and he is happy to see that there are more residents moving to the district. He is a huge fan of the RiverFront Market, noting that it attracts 4,000-5,000 people on a Saturday morning. He would encourage everyone to come on down to the market and to Downtown Peoria to see what the fuss is all about.

To find out more about downtown living options and downtown development, visit the DDC web site at www.downtownpeoria.us.

Public Announcements

Commercial Property Assessed Clean Energy (C-PACE)

On August 26th, Peoria County government provided a Commercial Property Assessed Clean Energy (C-PACE) Informational Webinar for all local contractors, construction project managers, and commercial property owners in Peoria County to learn more about the C-PACE program launch in Peoria County, including which energy and water efficiency projects qualify for C-PACE financing to help make large efficiency upgrades and installations

possible. The C-PACE program is a financing option through private lenders allowing payments to be made through a special assessment on property taxes. Owners may obtain up to 100% long-term, fixed-rate financing for energy efficiency, renewable energy, resiliency, water use, electric vehicle charging, and other qualifying building improvements.

To learn more about this initiative or to see if you qualify, visit the web site at www.peoriacounty.org/1140 or www.iecapace.org.

1st District Tours



On Saturday August 7th, City Councilmember Denise Jackson and Peoria Park Board Trustee Alex Sierra began hosting a series of tours in the 1st District. **“We want people from throughout the City of Peoria to come and ride with us to look at our parks, roads and deteriorating infrastructure conditions that plague our communities,”** Jackson said.

According to the Economic Innovation Group, a Washington D. C. think-tank,

Peoria’s 61605 zip code is among the poorest in the United States. Mr. Sierra said it’s critical that Peoria residents witness firsthand the economic distress which exists within the 1st District. **“These tours will give residents from every corner of the Greater Peoria area the necessary exposure and education in order to rebuild our city. We as a city, cannot come to our full potential until we revitalize each area throughout Peoria, and that includes the Southside. That begins by fixing our primary roads, building new affordable housing and offer job training for youth and adults. The neglect that the 1st District has endured will continue until communities band together and hold ourselves and our public officials to a higher standard. We’ve faced, and continue to face, many pandemics prior to COVID-19”**, Sierra said.

Van tours will launch every Saturday through September 25th at Trewyn Park at 10:00 a.m. The tours should conclude within an hour. Walk-ins are welcome. Residents from throughout the city of Peoria are invited to join.

Downtown Activities

Peoria Riverfront Market



Open every Saturday through September 25th. Don't miss out on the best selection of fresh produce, local meats, eggs, berries, breads and cheeses in Central Illinois! Everything is locally grown and brought directly from farms and gardens each

week. Also featured is a selection of art, pottery, blown glass, jewelry, wood turned items, candles, soaps and more, all handcrafted by local artists.

Visit <http://visitdowntownpeoria.com/peoria-riverfront-market>.

Peoria Oktoberfest



The German American Central Society and the Peoria Park District are sponsoring once again the Peoria Oktoberfest. This 3-day event showcases German heritage through song, dance, food, drink, cultural exhibits, talented German bands and mu-

sicians, vendors, and much more! Put on your authentic German attire and head to the RiverFront for a true cultural experience. HOURS: Fri. 5-11 pm/Sat. 11am-11pm/and Sun. 12pm-5pm. Visit <http://oktoberfestpeoria.com> for details.

Peoria Art Guild Fine Art Fair



Join the celebration September 25-26! It's the 59th anniversary for bringing original art to central Illinois! The Peoria Art Guild Fine Art Fair, located at 200 NE Water Street, Peoria, IL is nationally recognized exhibit! All proceeds benefit the Art Guild's

community outreach and programming. Visit <https://www.peoriaartguild.org/fine-art-fair-event-info> for details.

Play in Downtown Peoria!

The DDC web site is a wonderful resource for things to do in downtown Peoria. In collaboration with Peoria Riverfront Association, we keep an updated pulse on downtown activities. If you are looking for a fun escape, visit our web site at <https://www.downtownpeoria.us/play>.



PROPERTIES AVAILABLE



Industrial Sale & Lease

1335 SW Washington St, Peoria
127,000 sq. ft.

Sale: \$1,590,000
Lease: Negotiable



Office Space For Lease

211 Fulton Street, Peoria
1,510 sq. ft. - 22,441 sq. ft.

Lease: \$16.50 psf NNN



Office Space For Lease

222 NE Monroe Street, Peoria
2,118 sq. ft. - 30,600 sq. ft.

Lease: \$13.50 psf Gross



Industrial Sale

2400 SW Washington St
157,112 sq. ft.

Sale: \$1,290,000



Office Space For Lease

300 Hamilton Blvd Peoria
2,537 sq. ft. - 24,715 sq. ft.

Lease: Negotiable



Office Space For Lease

60 State Street Peoria
4,200 sq. ft.

Lease: \$23.00 psf Gross + util.

FOR MORE INFORMATION



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