



DOWNTOWN PEORIA NEWSLETTER

JUNE 2024

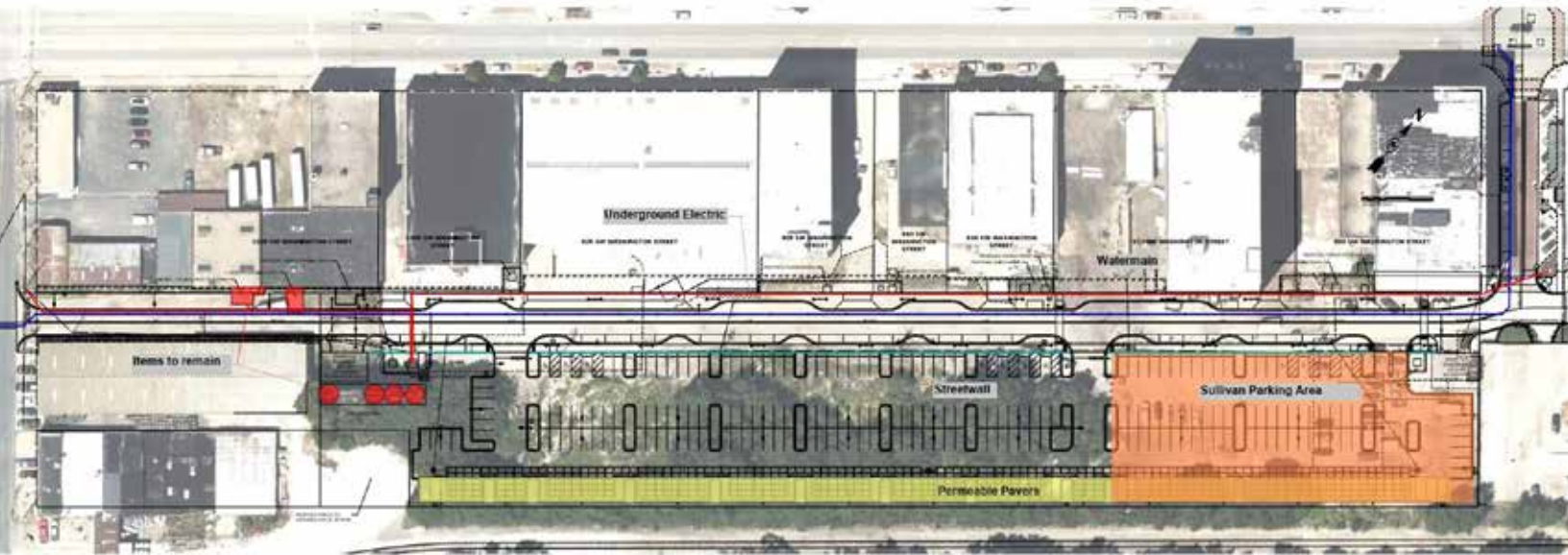
DDC Activities

Annual Meeting



At our annual meeting in May, Zach Oyler, City of Peoria councilmember, was appointed Chairman of the DDC Board; and Michael Maloof, Jim Maloof Realtor, was appointed Vice Chair. Pam Howe, Commerce Bank, was reappointed as Treasurer; while Cliff Vieira, Caterpillar, was reappointed as Secretary. Michael Freilinger remains as President/CEO; and Ryan Spain, City of Peoria appointee, remains as Vice President. We would like to thank Bob Anderson, OSF, for his leadership as Chair for the past two years and welcome Zach Oyler as Chair and Michael Maloof as Vice Chair. We look forward to their leadership as we continue to work toward new growth for downtown Peoria. For a complete listing of all 13 DDC board members, visit our website at www.downtownpeoria.us/ddc-board.

Depot Street Construction Project



Last month, DDC staff and board members attended a City of Peoria public meeting about the Depot Street Construction Project. Depot Street will be constructed from Oak Street to Persimmon Street to provide better access to properties along Washington Street. A parking lot will also be built to provide additional parking in the Warehouse District. To learn more about the project visit <https://www.peoriagov.org/DocumentCenter/View/5823/Depot-Street-Public-Meeting-051324?bidId=>.

Community Outreach



On June 13th, DDC President/CEO, Michael Freiling, spoke to members of the Downtown Advisory Commission (DAC) upon their request. The DDC works with the DAC on development issues that typically go before the city council for approval.

It is important to maintain synergy and cooperation with governmental organizations to accomplish our goal of making the downtown a better place to live, work and play. We welcome and encourage those partnerships.

New DDC Board Member

Wade Ross



Our newest board member is **Wade Ross**, representing the Architecture, Construction & Engineering sector.

Wade is employed by Farnsworth Group as the Director of Mechanical Engineering, leading their HVAC, Plumbing, Fire Protection and Commissioning engineering groups throughout the U.S. His focus is in making sure clients achieve their goals in their next building project. **“I have worked in many different industries, but I have great fondness for the challenges in healthcare, manufacturing, and government construction projects,”** says Wade.

When asked about DDC accomplishments and Wade’s desire to join the DDC Board, he states, **“Coming back to the Midwest after being in Dallas for five years, I’m excited to see the great progress that the DDC has made in helping transform the Warehouse District. It is incredible how much work has been done in the past few years. Now working in downtown Peoria, I am invested in maintaining its growth and development.”**

As far as his vision for downtown Peoria, Wade was quick to add, **“Having previously worked on construction projects in Peoria, I always enjoyed spending time downtown and seeing the people interactions that occurred on the downtown streets. Peoria has a lot to offer their residents in the downtown area from its rich history, the riverfront areas, the museums and now the residential development in the Warehouse District. I would love to see downtown stay vibrant and evolve further. I wanted to join the DDC Board to see that vision through and help attract new residents such as myself to Peoria.”**

Please join us in welcoming Wade Ross back to Peoria and to the DDC. We are excited to have his expertise and energy on our board and look forward to his active participation in the redevelopment of downtown Peoria.

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.

New Business Spotlight: Pop-Up Chicken Shop



Have you heard the news?! Pop-up Chicken Shop, originally opened in Bloomington, IL in 2018 is adding a store in the iconic Warehouse District in downtown Peoria! Located in the brand-new Adams & Oak development at 800 SW Adams Street, Pop-up Chicken Shop is opening their doors on June 25th, and we cannot wait! We have heard and read so many great reviews from patrons who have visited the Bloomington location, that we know this store will be a winner hands down. Their menu boasts “Illinois” hot chicken offerings as well as “tendos,” “snak” wraps, “sandos,” salads and more with special sauces and heat levels.

So, come on downtown on June 25th for the grand opening of this brand-new store in their brand-new space. According to manager Aaron Francis, **“We look forward to serving you all; we take pride in what we do: serving top-quality food in a fast, casual environment to the masses. This BUILDING is nuts! If there’s a cooler looking restaurant in the area, then please show me. Shoutout to @warrenbensken for the great graphic. If you zoom in on the image, it’s the skyline of Peoria and has the steamboat Spirit of Peoria in it also!”** You will not want to miss out on this one. To view their menu, visit their website at www.keepitpopup.com/ or find them on FaceBook. We think you will find something to crow about!

Coming Soon! The Lofts at 812

Historic Churchill Drug Company Building Transformed into Modern Apartments with Stunning Views



A historic landmark in Peoria's Warehouse District has been revitalized to offer unparalleled urban living. The iconic building at 812 SW Washington Street is being transformed into a premier residential complex, boasting seven floors of luxurious apartments that feature breathtaking views of the Illinois River and the downtown skyline. With a perfect blend of history and modern luxury, the building has been a significant part of Peoria's architectural heritage.

The recent renovations have preserved its historic charm while integrating modern amenities, creating a unique living experience that combines the best of past and present.

Located in the vibrant Peoria Warehouse District (formerly Builders Warehouse), residents of the Lofts at 812 will enjoy easy access to the city's finest dining, shopping, and entertainment venues. The area's lively atmosphere and frequent community events make it an ideal place to live, work, and play.

Spectacular Views and Modern Interiors

The 7-story building offers a variety of floor plans, including Studio, 1, 2, and 3-bedroom units. Each apartment is designed with spacious living areas, ample natural light, and contemporary finishes. Large windows provide stunning views of the Illinois River and the downtown skyline, ensuring that residents can enjoy the beauty of the city from the comfort of their homes. Original brickwork is prominent throughout, and soaring ceilings add to the voluminous living areas. All units are fully applanced and have energy-efficient HVAC systems and water heaters. Amenities include a fitness center, additional commercial-sized laundry center to complement in-unit laundry, dog wash, dog run, entry-controlled access, package area, on-site staffing, and meeting room, elevator access to all floors, secure entry systems, and parking.

Stay tuned for more updates!

The Strategic Group of Companies is a privately held, diversified real estate investment and development firm focused primarily on advanced tax strategies designed to assist its private and institutional clients to preserve significant earnings through the acquisition and syndication of multifamily housing projects that produce federal and state tax credits, the sale of film production and entertainment tax credits, the deployment of private equity, serving as a 1031 Qualified Intermediary and real estate investment fund management.

Affordable Housing Finance Magazine recently named The Strategic Group a "Top 50 Affordable Housing Developer for 2022."

Downtown Activities

Peoria RiverFront Market is open for another fantastic season with over 100 vendors selling a variety of local produce, food, flowers and art! Peoria's RiverFront Market is a producers-only market, so all items are grown, made or created by the person selling it and what this means for you is a different market each week as the growing season moves along. The market is open every Saturday rain or shine, through September 24, 8 a.m. – noon, in the 200 block of Water Street. Come down to the market and take in our beautiful riverfront while supporting local vendors! While there, hop on a magical history tour to learn about our iconic downtown. **See you on the riverfront!**

Choose Greater Peoria Red, White & Boom!



Let's all gather at the river on July 4th for the spectacular fireworks show that will light up the night! Red, White & BOOM! is the Peoria area's largest event, attracting an estimated 200,000 people on the Peoria and East Peoria riverfronts. This massive fireworks display ranks among the top 2% in the nation. Midwest Communications and its seven radio stations organize the event in conjunction with the Peoria Park District. It is supported with the help of several of our community-focused sponsors, volunteers and local organizations, in addition to roughly 20 law enforcement, military, and public safety agencies. **Happy Independence Day!**

Visit Peoria!

In collaboration with Peoria Riverfront Association, we keep a pulse on downtown activities, and there are activities galore! Venture downtown and check out the many music venues, such as the CEFCU Center Stage on the riverfront, the Civic Center, Contemporary Arts Center, and many fine restaurants and bars. Also, Chiefs tickets are now on sale so take the family out to the ballgame! And don't forget to visit the Peoria Riverfront Museum where there is something new and exciting every week! For more details, visit our web site at www.downtownpeoria.us/play.

Peoria Riverfront Museum

Sharks

Presented by
CEFCU

Older than dinosaurs—and more threatened than threatening—sharks are spectacular, surprising, and often misunderstood. Dive into the world of this amazingly diverse group of animals in the new exhibition, *Sharks*.

OPEN MAY 25, 2024

Sharks is organized by the American Museum of Natural History, New York (amnh.org). The Museum gratefully acknowledges Warner Bros. Discovery for its generous support of Sharks. A selection of footage in Sharks has been provided by Discovery's Shark Week.

To be great
is to be
misunderstood.

Image: MediaProduction via Getty Images
Quotation: Ralph Waldo Emerson.

Sharks, the largest exhibition ever organized on the subject by the American Museum of Natural History, NY, opened May 25 and makes its debut in Peoria, presented by CEFCU. The Peoria Riverfront Museum was the first to sign on for the new exhibition's international debut, as with the previous blockbuster *T. rex: The Ultimate Predator*. *Sharks* brings visitors face to face with the vast diversity of sharks and reveals surprising facts about one of the ocean's most magnificent and misunderstood species.

“With Sharks we are excited once again to be the first museum to have signed on for a major international exhibition’s inaugural tour, as we did with *T. rex: The Ultimate Predator* when we hosted its world-traveling debut from our long-time partner, the renowned American Museum of Natural History, New York,” said John Morris, Peoria Riverfront Museum president and CEO. **“We’re grateful for the support of CEFCU and the Gilmore Foundation in presenting this major blockbuster exhibition.”**

Visitors to Sharks will explore the anatomy, diversity, and behavior of sharks and their relatives through encounters with tiger sharks, great whites, and other familiar favorites along with little-known animals such as the torpedo ray, the longnose chimaera, and the tiny dwarf lantern shark, which glows in the dark and is small enough to hold in your hand. Through dozens of life-sized models, fossil casts, touch-free interactives, and dynamic media presentations, Sharks reveals the many secrets of these top predators and demonstrates that while they pose few threats to people, we represent a serious danger to their future on the planet. Sharks runs through September 2 at Peoria Riverfront Museum. More information about the exhibition and other offerings at the museum can be found on the museum's website at peoriariverfrontmuseum.org.



www.downtownpeoria.us

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