



# DOWNTOWN PEORIA NEWSLETTER DECEMBER 2022

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## DDC Activities

### Merry Christmas & Happy Holidays!

The DDC Board and Staff wish everyone a happy holiday season and a very merry Christmas! It is our hope that everyone has had a prosperous year and can reflect on many accomplishments as we all work to get back to “better than normal” after the last few years of a worldwide pandemic. Please keep in mind our local businesses as you venture out to do your shopping. For those of you who may have downtown development on your wish list, visit our web site at [www.downtownpeoria.us](http://www.downtownpeoria.us) or contact Michael Freiling at [michael@downtownpeoria.us](mailto:michael@downtownpeoria.us) or (309) 369-6038. We stand by to help make your wishes come true for a renewed spirit in downtown Peoria.

## Downtown Advisory Commission



Each month, DDC staff participates in the Downtown Advisory Commission (DAC) meetings. The DAC was established to advise Peoria City Council on community relations. Michael Maloof, DDC board member, attended the November 10th meeting on behalf of the DDC. Chairman Misselhorn welcomed attendees and provided a background on the Value of Downtown. The recap summarized:

- IDA Article: The Value of U.S. Downtowns and Center Cities
- EPA Study: How Small Towns and Cities Can Use Local Assets to Rebuild Their Economies
- Placing Downtown Peoria at the Center of our Civic Improvement Strategy List: A draft collection of current and future downtown developments.

**Guest Speakers were asked to add to the list of downtown developments. Responses included:**

- Phoenix Community Development Services projects
- Peoria Civic Center \$25M update
- Ronald McDonald House
- Dozer Park Investments to bring park up to minor league standards
- Public art- Main Library Portraits of Peoria project with Big Picture Peoria; \$6,000 for augmented reality
- Proton Beam installation at the OSF Cancer Institute
- Continued investments in the Warehouse District
- New parking on the former Depot Street
- Housing Study & Providence Point opening
- Murray Baker Bridge lighting
- Distillery Lab \$13 million project

The guests speakers included Mayor Rita Ali (City of Peoria), JD Dalfonso (Discover Peoria), Chris Setti / Lenora Fisher (Peoria Area Economic Development Council), Michael Maloof (Downtown Development Corporation of Peoria), Joshua Gunn (Peoria Chamber of Commerce), Sharon Gramm (Peoria RiverFront Association) Lenora / Doug Leunig (Big Picture Peoria).

All provided excellent feedback regarding current progress and added many thought-provoking ideas for ways to move forward and identified areas of improvement that can be addressed.

All were in complete agreement that the growth and success of Downtown Peoria is critical not only to downtown, but for the health and well-being of the City of Peoria. Our entire region benefits from a thriving downtown.

# Business Spotlight

## Twin Towers Mall



Over the past 11 years, all of us have heard about the Twin Towers, a/k/a the World Trade Center, in New York City. We especially think of those towers on September 11th, which is the anniversary of the tragic air strikes that took down the towers and took many precious lives. We memorialize those lives and mourn the loss of life as well as those iconic towers. Some of us may think of those towers when we enter downtown Peoria and get a spectacular view of our very own Twin Towers, built by Raymond G. Becker, in the early 1980's. At 308 feet, Twin Towers I and II are the tallest buildings in Peoria.

This past September, the Twin Towers mall space on the first floor was donated to Illinois Business Financial Services (IBFS) by the mall's long-time owner Jeff Graves. Erik Reader is President & CEO with Illinois Business Financial Services (IBFS). This non-profit organization has recently taken possession of the Twin Towers Mall space on the first floor, while maintaining their offices on the third floor of the same building. **"The idea that we are moving forward with is to create a new energy as a central place to dine, shop, or enjoy entertainment,"** IBFS President and CEO Erik Reader said in the press release in September. He recently told the Journal Star that the space, with over two dozen individual units, will be able to give emerging businesses a leg up. Small businesses are the heart and soul of Peoria's downtown. They are owned by hardworking individuals who love to share their stories about building on their dreams in the hopes of inspiring others. **Shop local; shop small; shop Twin Towers Mall!**

## Directory of Main Floor Businesses

### Dining

- 105 – Kickback on Fulton
- 110 – Cultured Grounds
- 128 – Meet Me On Madison
- 160 – Donna’s Deli
- 162 – Honey Sugar
- 170 – Canterbury Creations
- 186 – Creve Coeur Club

### Health & Beauty

- 101 – Mixed Personalities
- 103 – Kylie Tomblin
- 104 – Ink Capital
- 122 – Attitudes & Images

- 128 - Guided By An Angel
- 130 – Aesthetics By Alexis
- 180 – Prestige Barber Shop

### Professional Services

- 126 – Resolutions Unlimited
- 140 – LaSaine/Johnson Law
- 150 – Smith & Weer, Attorneys
- 175 – Logic Network Solutions
- Property for Sale/Lease

### Shopping

- 182 - Origin Repurposed

## Property Spotlight: For Sale



**New listing!** The Labor Temple, 400 NE Jefferson St, Peoria, IL 61603. What a fantastic real estate opportunity! This beautiful 5-story brick building is located directly off of I74 in the heart of downtown Peoria. With panoramic river views and overlooking the festive lights of the Murray BakeThe Lar Bridge, you will quickly see how locations like this one are few and far between.

The 1st & 3rd floors were renovated in 2019 with new carpet and fresh paint, the 1st floor bathrooms were renovated as well in 2019. Heating system is 5 years old. Each room is wired for T3. Current lease income is \$12,888 monthly. Security system is 4 years old and stays with the sale of the property. Barrell style roof. Total square footage is 31,694. Additional income available as nearly two floors are unoccupied. Current tenants would prefer to continue their leases. For more information on this iconic downtown landmark, visit the web site at [www.crexi.com/.../991899/illinois-the-labor-temple](http://www.crexi.com/.../991899/illinois-the-labor-temple) or contact Jared O'Brien, Designated Managing Broker with Jim Maloof Realtor, for details at 309-256-4374.

## Downtown Activities

### This December 17th, run with Rudolph and ShaZam!



Naughty or Nice, this is a Family Friendly event for people of all ages! Come run with ShaZam Racing one last time in 2022. Contest Categories for Ugliest Sweater, Best Solo Outfit & Best Group Ensemble Outfit. All participants receive a custom race bib, hot cocoa with a candy cane, post-race goodies, and a **Run, Run, Rudolph** long sleeve shirt.

For more information and to register, visit the race website at <https://raceroster.com/events/2022/56198/run-run-rudolph-5k>.

# Visit Peoria!

The DDC web site is a wonderful resource for development information and resources along with things to do in downtown Peoria. Winter activities abound! Hike, bike, craft, visit museums and art galleries, take in a movie, dine, drink, and shop! If you are looking for fun, indoors or out, visit our web site at [www.downtownpeoria.us/play](http://www.downtownpeoria.us/play).

## Save the Date!

### HOIHA Winter Social & Silent Auction

Heart of Illinois Hospitality Association

# WINTER SOCIAL & SILENT AUCTION

2023

## SAVE THE DATE

MONDAY, FEBRUARY 6, 2023

5:30pm - 7:30pm  
Lariat Steakhouse  
2232 W. Glen Ave., Peoria

*Food • Beverages • Fun*

### Social & Silent Auction

Free with online registration or \$10 donation at door

For more information contact  
Jody Bunker at [jodyb@hoiha.org](mailto:jodyb@hoiha.org)  
Registration opens  
January 9, 2023.

Presented by:

   

Hosted by:  
Heart of Illinois  
Hospitality  
Association

Funds from this event will go towards donations to Chefs Association, who are assisting with food and beverage at this event, and donation to the ICC Culinary Scholarship Fund. More information on how to register on the silent auction website will be coming soon. Come out and support HOIHA and its members as they work to get back to normal in these most challenging times.

## It's the Holiday Season!

You may have noticed the festive holiday banners that are scattered throughout the city where we have poles which are not otherwise being used. When asked about this initiative, Council member Chuck Grayeb replied, "I thought it would be great to raise our energy and celebrate the end of The Great Pandemic. My fellow Councilors liked the idea and the manager was game. So here we are. I love them!" Keep your eyes open as you travel the City. We hope you love them, too!





# Season's Greetings

## from the DDC Board of Directors

**Robert Anderson: Vice Chair**

Founding Organization:  
OSF Saint Francis Medical Center

**Jonathan Williams: Treasurer**

Commerce Bank  
Banking & Financial Services

**Zachary Oyler: Vice Chair**

Founding Organization: City of Peoria  
Peoria City Council

**Michael J. Freilinger: President/CEO**

Downtown Development Corporation of Peoria

**Jeanine Spain: Secretary**

Founding Organization:  
UnityPointHealth

**State Rep. Ryan Spain: Vice-President**

Founding Organization: City of Peoria  
OSF St. Francis Medical Center

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**Cliff Vieira**

Board Member

Founding Organization: Caterpillar

**Denise Jackson**

Board Member

Founding Organization: City of Peoria | Peoria City

**Mark Yemm**

At-Large Director

Banking and Financial Services: Morton Community Bank

**Michael Maloof**

Board Member At-Large

Real Estate & Development: Jim Maloof Realty

**Paul Kouri**

Board Member

Architecture, Construction & Engineering: Farnsworth Group

**Branden Martin**

Board Member

Real Estate & Development: PAAR (Peoria Area Association of Realtors)

**Travis Mohlenbrink**

Board Member At-Large

Hospitality/Restaurateur: Thyme, Sugar, Cracked Pepper, Cayenne & Warehouse on State

**David Nicoll**

Board Member

Downtown Resident

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### STAFF

**Debbie Dickerson**

Executive Assistant

**Angie Walker**

Project Manager

# www.DowntownPeoria.us

**Downtown Development Corporation of Peoria (DDC)**

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