

## DDC ACTIVITIES

### Board Member Spotlight

#### Jeff Kolbus



Meet **Jeff Kolbus**. Jeff is the President of RE/MAX Traders Unlimited which offers residential, commercial and property management. He joined the DDC Board of Directors in October 2014 and currently serves on the DDC Board as vice chairman and is a representative of the Peoria Area Association of REALTORS (PAAR). Jeff also serves on the DDC personnel committee, finance committee, and the planning committee.

In addition to the DDC board, Jeff serves on the Children's Hospital of Illinois Community Advisory Board, OSF Healthcare's Legacy of Hope Board of Directors, OSF St. Francis Foundation Council, Mt. Hawley Country Club Board of Directors, St. Vincent de Paul Parish Council, Tee it Up for the Troops of Central Illinois Executive Committee, Peoria Area Association of REALTORS Governmental Affairs Committee & Commercial MLS Committee, Illinois Association of REALTORS Public Policy Committee & RPAC Trustee.

When asked what drew him to the DDC, Jeff was quick to say, **"Being a visionary! The DDC was established with the mission to make Downtown Peoria a better place to work, live and play. Everything we do is based upon those ideas. Knowing that a strong downtown needs housing and employment opportunities to attract residents and employees will lead to a dynamic and stronger community. With increased residents, more retail (dining and shopping) is and will definitely follow. A specific example of this was our involvement in the acquisition of the development rights to the Riverfront Village. By coordinating numerous investors, the DDC was able to acquire these rights and then transfer them to the City. The City was provided the opportunity to change the use of the village to green space that the downtown so desperately needed. This green space is now an attraction to both residents and employers which is the ultimate goal!"**

Jeff further states that downtown Peoria is thriving: **"Every day I see more people walking the streets, walking to work, dine, shop or play. I have hopes of a smaller version of Michigan Avenue in Chicago where you are waiting on every corner at traffic signals with dozens of your fellow citizens enjoying their downtown. I want us all to be proud of Peoria! If we are proud of and love where we live and work, it will be contagious. It will make it that much easier to recruit employees and businesses. Businesses, prospective employees, retirees, and others will feel the energy of our community and want to be a part of it."**

With Jeff's community involvement and service on many different boards, the DDC is fortunate that he has chosen to be part of the downtown Peoria vision by serving in so many capacities on the DDC board. He is part of a very diverse, powerful team that drives development and improvement in many ways for downtown Peoria.

For more information about the DDC and its Board of Directors, visit our web site at <https://www.downtownpeoria.us/>

## News Conference

### Pop-a-Shot

On **January 16, 4:00 p.m.**, Michael Freiling, DDC President/CEO, will participate in a ribbon cutting/news conference for Pop-a-Shot, the original electronic arcade basketball company dating back to 1981 in Salina, Kansas. The current owner, Anthony Stucker, is relocating the business to a historic warehouse building at 918 SW Adams Street in Peoria, Illinois. Come on out for their grand opening on January 16th at 4:00 p.m.!

## News Conference

### The Center

Mark your calendars for another exciting announcement in the Warehouse District on **January 23, 11:00 a.m.**, at 809 SW Adams Street. Last month we announced that Baldwin Development Company purchased from the DDC the property at 800-810 SW Adams Street to begin construction on commercial and residential space. We are happy to announce and help promote Baldwin's purchase of yet another property across the street: an 80,000 sq. ft. building to develop into retail space and approximately 60 luxury apartments. You won't want to miss this exciting announcement on January 23rd at 11:00 a.m.!

## DDC/City of Peoria Collaboration

With new businesses opening and old properties in various states of redevelopment, especially in the Warehouse District, the DDC is partnering with the City of Peoria to remove barriers for new development. The DDC Planning Committee recently worked with the City to amend air-rights to help with adding windows to current structures. Their current effort is to provide a parking study to the City to analyze the supply and demand of parking spaces to ensure that there is ample parking for all who live, work, and play in downtown Peoria. The City is hopeful that a State grant will be provided to aid with development of a parking structure in the Warehouse District. We will keep you apprised of this development as it progresses.

## Downtown Development: Property Spotlight

### For Sale



#### The Block, 1009 SW Washington Street

Exclusive redevelopment located in Peoria's Historic Downtown Warehouse District. Multiple unique, hip, urban spaces available in all sizes from 500 - 15,000 SF; overall building size is 74,000 SF.

Asking price is \$3.6M. Great investment opportunity with 60% of the buildings leased and cash flowing. Do not miss this opportunity to own a piece of the Peoria Warehouse District and be a part of the growing redevelopment in this area! Highlights: Located in an Opportunity Zone, Historic District, and Rivers Edge Redevelopment Zone, parking available. For more information about this prime real estate, contact Katie Kim at 309.693.9900 or visit the web site at <http://www.thekingroup.com/services/real-estate/?property-id=529294-sale>

## Property Spotlight

### For Lease



#### Introducing the Adams & Oak Development

Located at 800 & 808 SW Adams in the historic Federal Warehouse and Mitchell Fabrics Buildings, Baldwin Development Company is now officially pre-leasing both residential apartments and commercial space at Adams & Oak.

Residential units are modern studios, one-bedroom, and two-bedroom units, on floors 1-5 and larger 2-bedroom and 3-bedroom luxury apartments on the top floor. Finishes include quartz countertops, hardwood & polished concrete floors, state-of-the-art kitchens, tile showers, high ceilings, exposed masonry, large windows, and breath-taking views. Option for indoor parking on first-come, first-serve basis.

Commercial spaces could be as small as 900 SF to as large as 21,000 SF depending on the needs of the tenant. They are looking for potential commercial tenants who would fit well with the culture of the area and who value quality to offer a unique customer experience. They are on the lookout for restaurants, especially ethnic, e.g., Oriental or Tex-Mex, as well as American fare.

More information is available on [adamsandoakpeoria.com](http://adamsandoakpeoria.com) or by calling the Baldwin Development Company at (309) 422-6917. For a virtual tour of this exciting new development and a glimpse of things to come, take a few moments to enjoy the video <https://drive.google.com/drive/folders/1GqV89J5SYk6mQHv-zhnLn1twlI0nZyC?usp=sharing>

## Business Spotlight

### Obed & Isaac's



Good food and great beer just make life better, right? Enjoying them in great surroundings makes it that much better still. If you haven't been to Obed & Isaac's yet, come in today! With two restaurants and breweries located in Central Illinois, Obed & Isaac's Microbrewery offers a unique dining and drinking experience.

The Peoria restaurant is a sight to behold. Nestled just up from the Riverfront, this 1889 church at 321 NE Madison Avenue will have you looking around at the **award winning architecture** throughout your meal. This is one of the most stunning atmospheres in all of Peoria and Central Illinois. (The Springfield restaurant is located one block west of Abraham Lincoln's Home and offers a great view of our State Capitol.)

Whether you order one of the signature flat bread pizzas, pub burgers, or famous horseshoes, you will find something you love, all moderately priced. Obed & Isaac's proudly serves their own craft beer, brewed locally. They also have an extensive libations menu full of creative cocktails.

Their restaurants and breweries are all family-friendly, and the outdoor areas are pet-friendly with a dog run and pickup station. They also proudly support the cycling community and even have a fix-it station for bicycle repairs and large racks to park and secure your bike.

Obed & Isaac's hosts many events throughout the year at both locations to give you a reason to get out of the house and enjoy a cold beer and a good meal! Owner Court Conn invites you in: "We hope you take a look around and join us sometime to Eat Well and Drink Better Beer!"

As a proud supporter of the DDC, Obed & Isaac's is featured on the DDC activities video for downtown Peoria, which can be viewed on the DDC web site at <https://www.downtownpeoria.us/>.

For the holidays, give the gift of great food and even better beer with the Obed and Isaac's gift card. To see a menu and to learn more about their historic restaurants, visit their web site at <https://www.connshg.com/obed-and-isaacs/>. To keep in touch, tag them on their social media platforms.

## Downtown Activities

### New Year's Eve Countdown at Peoria Civic Center

On December 31st, two New Year's Eve Countdowns (6:00 p.m. & Midnight) will take place at the Sonar Tide Patio next to City Hall where the NYE Ball will be 200 feet in the air lighting up downtown. There will be activities throughout the afternoon and evening for all ages to enjoy. No need to worry about the cold - there is plenty of space inside the glass atrium and patio to enjoy the festivities.

The PNC New Year's Eve Kids Countdown activities will begin at 2:00 p.m. in Exhibit Hall D at the Peoria Civic Center. There will be face painting, balloon art, Fun on the Run, superheroes and more! The NYE Countdown presented by Better Built starts at 9:00 p.m. in Exhibit Hall A where you can enjoy the Joe Stamm Band who will be onstage from 9:45 p.m. - 11:45 p.m. Concessions will be available and at midnight, count down to 2020 and ringing in the new year with the ball drop and fireworks! To read more, visit the Peoria Civic Center's web site at <https://www.peoriaciviccenter.com/events/2019-nye-countdown-presented-by-better-built>

### Da Vinci at Peoria Riverfront Museum

#### The Genius featuring the world's exclusive Secrets of Mona Lisa

The world's most comprehensive exhibition on Leonardo da Vinci, featuring the world's exclusive Secrets of Mona Lisa will be at the museum through March 22<sup>nd</sup>. Suitable for all ages, this amazing exhibition provides a fascinating insight into not only the mind of a genius, but also into the fundamental scientific and artistic principles that he discovered. Da Vinci - The Genius is an inspiration for the whole family. For more information about this and other events, visit the museum web site at <http://www.peoriariverfrontmuseum.org/>

## Public Announcements

### Ronald McDonald House Grand Opening

#### Save the Date for the Peoria Ronald McDonald House® Grand Opening!

When: Monday, December 16, 2019 @ 11 am  
Where: 401 NE Monroe Street, Peoria, IL Ribbon-Cutting  
Looking for ways to help RMHCCI? Buy an item from their wish list at [rmhc-centralillinois.org/wish/](http://rmhc-centralillinois.org/wish/)

# Season's Greetings from the DDC Board of Directors

**Mark Yemm, Board Chair**

Morton Community Bank At-Large | Banking & Financial Services

**Jeff Kolbus, Board Vice-Chair**

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

**Robert Anderson, Secretary**

OSF Saint Francis Medical Center | Founding Organization

**Jonathan Williams, Treasurer**

Commerce Bank | Banking & Financial Services

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

Downtown Development Corporation of Peoria

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

OSF St. Francis Medical Center | Founding Organization

**Jeanine Spain**

UnityPointHealth - Founding Organization

**Roberta Parks**

UnityPointHealth - Retired At-Large Director - Founding Organization

**Denise Moore**

Peoria City Council - Founding Organization - City of Peoria

**Sid Ruckriegel**

Peoria City Council - Founding Organization - City of Peoria

**Mike Hatfield**

Caterpillar - Founding Organization

**Karen Jensen**

Farnsworth Group - Architecture, Construction, & Engineering

**Jeff McLinden**

Peoria Marriott - Hospitality

**Travis Mohlenbrink**

Restaurateur (Thyme, Sugar, Cracked Pepper,  
Cayenne, & Warehouse on State) At-Large/Hospitality

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**DOWNTOWN DEVELOPMENT CORPORATION OF PEORIA  
ENCOURAGES EVERYONE TO  
SHOP LOCAL  
DURING THE SHOPPING SEASON AND ALWAYS.**

***DID YOU KNOW?***

*For every \$1.00 spent locally, an average  
of \$0.67 stays in the local community.*

***Local sales taxes support public services that keep  
our community safe and uphold our quality of life.***

DDC Monthly Report for November 2019  
Cumulative Total From July 1, 2014 through November 30, 2019

<b>Residential Units</b>		<b># of Units</b>	<b>Project Type</b>	<b># of Projects</b>	<b>DDC Finances</b>
Completed	163	<b>Development</b>	46	Budget	
Under Construction	32	<b>Completed</b>	20	Fundraising 2019:	\$ 305,000
Announced	278	<b>Under Construction</b>	8	Current Receipts	\$ 256,250
Exploring	325	<b>Permitted</b>	0	% of Budgeted Receipts	84.0%
<b>Residential Units Total</b>	<b>798</b>	<b>Hired Professionals</b>	0		
		<b>Property Acquired</b>	11		
		<b>Negotiations Under Way</b>	4		
		<b>Gathering Information</b>	3		
		<b>Total Dev.</b>	<b>46</b>		
<b>Business Start-up/Relocation</b>		<b>Infrastructure</b>	5	<b>DDC Activities</b>	
Completed	28	<b>Property Acquisition</b>	1	<b>Media</b>	
Announced	4	<b>Public Art</b>	1	Articles/Media/Interviews	194
Exploring	1	<b>Public Parks</b>	1	Press Conferences	27
<b>Business Start-up/Relocation Total</b>	<b>33</b>	<b>Projects Active Total</b>	<b>54</b>	<b>Other</b>	
		<b>Projects Abandoned Total</b>	<b>78</b>	Confidential Project Assistance	12
		<b>Projects Assisted Grand Total</b>	<b>132</b>	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	17			2016 Parking Study	
Est. Value Comm. Const. This Year	\$ 6,214,950			IL-HTC/RERZ Extension	
* All Const. Permits Issued This Year	116			2018 Housing Study	
# Estimated Value This Year	\$10,827,450			Opportunity Zone Funds	
<b>Since 2014</b>				Downtown Development Tour	
Issued Comm. Const. since 2014	157			IEZA Presentation and Tour	
Est. Value Comm. Const. Since 2014	\$63,663,526				
* All Const. Permits Issued Since 2014	914				
# Estimated Value Since 2014	\$95,831,836				
		<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>	
		Winkler Market & Apartments	26	Four Points by Sheraton	1
		Neon	6	The Block	1
<b>Developers Assisted</b>				Chase Block	1
Developers Active				Winkler Market	1
Local	27			Nailon Bldg	1
Out of Town	7			Black Band Distillery	1
<b>Developers Active Total</b>	<b>34</b>			Neon	1
Developers Inactive	53			Winkler Market & Apartments	1
<b>Developers Assisted Grand Total</b>	<b>87</b>	<b>Total Units UC</b>	<b>32</b>	<b>Total Projects</b>	<b>8</b>

Note: The River Trails Apartments project is now considered to be abandoned, thus reducing the number of announced residential units by 143.

\* 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

**www.downtownpeoria.us**

Michael J. Freiling, President/CEO  
Downtown Development Corporation of Peoria (DDC)  
403 NE Jefferson Ave  
Peoria, IL 61603-3725  
e: michael@downtownpeoria.us  
p: 309.369.6038



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