

# **DOWNTOWN PEORIA**

## **NEWSLETTER**

**SEPTEMBER 2022**

### **DDC Activities**

#### **DDC/City of Peoria**

##### **Partners for a Safe Downtown**



Last month, DDC President Michael Freilinger and DDC board member David Nicoll met with Peoria Chief of Police Eric Echevarria. They were joined by Brian Slater, President of the Creve Coeur Club in downtown Peoria.

At this introductory meeting, all parties pledged to help where possible to keep our city clean and safe as we continue to develop and invigorate the downtown.

Subsequently, the DDC and the Creve Coeur Club were asked to assist the

Peoria Police Department in a community clean-up event on SW Jefferson Street on Saturday, September 3rd. We look forward to helping again at future events for the betterment of downtown Peoria.

# DDC 2022 Fundraising Campaign

Our 2022 fundraising campaign is off to a great start. Letters and invoices were sent to our contributors at the end of July. Thank you to our founders and loyal contributors who have already sent in your contributions. We are hopeful that we will hear from others in the near future. If you are not currently a contributor to the DDC but would like to be, please contact Michael Freilinger, DDC President/CEO, at michael@downtownpeoria.us or call him at (309) 369-6038. We believe that a sustainable downtown has regional impact!

## DDC Director Spotlight

### Cliff Vieira



New to the DDC board as of September 2022 is Cliff Vieira, replacing outgoing board member Mike Hatfield in the Caterpillar's founder seat. Cliff currently works at Caterpillar Inc. as a Strategy & Marketing Manager, with a focus on growing awareness of fleet management solutions that help customers solve their equipment availability and production challenges. We believe Cliff will add value with his strategy and marketing skills to help us continue a focused development of downtown Peoria.

When asked what DDC accomplishments he is most proud of, Cliff stated, **“I’m most excited to see the way the DDC has been able to enact change and spur development. Their support of efforts in the Warehouse District have generated momentum and turned over stagnant properties to those committed to investing and reinventing our downtown experience.”**

As a new member of the DDC board, Cliff reminds us that Peoria is a wonderful mid-western city with such great potential to offer more to its residents: **“We have the amenities of a big city with a riverfront, entertainment, great employers, and rich history, but it needs a focused effort to give people compelling reasons to return to the downtown to live and play. I look forward to the residential and commercial development to create a self-sustaining, urban ecosystem that appeals to everyone and brings a vibrant urban center to our community.”**

Join us in welcoming Cliff Vieira to the DDC Board of Directors. We are anxious to work with him on our effort to bring people to downtown Peoria as residents, workers, and players.

## Property for Lease

### 456 Fulton Street



Wouldn't you love to take advantage of this premium office space with breathtaking 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. The suite has six offices with two reception areas, a break room, and two conference rooms. This space could be used as two separate offices. It is conveniently located across from City Hall and close to federal and county courthouses. Amenities in the main floor mall include a coffee shop and restaurant. \$6.00 NNN, NNN costs \$5.12 Sq. Ft.

To inquire about this phenomenal office space in the heart of the city, contact Michael O'Bryan, RE/MAX Unlimited Commercial, at (309) 635-8901 or [michaelobryan@remax.net](mailto:michaelobryan@remax.net)



# Development Update

## Adams & Oak by Baldovin Development Company



Perhaps you have seen the large dumpster and construction fencing on Adams Street across from Zion Coffee, Rambler and Crafted DIY in the Warehouse District and have wondered what in the world is going on. Well, pre-COVID, Baldovin Development Company announced the purchase of and big ideas for the property they purchased at 800 and 810 SW Adams Street (formerly known as the Federal Building and the Mitchell Fabrics Building). The plans included residential living options on the upper floors, commercial/retail space on the first floor, and indoor parking on the basement level below.

We recently reached out to Baldwin for an update, and here is what we found out: According to Roxanne Ibe, the development coordinator, **“The BDC team has been diligently working on Adams & Oak’s design, construction bidding and planning, utility company coordination, structural and mechanical systems engineering, and permitting, as well as selecting our bridge lender, tax credit investor, and securing the financing for the construction loan with our incredibly dedicated lender Morton Community Bank. We are working hard to bring together all the pieces of the planning and preparation puzzle.”**

Continuing the conversation, Casey Baldwin, the project’s lead developer, gave this update: **“Currently inside the buildings we’ve been conducting asbestos remediation, interior demolition, existing window demolition, and more. We are planning to close on the construction loan financing in October and begin the full development construction shortly after. Construction is estimated to stretch an 18-month period.”**



The BDC leadership team went on to say that in the meantime they were thrilled to have recently welcomed their first two commercial tenants to Adams & Oak -- Architectural Design Group and Edward Jones. **“Our talented construction team at Baldwin Construction successfully completed both unique, modern buildouts on aggressive time schedules so that these tenants could move in and get operating as quickly as possible. We look forward to our long-term relationship with these commercial tenant partners as well as our future partners who will soon occupy the other available commercial spaces at Adams & Oak. We have about 5,000 SF of divisible space remaining that is available for lease.”** The DDC is also excited to welcome these two companies to the Warehouse District and will give them their own feature article in a future issue of the DDC newsletter.

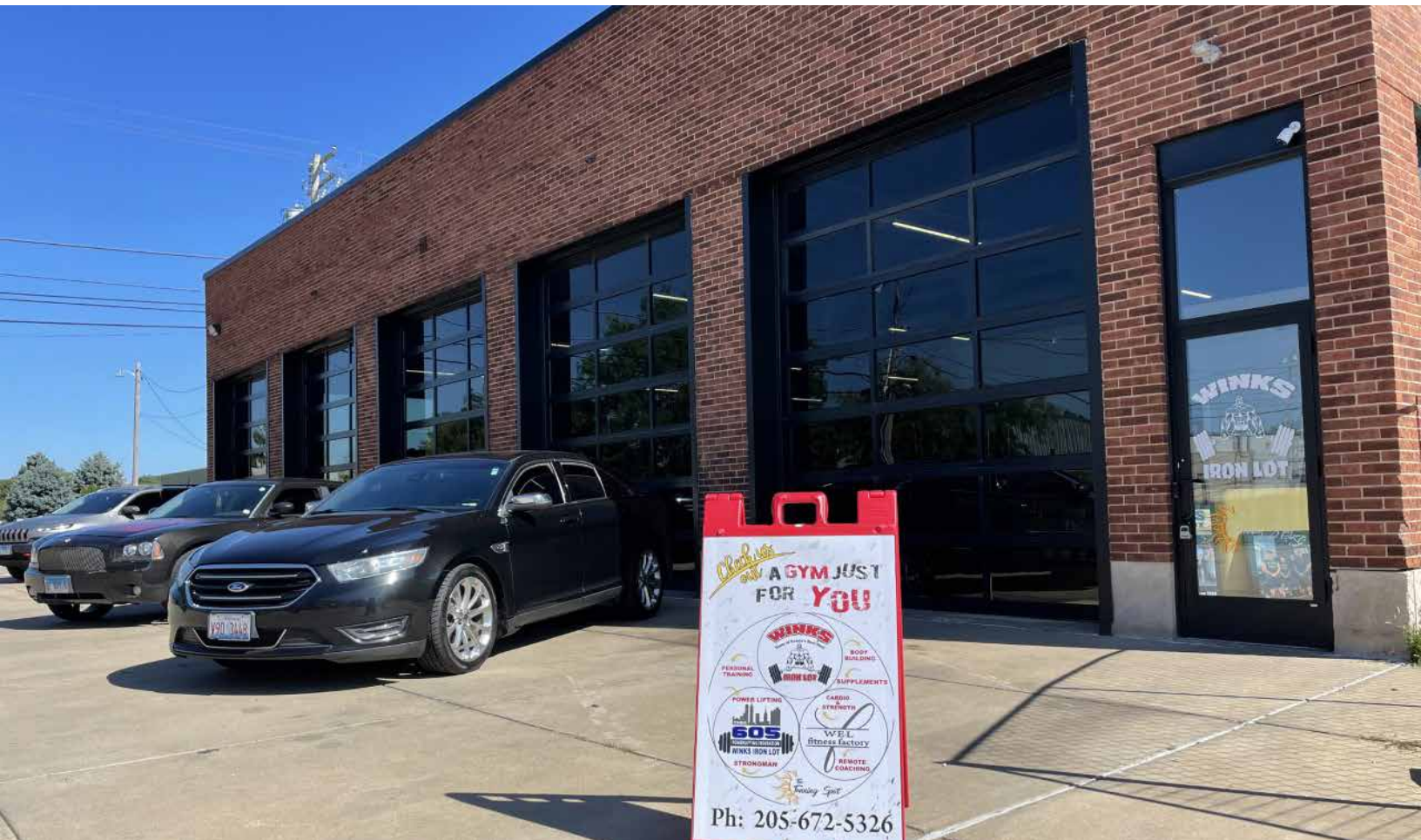


The BDC team also shared with us that official pre-leasing of apartments is expected to begin Fall of 2023, although they are currently keeping an unofficial list of residents interested in renting one of these new modern apartments. If you are interested in being added to this list, please email [baldovindevelopmentco@gmail.com](mailto:baldovindevelopmentco@gmail.com) or call the Baldovin Office at 309.437.0201. Wow! What an opportunity to live in the heart of the action, right near Dozer Park, great food, health and entertainment venues, not to mention our iconic riverfront!

What else is happening with Baldovin? Keep reading for a look at their newest tenant across the street at 833 SW Adams Street!

## Business Spotlight

### Wink's Iron Lot



**Welcome to a gym designed just for you!** Three gyms under one roof with 24-hour access for active members. If you are looking for general fitness, bodybuilding, powerlifting, strongman, accountability or just don't know where to begin, check them out! **Wink's Iron Lot** is located at 833 SW Adams Street (on the corner of Adams and Elm) in Peoria's Warehouse District. They are family owned and operated.

“The Lot” is a fun and friendly “old-school” gym environment and has everything you need for a successful work out. **Thee 605** is where the animals play behind the cage. If power and strength is your passion, this is the spot for you. The gym has the heaviest weights in town and everything you need to gain peak performance. **Fitness Factory** has the newest cardio equipment and kickboxing bags. Set in a private and comfortable section of the gym, this is the perfect place just to do You! Fitness Factory comes with on-line coaching and accountability. And, they offer tanning at **The Tanning Spot!**

According to the owners, **“Your experience with us is extremely important; and when you walk in our doors, you are family! The environment speaks for itself, so come see the real deal. It’s fun, safe, inspiring, motivating, encouraging and sometimes loud, your home away from home!”**



The Baldovin Development Company worked with the gym to get it built out and provided their insight and endorsement: **“Getting the space ready for Wink’s was challenging, but the final product has exceeded our expectations. The space is a converted auto shop with high ceilings and five large glass overhead doors that let in tons of light, making the space feel open and dynamic. Even before we ever met the Wink’s Iron Lot team, Baldovin Development Company had always envisioned this space being perfect for a fitness facility, so we are so thrilled that Wink’s has found its home here. It is a perfect fit! We also love the 24-hour presence that Wink’s brings to this area, keeping the area lively at all hours. But the real magic at Wink’s Iron Lot isn’t its space, it’s the passion of its dedicated leadership team and ardent members. When you walk into Wink’s Iron Lot, the energy is as palpable as the feeling of community. It’s a great place to get in an awesome work out!”**

Affordable memberships are available along with the best staff and members around. Staff is available Monday through Friday 10AM-7PM; Saturdays 8AM-Noon or by appointment. Follow The Lot on Facebook [www.facebook.com/@winksironlotthee605fitnessfactory](https://www.facebook.com/@winksironlotthee605fitnessfactory).



## Blast from the Past

Sully's Pub & Café – Will this iconic venue come back to life anytime soon? According to a recent article in the Peoria Journal Star, it is not too likely. Reporter Andy Kravetz caught up with the restaurant's owner and also asked for input from DDC President/CEO Michael Freiling. The article includes past history and speculation of what could happen with this historic cafe in the future. To satisfy your curiosity, check it out at [www.pjstar.com](http://www.pjstar.com).

## Downtown Activities

### Peoria Art Guild

Look what's going on just this month!



**PEORIA ART GUILD**  
**Fine Art Fair**  
Event Info & Tickets at [peoriaartguild.org](http://peoriaartguild.org)

**SEPT 24-25**  
Sat 10a - 5p Sun 10a - 4p  
**Peoria Riverfront**

### Fine Art Fair

September 24 & 25, Riverfront Park, 200 NE Water Street, Peoria IL: It's the 60th anniversary for bringing original art to central Illinois, and we want you to be a part of the celebration! As one of the oldest art organizations in the country, the Peoria Art Guild Fine Art Fair is nationally recognized. This is the Peoria Art Guild's major fundraising event of the year. All proceeds benefit the Art Guild's community outreach and programming. They would like to thank their sponsors for all they do to support this event! Visit [www.peoriaartguild.org/fine-art-fair-event-info](http://www.peoriaartguild.org/fine-art-fair-event-info).



## Free one-year membership

Again this year the Peoria Art Guild has received a generous donation from SJ & Tammy Boyd to increase the Peoria Art Guild membership! This is the way the Guild can offer a FREE 1-year membership to you! The Guild will pick 20 new members on September 16, 2022, just in time for you to get free Fine Art Fair tickets! To apply for a chance to win, click here <https://form-usa.keela.co/new-member-survey-2022?eb-lastId=BcQ9oJKETESwSm8WB&emailId=BcQ9oJKETESwSm8WBLSdo3k9oS5YPCe-kui1660665679507> to complete the entry form.

## Museum Partnership



The Peoria Art Guild is proud to announce a new reciprocal membership perk to its members. In partnership with the Peoria Riverfront Museum, all of the Peoria Art Guild members will receive a free family pass (immediate family) to the Peoria Riverfront Museum on the weekend of November 4-6, 2022.

Each year the museum will pick a special weekend for our members to attend the museum free of charge. In return, all of the Peoria Riverfront Museum Visionary Society Members will receive free tickets to the Fine Art Fair each year.

If you are a Peoria Art Guild member, you will be getting a reminder at the end of October on how to attend. If you aren't a Peoria Art Guild member, now is the time!! If you get your membership now, you will also be getting free tickets to the Fine Art Fair on September 24-25! The value is incredible! Check out membership levels and perks on the web site. And so much more! For a list of classes, events, and volunteer

opportunities for the Peoria Art Guild, visit their web site at [www.peoriaartguild.org](http://www.peoriaartguild.org). You will be amazed at all they have to offer!

## Peoria Riverfront Market

Last call! Located in the 200 block of SW Water Street, the market is the place to be every Saturday morning from 8:00 a.m. – 12:00 noon for fresh produce, meats and treats, custom hand-made art and jewelry, beautiful fresh flower bouquets, and so much more! Come to the riverfront and support local before the season ends! The last outdoor market will take place on September 24th.

## OctoberFest at the RiverFront

September 16-18 at CEFCU Center Stage @ The Landing, Riverfront Park, Water Street, Peoria, IL. Come to Oktoberfest to try authentic German cuisine and drinks, listen to polka that will make you want to get out of your seat and up on your feet! This festival is fun for the whole family! Single Day Admission (Friday or Saturday): \$8/person; Single Day Admission (Sunday): \$5/person; Weekend Pass: \$15/person. For more information on this and other exciting events, visit the Peoria Park District web site at [www.peoriaparks.org](http://www.peoriaparks.org).

## Visit Peoria!

The DDC web site is a wonderful resource for development information and things to do in downtown Peoria. With fall in the air, downtown Peoria offers something for everyone: markets, fine arts, museums, gyms, crafts, great food/drinks, and entertainment. In collaboration with Peoria Riverfront Association, we keep an updated pulse on downtown activities. If you are looking for fun, visit our web site at [www.downtownpeoria.us/play](http://www.downtownpeoria.us/play).

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[www.downtownpeoria.us](http://www.downtownpeoria.us)

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

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