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DOWNTOWN PEORIA NEWSLETTER

AUGUST 2023

DDC Activities



DDC 2023 Annual Report

Our 2023 annual report has been approved by the DDC Board and is available on our web site at <https://www.downtownpeoria.us/>.

We are excited to see so much growth and activity in downtown Peoria, as you will see in our annual report. We are proud to play an integral role and welcome your feedback and thoughts on the future of downtown Peoria.

Watch us grow or become an active participant in our growth!

DDC 2023 Fundraising Campaign

Our 2023 fundraising campaign has begun. Letters and invoices were sent to our contributors at the end of July. 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 as Downtown Peoria continues to grow and improve. If you are not currently a contributor to the DDC but would like to be, please contact Michael Freiling, DDC President/CEO, at michael@downtownpeoria.us or call him at (309) 369-6038. A sustainable downtown has regional impact!

New Property Sale



The DDC is pleased to announce that property owned by the DDC at 724 and 726 SW Adams Street and 225 State Street has been sold to Baldovin Development who is currently developing the Adams & Oak property on the 800 block of SW Adams Street as well as The Center at 801 SW Adams Street. They have purchased this property in the 700 block of SW Adams Street

across from those two developments to provide adequate parking for their residents and commercial tenants. The DDC applauds Baldovin Development for this strategic move to help further their development in the Warehouse District.

New DDC Board Member



Meet Pam Howe, our newest DDC board member. Pam joined our board in April and has recently been appointed as Treasurer and Chair of our Finance Committee. At Commerce Bank, Pam is an Executive Vice President, Peoria Commercial Team Leader, and has been with Commerce Bank since 1985. Leading the Commercial Banking team in Peoria, Pam provides banking advice and solutions to companies in various industries, with particular experience in commercial real estate and public finance. She is registered as a Municipal Securities Representative Government Securities Representative with the Board of Governors of the Federal Reserve System.

Pam is a Peoria native and graduate of Bradley University, ABA National School of Real Estate Finance, and National Graduate School of Real Estate Finance. She is community minded, currently serving on the Board of Directors of Methodist College, Rebuilding Together Peoria, and Peoria Area Chamber of Commerce. Pam has been recognized as a WEEK TV 25 Women in Leadership (2017) and a WTVP Peoria Magazine Women of Influence (2022).

Pam is pleased to serve on the DDC board and offered this endorsement:

“The DDC has done a remarkable job in visioning, championing, and facilitating the renaissance of the Warehouse District. Those efforts have recently culminated in the sale of the last properties DDC owned in the district for construction of a much-needed parking structure. Since joining the DDC Board, I am now excited for the shift to focus that same energy on revitalizing the downtown central business district.”

When asked about her vision for downtown Peoria, Pam replied, **“As a native Peorian, I have fond memories of a downtown filled with energy and activity. While I recognize that the downtown of my youth will not return, the transformation of the Warehouse District and the continuing residential development perfectly position downtown Peoria to evolve even greater.”**

We look forward to Pam’s involvement, especially with her extensive financial expertise. As we continue to make improvements in the downtown, we know we can count on her to provide great insight and focus on strategic plans. Welcome, Pam Howe, to the DDC Board of Directors!

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 Development

Adams & Oak Update



According to Roxanne Ibe, Development Coordinator at Baldovin Development, construction at 800 SW Adams Street at Adams & Oak is coming along very well: **“We have new windows throughout the building, all the framing and drywall is completed, and cabinets and paint is starting on the upper floors. We are on track to have residential tenants move in as early as the beginning of 2024. We already have a good-sized waiting list for apartments, so anyone who is interested in an apartment can email me to be added to the list. Folks on the list will get first choice of apartments once they become available.”** There is no deposit required to be added to the list.

Also, Baldwin Development is in talks with some very exciting commercial tenants, but has some commercial space available, ranging from 1400 sf - 5000 sf. They are looking for modern restaurant, office, and retail tenants for those remaining spaces. To make this place your home or open a business at this beautiful, newly renovated, historical building in the heart of the Warehouse District, send an email to Roxanne Ibe at roxanne@baldovinconstruction.com.

New Business Spotlight

Bollywood Bites



The Broadway Lounge space on the 1st floor of The Maxam Building at 316 SW Washington Street in downtown Peoria is about to grow up into a bigger industry as it becomes Bollywood Bites Bistro & Events Center in October! Winner of the “Peoria Pitch” contest sponsored by property owner, Andrew Driscoll, Bollywood Bites will open a whole new concept in our downtown, and we are ready for a change! Irfan Mohammed is the owner of Bollywood Bites.

According to Driscoll, **“BOLLYWOOD BITES Bistro and Events Center’s mission is to transport their patrons into the vibrant world of Bollywood through a fusion of exceptional Indian cuisine, captivating entertainment, and unforgettable experiences while delivering impeccable quality and creating lasting impressions on every guest.”** We are so excited to witness this evolution in the building and Downtown Peoria! To keep tabs on their progress, visit the Bollywood Bites Bistro & Events Center FaceBook page.

Property and Business for Sale

Cookies By Design



Tommy Dunne and his wife have been serving the Peoria area for over 27 years, raising 5 children on a small business. Located at 315-317 Main Street, right across from the courthouse, Cookies By Design has been a mainstay and a welcome “after lunch” stop for many customers. The building and business are now for sale. In 2022, they were voted 1 of the 3 best bakeries by Three Best Rated®. What a treat to have this franchise store in downtown Peoria! If you are interested in carrying on this tradition in our historic downtown, contact Tommy Dunne at **(309) 360-5666** for more information. Visit their FaceBook page <https://www.facebook.com/profile.php?id=100057578764946> to see some of the amazing cookie bouquets they have provided. It’s pretty sweet!

City of Peoria

A lot is happening in downtown Peoria, and the City is busy with lots of activities. Much media attention has been given to the RiverFront Park Master Plan. The multi-million dollar plan was presented for the first time to City Council on July 25th and was approved recently at their August 8th council meeting. In addition, the City is commissioning a downtown parking study that will be available sometime in the Fall. Also, they have been working with the public on a strategic plan to move the city forward. To find out more about these initiatives and other activities, visit their website at www.peoriagov.org/. To view or attend city council meetings and other public happenings, check out their YouTube channel: www.youtube.com/@cityofpeoriatv. Peoria Municipal Band summer concerts can be viewed there as well, so take a few minutes to tune in, listen to be informed.

Downtown Activities

Peoria Riverfront Market



Every Saturday, 8:00 a.m. – noon downtown along the riverfront, May 20 – September 30 - Peoria Riverfront Market is well into their 20th season this year! Kudos to Sharon Gramm and her crew at Peoria Riverfront Association who work so hard to bring in the vendors each and every week, rain or shine. They work tirelessly to bring you the freshest local produce, meats, cheeses, baked goods, flowers, and the list goes on and on. If you have never experienced this market, plan to attend soon. You will not be disappointed!

The market sets up in the River Station parking lot at 212 SW Water St. directly across from the Peoria Riverfront Museum. Plenty of free parking is available in surrounding lots and streets. For more information on how you can contribute to and/or enjoy the market, visit the website at www.visitdowntownpeoria.com/peoria-riverfront-market, follow their FaceBook page, email info@peoriariverfront.com, or call 309-671-5555. Come fresh! Buy fresh! See you there!

Visit Peoria

In collaboration with the Peoria Riverfront Association, we keep a pulse on downtown development news and activities, and there are activities galore! We have lots of “fests” coming up: Irish Fest, Oktoberfest, and the Art Festival, to name just a few. Also, we have historical tours and segway tours. If you are looking for fun things to do with friends and family, make sure to visit our web site at www.downtownpeoria.us/play to plan your next outing.

RiverFront Banners!



The Peoria RiverFront Association (PRA) is excited to see their new bright blue banners lining Water Street and Peoria’s RiverFront! PRA has saved funds for a number of years to replace previous banners that had run their course. Ultimately, a high quality screen-printed canvas banner was selected for a longer lifespan, and members voted on design options.

According to Sharon Gramm, PRA executive director, **“We are thrilled with the winning design and cheery banners that help welcome visitors to Peoria’s RiverFront. Our goal is to install banners in other Downtown Districts as we move forward.”**

When visiting Peoria’s RiverFront, look up to see these friendly banners bidding you welcome!

Big Picture Peoria 2023 Street Festival

Saturday, September 9th 10:00 AM – 4:00 PM
1300 Block SW Adams In Peoria's Warehouse District



Taking The Streets From Blah To Ahhhhhh!!!!!!

Big Picture Peoria Street Festival is a family fun "interactive arts happening" that colors our streets and opens our minds to a more vibrant community. Get your creativity on and take part in a day of art-making, food-eating, and entertainment-enjoying. It's a one-of-a-kind event that is back (after a 3-year, pandemic-induced nap) and better than ever!

The Festival takes place in Peoria's Warehouse District from 10 A.M. to 4 P.M. on Saturday, September 9th, 2023. Whether you are just a kid or a kid at heart, you can be sure there will be something to inspire and excite the creativity in you.

The Street Festival is unique in another aspect as well. Our goal is to create a large-scale piece of art that remains in the Warehouse District long after the Festival is over, leaving a lasting and positive impact for all to enjoy.

Admission to the Festival is donation-based, so we ask that you pay as you're able. And if you want to pay it forward for someone else, we would give you a great big hug, maybe a high-five or we could create a cool new handshake. You make the call.



BIG PICTURE WAS A PERFECT EXAMPLE OF HOW ART IS ALIVE AND THRIVING IN PEORIA.





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