A regular meeting of the Downtown Advisory Commission was held on Thursday, October 11, 2018, at 4:00 p.m. at Water St. Solutions, with Chairman Mark Misselhorn presiding and with proper notice having been given.

**ROLL CALL**
The meeting was called to order at 4:00 p.m.

Roll Call confirmed the following Commissioners
Absent (1): Alma Brown
City Liaison: Leslie McKnight, PhD
Presenters: Ryan Spain, OSF Ministry HQ, Trevor and Jamie Holmes-Chic Lofts, Kelly Peterson-Neon Building, Brent Eichelberger-Commerce Bank
Others Present: Council Member Sid Ruckreigal and about 20 other people attended the meeting.

Chairman Misselhorn thanked Water St. Solutions for hosting the Commission meeting. He thanked those in attendance and encouraged everyone to continue attending DAC Meetings. Commissioner Frye gave a brief overview of the Water St. Solutions building. Chairman Misselhorn introduced the new DAC Commissioner Vincent Boyle and Commissioner Boyle discussed his background and interest in the DAC.

**MINUTES**
Commissioner Neidy motioned for approval of the minutes of the regular Downtown Advisory Commission (DAC) meeting held on August 9, 2018; seconded by Commissioner Jenkins. The motion was approved unanimously.

Chairman Misselhorn introduced the presenters of the various developments in the Warehouse District and Downtown Peoria.

**Neon Building (Former Julian Hotel), 724 SW Adams St.- Presented by Kelly Peterson, Soho Development Group**

Mr. Peterson gave a history of single resident occupancy workforce hotels in Peoria. The Julian Hotel started out as a transition hotel for those recently released from prison. The hotel is currently vacant. Mr. Peterson is redeveloping the building into 6 rental units with nice amenities, balconies, and a backside with decks, 1500 sf each. The 1st floor will be a commercial space with a deli and pub. There will be a garage and secured parking. Mr. Peterson is currently looking for tenants, commercial space on first floor. The development is scheduled to be completed in two years.

**OSF Ministry HQ, 124 SW Adams St.- Presented by Ryan Spain, OSF**

Mr. (Rep.) Spain discussed OSF’s renovation plans of the vacant Chase Bank Building block. The Chase Bank building was built in 1905 and was a department store before it was developed into a bank. OSF has acquired the building for the purposes of establishing OSF’s corporate headquarters. The building will house over 700
employees and contain some retail space. Currently, the development is in the demolition phase. OSF is discovering the original historic features/significance of the building. The actual renovation/construction should begin in early 2019. There was also discussion on the possibility of two-way streets on Adam St.

**Chic Lofts, 1001 SW Adams St., Presented by Trevor Holmes and Jamie Holmes**

Trevor and Jamie Holmes presented the development plans of the Chic Lofts. They presented the history of the Chic Loft building. The building was built in 1911 and in 1925, the Princess Peggy Dress was produced and sold 30,000 dresses in one month. Chic Loft spaces will be available for condo and commercial units with the following features:

- Building Design Features:
  - Exposed Brick and Wood Beams
  - Lots of Natural Light through the large window
  - Over 160 parking spaces on the attached lot
  - Over 10,000 sf available on each floor

- Chic Lofts will provide a “Warm Shell” to a new tenant to lease or purchase. The tenant can have Chic Lofts provide the “fit-up” or they can provide their own.

**Commerce Bank, 401 Main St & 432 Main St., Presented by Brent Eichelberger, Commerce Bank**

The Commerce Bank project consists of two buildings under redevelopment to transform customer and employee experience. The Becker Building, 401 W. Main, will house 50 employees and can have up to 70 spaces. The build out is 17k sq. ft. space which will include retail, executive, and commercial banking division. The Commerce Bank building (432 Main) is a small bank retail space that will house 6 employees. The spaces will include contemporary designs, natural lighting and green technology. Both projects should be completed by the end of 2018.

**Sous Chef, 1311 SW Adams St.- Katie Couri Rodolfi, Owner, Presented by Chairman Mark Misselhorn**

Sous Chef will be a neighborhood grocery store in the Warehouse District. The store will sell produce, meats, packaged goods and some prepared items. The building currently houses a salon and yoga studio. The store will be opened once Sous Chef receives their Certificate of Occupancy from the City of Peoria.

**First Ascent Climbing and Fitness, 927 SW Washington- Mark Bell, Owner, Presented by Chairman Mark Misselhorn**

Chairman Misselhorn stated that First Ascent Climbing and Fitness will consist of the following:

1. Roped Climbing-11,000 square feet of climbing terrain up to 48 ft. tall → 66 climbing stations featuring autobelay, top rope, and lead climbing → 15 meter speed wall → Routes set for all ability levels, from new climbers to seasoned experts → Climbing classes available for all ability levels → Skylights and large windows drench the space in natural light
2. Bouldering-3,000 square feet of bouldering terrain up to 15 ft. tall → Boulder problems set for all ability levels and a huge variety of angles, from slab to steep overhangs → Climbing training area with Moon Board, Tension board, campus board, and hang boards.

3. Yoga studio-800 square foot yoga studio → 20+ classes per week led by certified, experienced instructors.

4. Fitness area -State-of-the-art cardio equipment, free weights, and functional training equipment → Fitness classes, training programs, and certified personal trainers available.

5. Locker Rooms -Full-service locker rooms with showers and changing area → Day use and rented overnight lockers available.

6. Co-working and hangout space- Plenty of seating → Free WiFi

7. Service Area-Quick scan-and-go check in for FA members.

Construction is underway and should be completed in 2019.

The Block Development, 1009 SW Washington- Katie Kim, The Kim Group

Ms. Kim was not available for the presentation. The presentation on The Block development and site tour will be scheduled for an upcoming DAC meeting.

NEW BUSINESS & PUBLIC COMMENT
Chairman Misselhorn invited the public to the Big Picture Festival, scheduled for this Saturday, October 13th. The festival will consist of live murals, interactive art activities, live performances, and the inaugural Big Picture Film festival, showing 8 minute films. He then moved for the meeting adjournment to go on the tours of First Ascent Climbing and Sous Chef.

ADJOURNMENT
Chairman Frye made a motion to adjourn; seconded by Chairman Dodson. The Downtown Advisory Commission Meeting adjourned at approximately at 5:30 p.m. after the motion was approved unanimously.

Leslie L. McKnight, PhD
Leslie L. McKnight, PhD, City of Peoria
City Manager’s Office