

Bob Sehring – OSF HealthCare CEO – Downtown Peoria Headquarters Project SOTs

What are we announcing?

OSF is partnering with Caterpillar in order to rehabilitate a downtown building, a very important building in the history of Peoria and that is the Chase building. As you know, that was originally slated for destruction. We have an opportunity now to rehabilitate that building and use it as OSF's Ministry headquarters. :24

What does this mean for the OSF ministry – why take advantage of this opportunity?

For OSF it really means is that we have an opportunity to bring many of our Mission Partners together who today are spread amongst different facilities throughout Peoria. We can bring them together in a location, we can create different synergies then we have today, we can create more collaboration amongst our Mission Partners and, again, we can do so in downtown Peoria which we believe is where we belong. :26

What does this mean for retaining and recruiting talent?

Every major employer is looking for 'how to we attract and retain talent.' OSF is no different. We are looking for opportunities to bring that talent here to Peoria to work in OSF's Ministry. And certainly we believe that a vibrant downtown is an important attraction for those who are looking to join OSF. We think a downtown location again is important for many of those especially the millennials who really want to more of an urban environment who want to live and work are close together, who want to enjoy the different features that a downtown can offer them. :37

Who will move into building?

The Chase building is a good size location and certainly will be a very large administrative building for OSF but even in the size of that it can't accommodate all of our administrative personal, so we will continue to have several buildings throughout the Peoria area but the downtown location will be able to house between 700 and 800 Mission Partners so will be our largest administrative structure here in Peoria. :24

What happens to the rest of the block?

The Chase building is one important piece of that block but the block is more than just that one parcel - it is two other parcels. There is the Peoria Professional Building which is on one of the parcels as well as a large parking deck. Those two structures, as well as the Chase building, were slated to be destroyed. We are still going to take down the Peoria Professional Building and the parking deck. There is little historic value in them and quite frankly those two structures are not worth the amount of monies that it would take to rehab them, so we do want to take those two structures down. But frankly that provides a lot of green space a lot of opportunity to think about the amenities that would be important to downtown important to OSF's Mission Partners, important to our neighbor Caterpillar right across the street, and – most importantly – important to the City of Peoria. And so we will work collaboratively with all of those and others in Peoria to think about the best amenities to bring to that block to be able to develop it and to be able to serve those in downtown Peoria. 1:00

How important is the historic tax credit to this project?

There are significant tax credits both on the state and federal level that will contribute mightily to the ability to rehabilitate this building. I would say, frankly, without those it really is not feasible to rehabilitate many of these historic buildings. So I would credit the availability of those tax advantage credits to enable the rehabilitation of this important and historic downtown building. :29

Timeline for project

One of the real challenges with that building is it is 105 years old. In addition, as we looked at the inside of that building, quite frankly, that building was being prepared for demolition and so much of that work was really not in a mind of rehabilitation. So really there will be quite a bit of work to be done on the inside as well as the exterior. For the exterior we really want to look to return it to the grandeur of earlier days and looking back at some of the photographs of downtown Peoria back in the 20s and 30s really paints a very different picture of that building and we would certainly like to see that return. On the inside it will be much work in order to rehabilitate the entire building all seven floors all and then including a below level floor, that will take a number of years. We will work closely not only with architects and construction companies, but we'll work closely with the historic commission again to preserve the historic nature of that building. We certain find there will be great opportunities to make it more conducive to an administrative work but, again, retain the grandeur of the exterior of the building. 1:12

This is kind of a homecoming for the Sisters

As we thought about this project and thought about specifically this building and then we began to think about the history and the history of the Sisters when they were first asked to come to Peoria by Spalding it really was to establish health care and the Sisters did and they did that in a very small house up on Southwest Adams. So in many respects this is a bit of coming back home again. We've always been part of the Peoria landscape – a very important part we believe – and Peoria's been a very important part of our history. So we think this returning home to returning to downtown and again within a very short distance from where the Sisters first established the healthcare facility in downtown is really quite exciting. :45