

Category	Subcategory	Estimated Cost	Description
Blight Mitigation	Demolition & Subsurface Remediation	\$41,500	Demolition and removal of subsurface structures, debris, unsuitable soils, and legacy materials, including concrete walls, tree stumps, and other remnants from prior site use, to eliminate hazardous conditions and prepare the site for stabilization.
	Basement Infill & Site Stabilization	\$91,000	Placement of structural fill, over-excavation, regrading, and compaction to stabilize the former basement area and establish a safe and buildable subgrade for future development.
Subtotal – Blight Mitigation		\$132,500	
Infrastructure Improvements	Elevator System	\$115,500	Installation of a two-stop elevator system to provide ADA-compliant access to the second floor, including all conveying equipment and controls necessary to meet code and accessibility requirements for public and tenant use.
	Fire Suppression System	\$58,943	Installation of fire suppression and alarm systems required for life safety and code compliance, including sprinklers, alarm infrastructure, and related components necessary to support mixed-use commercial occupancy.
	Utility Trenching & Hookups	\$80,160	Installation of new utility connections for sanitary sewer, domestic water, fire suppression, and stormwater systems, including trenching, tie-ins, and service coordination to support full site activation.
	Core/Shell Infrastructure	\$1,648,648	Construction of the core structural, mechanical, and envelope systems necessary to support vertical development, including foundation work, roof systems, building utilities, code-required improvements, and interior shell components required for base building occupancy.
	Sustainability and Energy Efficiency	\$387,752	Installation of rooftop solar infrastructure, including photovoltaic (PV) system components and integrated structural supports—such as a steel shade awning designed to accommodate solar panels—to enable on-site renewable energy generation and improve long-term building efficiency.
	Project Delivery & General Conditions	\$388,922	General conditions, project management, insurance, and other delivery costs required to support the construction of TIF-eligible public improvements, including mobilization, site logistics, temporary utilities, supervision, and contractor overhead.
Subtotal – Infrastructure Improvements		\$2,679,925	
Structural and Design Enhancements	Locally Quarried Masonry Façade & Trim	\$276,580	Installation of a high-quality masonry façade composed of locally quarried sandstone and brick, along with architectural trim and detailing designed to reflect the historic scale, character, and materiality of Lyons' nationally registered sandstone buildings, contributing to the visual cohesion and long-term value of the downtown district.
	Custom Storefront Assemblies	\$295,815	Installation of custom-fabricated wood storefront assemblies featuring expansive glazing and articulated detailing, designed to enhance the pedestrian experience and contribute to the architectural richness and human scale of the downtown corridor.
	Setback Engineering	\$16,500	Architectural and structural design elements required to align the building with neighboring storefronts at the property line while incorporating a second-floor setback and L-shaped deck to reduce massing and enhance pedestrian scale. Includes added foundation and shoring costs, as well as parapet detailing, to achieve a context-sensitive building form that complements the downtown environment.
	Angled Corner Façade	\$20,000	Architectural and structural enhancements to accommodate a prominently angled corner façade that softens the building's massing and contributes to pedestrian orientation at a key downtown intersection. Includes additional foundation work and welded steel elements required to execute the non-standard geometry.
	Historic Lighting & Awnings	\$20,000	Installation of period-appropriate, downcast exterior lighting fixtures to enhance pedestrian safety, minimize glare, and complement the historic architectural character of the downtown district.

Subtotal – Structural and Design Enhancements		\$628,895	
Public Amenities	Pedestrian-Friendly Entry + Sidewalk	\$15,224	Grading and entryway improvements to create step-free access from the public sidewalk, enhancing ADA compliance, pedestrian safety, and overall accessibility at the street-facing building entries.
	Public Mural	\$15,000	Installation of a publicly visible mural on the north façade of the building in partnership with the Lyons Arts & Humanities Commission (LAHC), contributing to downtown beautification, cultural expression, and long-term placemaking.
Subtotal – Public Amenities		\$30,224	
TOTAL QUALIFIED EXPENDITURES (TIF-Eligible):		\$3,471,544	
TOTAL ELIGIBLE TIF REIMBURSEMENT AMOUNT:		\$1,746,469	