

**Total Costs By TIF District**

\$6,501,200 District 1  
\$12,371,500 District 2  
\$18,872,700 Combined

**Total Growth Trip Ends by TIF District**

2032 District 1  
603 District 2  
2635 Combined

**OPTION 1 Citywide TIF Only**

\$18,872,700 Total Costs  
2635 Total Trip Ends  
**\$7,162.31** Cost per Trip End (TIF)

**OPTION 2 Citywide TIF plus Pepin Creek Overlay**

*Citywide TIF (including Pepin Creek land uses)*

\$6,501,200 Total Citywide Costs (without Pepin Creek Projects)  
2635 Total Trip Ends (includes Pepin Creek trips)  
**\$2,467.25** Cost per Trip End (TIF)

*Pepin Creek Overlay TIF (only includes Pepin Creek land uses and projects)*

\$12,371,500 Total Pepin Creek Project Costs  
603 Total Trip Ends (ONLY includes Pepin Creek trips)  
**\$20,516.58** Cost per Trip End (TIF)

**OPTION 3 Citywide TIF plus Pepin Creek Overlay ALTERNATE**

*Citywide TIF (including Pepin Creek land uses)*

\$7,738,350 Total Citywide Costs (without Pepin Creek Projects)  
2635 Total Trip Ends (includes Pepin Creek trips)  
**\$2,936.76** Cost per Trip End (TIF)

*Pepin Creek Overlay TIF (only includes Pepin Creek land uses and projects)*

\$11,134,350 Total Pepin Creek Project Costs  
603 Total Trip Ends (ONLY includes Pepin Creek trips)  
**\$18,464.93** Cost per Trip End (TIF)

THIS ASSUMES THAT PORTION OF PEPIN CREEK PROJECTS PROVIDES CITYWIDE BENEFIT

Assumed benefit portion = 10%