

Table 19: Hwy 50 TIF Schedule - Eff. June 10, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		6,245	12,837	4,668
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,121	10,526	3,828
1,000 to 1,499 SqFt	0.89	Dwelling Unit	5,558	11,425	4,155
1,500 to 1,999 SqFt	0.95	Dwelling Unit	5,933	12,195	4,435
2,000 to 2,999 SqFt	1.00	Dwelling Unit	6,245	12,837	4,668
3,000 to 3,999 SqFt	1.06	Dwelling Unit	6,620	13,607	4,948
4,000 SqFt or more	1.10	Dwelling Unit	6,869	14,120	5,135
MFD Not Age Restricted	0.54	Dwelling Unit	3,372	6,932	2,521
SFD Age Restricted	0.32	Dwelling Unit	NA	4,108	1,494
MFD Age Restricted	0.27	Dwelling Unit	NA	3,466	1,260
Nonresidential	<i>Cost per EDU¹ >></i>		848	3,690	511
General Commercial	1.72	Bldg. Sq. Ft.	1.46	6.35	0.88
Hotel/Motel/B&B	0.28	Room	238	1,033	143
Church	0.26	Bldg. Sq. Ft.	0.22	0.96	0.13
Office/Medical	1.79	Bldg. Sq. Ft.	1.52	6.61	0.91
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.48	2.07	0.29
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 3 and 14.					

Table 20: Local Roads TIF Schedule - Eff. June 10, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		7,119	13,354	32,799
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,838	10,950	26,895
1,000 to 1,499 SqFt	0.89	Dwelling Unit	6,336	11,885	29,191
1,500 to 1,999 SqFt	0.95	Dwelling Unit	6,763	12,686	31,159
2,000 to 2,999 SqFt	1.00	Dwelling Unit	7,119	13,354	32,799
3,000 to 3,999 SqFt	1.06	Dwelling Unit	7,546	14,155	34,767
4,000 SqFt or more	1.10	Dwelling Unit	7,831	14,689	36,079
MFD Not Age Restricted	0.54	Dwelling Unit	3,844	7,211	17,712
SFD Age Restricted	0.32	Dwelling Unit	NA	4,273	10,496
MFD Age Restricted	0.27	Dwelling Unit	NA	3,605	8,856
Nonresidential	<i>Cost per EDU¹ >></i>		805	2,534	7,125
General Commercial	1.72	Bldg. Sq. Ft.	1.38	4.36	12.26
Hotel/Motel/B&B	0.28	Room	225	709	1,995
Church	0.26	Bldg. Sq. Ft.	0.21	0.66	1.85
Office/Medical	1.79	Bldg. Sq. Ft.	1.44	4.54	12.76
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.45	1.42	3.99
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 3 and 15.					

Table 21: TIF Schedule (Hwy 50 & Local Roads) - Eff. June 10, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		13,364	26,191	37,467
SFD Not Age Restricted				-	
Less than 1,000 SqFt	0.82	Dwelling Unit	10,959	21,476	30,723
1,000 to 1,499 SqFt	0.89	Dwelling Unit	11,894	23,310	33,346
1,500 to 1,999 SqFt	0.95	Dwelling Unit	12,696	24,881	35,594
2,000 to 2,999 SqFt	1.00	Dwelling Unit	13,364	26,191	37,467
3,000 to 3,999 SqFt	1.06	Dwelling Unit	14,166	27,762	39,715
4,000 SqFt or more	1.10	Dwelling Unit	14,700	28,809	41,214
MFD Not Age Restricted	0.54	Dwelling Unit	7,216	14,143	20,233
SFD Age Restricted	0.32	Dwelling Unit	NA	8,381	11,990
MFD Age Restricted	0.27	Dwelling Unit	NA	7,071	10,116
Nonresidential	<i>Cost per EDU¹ >></i>		1,653	6,224	7,636
General Commercial	1.72	Bldg. Sq. Ft.	2.84	10.71	13.14
Hotel/Motel/B&B	0.28	Room	463	1,742	2,138
Church	0.26	Bldg. Sq. Ft.	0.43	1.62	1.98
Office/Medical	1.79	Bldg. Sq. Ft.	2.96	11.15	13.67
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.93	3.49	4.28
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 19 and 20.					

Table 19: Hwy 50 TIF Schedule - Eff. August 9, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		6,245	15,268	4,668
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,121	12,520	3,828
1,000 to 1,499 SqFt	0.89	Dwelling Unit	5,558	13,588	4,155
1,500 to 1,999 SqFt	0.95	Dwelling Unit	5,933	14,504	4,435
2,000 to 2,999 SqFt	1.00	Dwelling Unit	6,245	15,268	4,668
3,000 to 3,999 SqFt	1.06	Dwelling Unit	6,620	16,184	4,948
4,000 SqFt or more	1.10	Dwelling Unit	6,869	16,795	5,135
MFD Not Age Restricted	0.54	Dwelling Unit	3,372	8,245	2,521
SFD Age Restricted	0.32	Dwelling Unit	NA	4,886	1,494
MFD Age Restricted	0.27	Dwelling Unit	NA	4,122	1,260
Nonresidential	<i>Cost per EDU¹ >></i>		848	3,690	511
General Commercial	1.72	Bldg. Sq. Ft.	1.46	6.35	0.88
Hotel/Motel/B&B	0.28	Room	238	1,033	143
Church	0.26	Bldg. Sq. Ft.	0.22	0.96	0.13
Office/Medical	1.79	Bldg. Sq. Ft.	1.52	6.61	0.91
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.48	2.07	0.29
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 3 and 14.					

Table 20: Local Roads TIF Schedule - Eff. August 9, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		7,119	13,354	32,799
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,838	10,950	26,895
1,000 to 1,499 SqFt	0.89	Dwelling Unit	6,336	11,885	29,191
1,500 to 1,999 SqFt	0.95	Dwelling Unit	6,763	12,686	31,159
2,000 to 2,999 SqFt	1.00	Dwelling Unit	7,119	13,354	32,799
3,000 to 3,999 SqFt	1.06	Dwelling Unit	7,546	14,155	34,767
4,000 SqFt or more	1.10	Dwelling Unit	7,831	14,689	36,079
MFD Not Age Restricted	0.54	Dwelling Unit	3,844	7,211	17,712
SFD Age Restricted	0.32	Dwelling Unit	NA	4,273	10,496
MFD Age Restricted	0.27	Dwelling Unit	NA	3,605	8,856
Nonresidential	<i>Cost per EDU¹ >></i>		805	2,534	7,125
General Commercial	1.72	Bldg. Sq. Ft.	1.38	4.36	12.26
Hotel/Motel/B&B	0.28	Room	225	709	1,995
Church	0.26	Bldg. Sq. Ft.	0.21	0.66	1.85
Office/Medical	1.79	Bldg. Sq. Ft.	1.44	4.54	12.76
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.45	1.42	3.99
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
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Less than 1,000 SqFt	0.82	Dwelling Unit	10,959	23,470	30,723
1,000 to 1,499 SqFt	0.89	Dwelling Unit	11,894	25,473	33,346
1,500 to 1,999 SqFt	0.95	Dwelling Unit	12,696	27,190	35,594
2,000 to 2,999 SqFt	1.00	Dwelling Unit	13,364	28,622	37,467
3,000 to 3,999 SqFt	1.06	Dwelling Unit	14,166	30,339	39,715
4,000 SqFt or more	1.10	Dwelling Unit	14,700	31,484	41,214
MFD Not Age Restricted	0.54	Dwelling Unit	7,216	15,456	20,233
SFD Age Restricted	0.32	Dwelling Unit	NA	9,159	11,990
MFD Age Restricted	0.27	Dwelling Unit	NA	7,727	10,116
Nonresidential	<i>Cost per EDU¹ >></i>		1,653	6,224	7,636
General Commercial	1.72	Bldg. Sq. Ft.	2.84	10.71	13.14
Hotel/Motel/B&B	0.28	Room	463	1,742	2,138
Church	0.26	Bldg. Sq. Ft.	0.43	1.62	1.98
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Sources: Tables 19 and 20.					