

Exhibit D: Public Improvements/Project Costs

Tier	Project Costs	Amount	Years*
1	Roadway and Drainage (New and refurbished)	\$83,400,000	1-10
1	Affordable Housing	\$69,525,000	TBD
2	Streetscapes	\$56,300,000	TBD
3	Open Spaces (parks, trails, plazas)	\$93,700,000	TBD
3	Utilities (Water, wastewater, electric, etc.)	\$35,700,000	TBD
3	Green Infrastructure (Water quality)	\$5,500,000	TBD
3	Reclaimed Water	\$2,400,000	TBD
N/A	Underwriter Discount & Cost of Issuance	\$800,000	TBD
N/A	TIRZ Administrative Costs	\$7,289,211	1-20
--	TOTAL	\$354,614,211	--

* Timeline will be further refined in the Final Plan.

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