EXHIBIT "A"

FIRST AMENDMENT

TO THE

1717 MARKET PLACE

TAX INCREMENT FINANCING PLAN

Joplin, Missouri

March 16, 2018

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1717 MARKET PLACE TAX INCREMENT FINANCING PLAN

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The 1717 Market Place Tax Increment Financing Plan approved on January 10, 2005, by the City Council of the City of Joplin, Missouri, by Ordinance No. 2005-006, is hereby amended as follows:

1. The third paragraph in Article I. INTRODUCTION, page 5, is revised to read as follows:

   The aggregate Redevelopment Project costs are estimated at approximately Thirty-three Million Dollars ($33,000,000), including professional service costs (including architect, engineer, special consultant and attorney fees), but excluding financing costs (and excluding financing carry during construction).

2. The first sentence of the last paragraph in Article I. INTRODUCTION, page 6, is revised to read as follows:

   It is anticipated that the Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2023.

3. The first paragraph of Section A. Projected Redevelopment Project Costs. in Article VIII. FINANCING PLAN, page 14, is revised to read as follows:

   A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately Thirty-three Million Dollars ($33,000,000). The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be in excess of Fifty-three Million Dollars ($53,000,000). Thus, the TIF Reimbursable Project Costs (exclusive of Financing Costs) amounting to $10,047,865 (also exclusive of TDD reimbursement) represents approximately 30% of the total Project Costs (also exclusive of Financing Costs).

4. The second sentence of Section C. of Article VIII. FINANCING PLAN, page 14, is revised to read as follows:

   It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Reimbursable Project Costs, and that the Reimbursable Project Costs will be fully repaid in approximately the year 2023.

5. Exhibit 3 Detail of Project Costs is amended as follows:

   The line item for “Right-of-way acquisition” in the “Property Acquisition” category is increased from $367,500 to $867,500 in both the “Total All Project Costs” column and

the “TIF Reimbursable Costs (Without TDD)” column. The subtotals for these columns in the “Property Acquisition” category are also increased accordingly.

A new line item titled “15th Street Improvements – Additional Costs” is added to the “Street Improvements” category in the amount of $1,200,000 in both the “Total All Project Costs” column and the “TIF Reimbursable Costs (Without TDD)” column. The subtotals for these columns in the “Street Improvements” category are also increased accordingly.

The “Redeveloper’s Financing Costs on the Above” line item is increased by $19,460 in both the “Total All Project Costs” column and the “TIF Reimbursable Costs (Without TDD)” column.

The “Total Costs (without Financing Costs)” and “Total Project Costs (including Financing)” line items are increased to reflect the increases noted above.

The projected year of completion in the last paragraph of Exhibit 3, page 3, is revised from 2018 to 2023.