Exhibit "A"

SECOND AMENDMENT TO THE 32ND STREET PLACE TAX INCREMENT FINANCING REDEVELOPMENT PLAN

JOPLIN, MISSOURI

SUBMITTED BY:

Woodsonia Joplin, LLC

PREPARED BY:

Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview Avenue
Suite 300
Kansas City, Missouri 64111

Original Plan Filed October 1, 2020
First Amendment Filed May 12, 2022
Second Amendment Filed March 10, 2023

TABLE OF CONTENTS

I. INTRODUCTION 1

II. PLAN TEXT AMENDMENTS 1

Amendment No.1 **……1**

III. PLAN EXHIBIT AMENDMENTS 2

Amendment No. 2 ……..2

EXHIBITS

Exhibit 1 Site Plan of Redevelopment Project Area 4

I. INTRODUCTION

This Second Amendment to the 32nd Street Place Tax Increment Financing Redevelopment Plan (the "Second Amendment") shall amend the 32nd Street Place Tax Increment Financing Redevelopment Plan as approved by Ordinance No. 2020-210 on December 28, 2020, and as amended by Ordinance No. 2022-122 on August 1, 2022 (the 32nd Street Place Tax Increment Financing Redevelopment Plan as amended by the First Amendment shall hereinafter be referred to as the "Plan" or "Redevelopment Plan").

The Second Amendment, if approved, will reinstate the proposed movie theater into Project Area 4, which was deleted in the First Amendment. The proposed movie theater will consist of construction of approximate 37,025 square foot 8 screen movie theater/entertainment complex containing a bar, restaurant, and arcade. Please note that no changes are being made to the project budget, reimbursable project costs, or land uses included in the TIF Plan.

II. PLAN TEXT AMENDMENTS

The Redevelopment Plan shall be amended as follows:

1. **Amendment No. 1** The first paragraph of Section II. B. Redevelopment Plan shall be deleted in its entirety and replaced with the following:

   B. Redevelopment Plan. During this unprecedented time dealing with the COVID-19 crisis, the Applicant is pleased to be able to present this Plan for consideration by the City. Notwithstanding the challenges present to the entire retail industry today, the Applicant is confident of the success of this Plan. The Applicant is proposing to construct a new shopping center in the City. It will be anchored by a Menards Home Improvement Store ("Menards"), which is not currently located in

the City. The store will consist of approximately 213,300 square feet of retail space and a 49,430 square foot warehouse. The Applicant also proposes to construct an approximate 37,025 square foot 8 screen movie theater/entertainment complex containing a bar, restaurant, and arcade in Redevelopment Project Area 4. The Plan also provides for construction of future housing, retail, and commercial space. The Applicant also proposes to construct approximately 244 units of multifamily apartments, together with a 7,500 square foot clubhouse/leasing office with a pool and a dog park. The applicant also proposes to renovate an additional 8,600 square feet of office space for the relocation of BKD from its current location in the Redevelopment Area as well as the redevelopment of the 59,000 square foot Holiday Inn property. The proposed uses are subject to change, depending on the state of the economy and the needs of the City.

III. PLAN EXHIBIT AMENDMENTS

2. **Amendment No. 2:** Add to Exhibit 2, Site Plan of Redevelopment Area 4 as attached hereto.

EXHIBIT 2

SITE PLAN

REDEVELOPMENT PROJECT AREA 4

