

EXHIBIT A

AMENDMENT NO. 1 TO THE AVALON PARK/SOUTH SHORE REDEVELOPMENT PROJECT
AREA TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY, REDEVELOPMENT
PLAN AND PROJECT

In Section 5, entitled "Financial Plan," the subsection entitled "Phasing and Scheduling of the Redevelopment" shall be deleted and replaced with the following:

"Each private project within the Avalon Park/South Shore R.P.A. shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth (35th) calendar year following the year in which the ordinance approving this R.P.A. is adopted (by December 31, 2038, if the ordinances establishing the R.P.A. are adopted during 2002)."