

**Electric Park Community Improvement District  
2700 Guinotte Ave  
Kansas City, MO 64120**

**October 14, 2022**

**City of Kansas City, Missouri  
City Clerk  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106**

Dear City Clerk,

Please find attached the FY 23 forward looking budget dated May 1, 2022 for the Electric Park Community Improvement District. The budget details the expected revenues from 1% sales tax and expected expenses toward exterior improvements for the next fiscal year. You will also find the resolutions from the board approving the FY 23 budget.

Best Regards,

Andy Rieger

Electric Park CID

**Electric Park Community Improvement District**

**Proposed Budget**

*Fiscal Year May 1, 2022 - April 30, 2023*

*Dated May 1, 2022 (revised Oct 14, 2022)*

Services provided:

The District will serve as an economic development tool that allows landowners in the District to:

- 1) coordinate efforts to improve the District and meet the District purposes;
- 2) plan Eligible Services and/or public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
- 3) implement the Eligible Services and public improvements;
- 4) share the costs incurred by the District through special assessments and/or sales and use taxes which are imposed and collected in accordance with this Petition and the Act; and
- 5) Initiate a petition to terminate the proposed community improvement district as provided by Section 67.1481 R.S.Mo.

The Eligible Services may generally include, but are not necessarily limited to:

- 1) employing and/or contracting for personnel and services necessary to carry out the purposes of the District;
- 2) providing maintenance and repair of public areas within the District;
- 3) providing transportation related improvements within the District;
- 4) advocating and providing assistance to attract investment and foster business expansion within the District; and
- 5) preparation and implementation of a plan for the District ("District Plan") including the implementation of a comprehensive image and marketing program.

Revenues:

Revenues will be generated from 1% sales tax.

Expenses:

Expenses for the year will consist of landscaping to beautify the neighborhood, snow removal and trash removal from the sidewalks to improve the neighborhood.

Annual Budget:

See Exhibit 1 outlining the proposed budget for fiscal year May 1, 2022 – April 30, 2023.

## Electric Park CID Proposed Budget

### Resolutions approved:

See attached Exhibit 2: The CID met to approve and adopt FY23 budget as well as review and approve the annual report for FY 22.

### Board Members:

Andy Rieger -	AndyRieger1@gmail.com
Lucy Rieger -	LucyARieger@gmail.com
Adam Kessler -	Adam@LTDCapitalPartners.com
Ryan Maybee -	Ryan@JRiegerCo.com
Nathan Perry -	Nathan.James.Perry@gmail.com

Electric Park CID Proposed Budget

**Exhibit 1**

**The Proposed Budget for Fiscal Year 2023**

Electric Park Community Improvement District  
May 1, 2022 - April 30, 2023

	<u>Budget</u>
<b>Expenses:</b>	
Events/Marketing/Signage	\$ -
Landscaping	\$ 50,000
Office Supplies & Software	\$ 540
Snow removal	\$ 8,000
Trash removal	\$ 15,000
Operating Reserve	\$ 6,460
<b>Total Expenses:</b>	<b>\$ 80,000</b>
<b>Income:</b>	
From 1% Sales Tax	\$ 80,000
Other (Donations)	\$ -
<b>Total Income</b>	<b>\$ 80,000</b>

**ELECTRIC PARK COMMUNITY IMPROVEMENT DISTRICT  
WRITTEN CONSENT OF THE BOARD OF DIRECTORS**

**October 14, 2022**

The undersigned, being all of the members of the Board of Directors of Electric Park Community Improvement District (the "District"), a Missouri political subdivision (the "Corporation"), in accordance with Missouri Revised Statutes Chapter 67, as amended (the "Community Improvement District Act" or "CID Act"), do hereby consent and agree to the adoption of the following resolutions:

Forward-Looking Budget

WHEREAS, the District is required to produce an annual budget of forward-looking projections for submission to various State and City agencies.

WHEREAS, the Directors have reviewed the draft of the forward-looking budget, a copy of which is attached as an Exhibit within the Prior Year Annual Report; and

WHEREAS, it is deemed to be in the best interest of the District to approve the forward-looking budget in order to ensure full compliance for the District;

NOW, THEREFORE, IT IS:

RESOLVED, that the forward-looking budget is hereby adopted and approved.

Prior Year Annual Report

WHEREAS, the District is required to produce an annual report for submission to various State and City agencies.

WHEREAS, the Directors have reviewed the draft of the Annual Report, a copy of which is attached hereto as *Exhibit A*; and

WHEREAS, it is deemed to be in the best interest of the District to approve the Annual Report in order to ensure full compliance for the District;

NOW, THEREFORE, IT IS:

RESOLVED, that the Annual Report is hereby adopted and approved.

Omnibus Resolutions

RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper, convenient or desirable to effectuate the purpose and intent of the foregoing resolutions.

RESOLVED, that this Written Consent may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one instrument.

RESOLVED, that copies (facsimile or otherwise) of signatures to this Written Consent will be deemed to be originals and may be relied upon to the same extent as the originals.

WHEREFORE, the undersigned have duly executed this Written Consent of the Board of Directors effective as of the date first written above.

**DIRECTORS:**

  
\_\_\_\_\_  
Andy Rieger

  
\_\_\_\_\_  
Lucy Rieger

\_\_\_\_\_  
Adam Kessler

  
\_\_\_\_\_  
Ryan Maybee

  
\_\_\_\_\_  
Nathan Perry

Electric Park Community Improvement District  
May 1, 2022 - April 30, 2023

	<u>Budget</u>
<b>Expenses:</b>	
Landscaping/Beautification/Cleaning	\$ 40,000
Snow removal	\$ 8,000
Events/Marketing/Signage	\$ 10,000
Operating Reserve	\$ 22,000
One Time Set-up Costs	\$ -
<b>Total Expenses:</b>	<b>\$ 80,000</b>
<b>Income:</b>	
Sales Tax	\$ 80,000
Other (Donations)	\$ -
<b>Total Income</b>	<b>\$ 80,000</b>



Electric Park Community Improvement District  
Report of the Municipality  
Year ending April 30, 2022

Services provided:

The District will serve as an economic development tool that allows landowners in the District to:

- 1) coordinate efforts to improve the District and meet the District purposes;
- 2) plan Eligible Services and/or public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
- 3) implement the Eligible Services and public improvements;
- 4) share the costs incurred by the District through special assessments and/or sales and use taxes which are imposed and collected in accordance with this Petition and the Act; and
- 5) Initiate a petition to terminate the proposed community improvement district as provided by Section 67.1481 R.S.Mo.

The Eligible Services may generally include, but are not necessarily limited to:

- 1) employing and/or contracting for personnel and services necessary to carry out the purposes of the District;
- 2) providing maintenance and repair of public areas within the District;
- 3) providing transportation related improvements within the District;
- 4) advocating and providing assistance to attract investment and foster business expansion within the District; and
- 5) preparation and implementation of a plan for the District (“District Plan”) including the implementation of a comprehensive image and marketing program.

Revenues:

Revenues were generated from 1% sales tax redirection and a 12 month lease agreement with Heim Building LLC.

Expenses:

Expenses for the year consisted of landscaping to beautify the neighborhood, snow removal and trash removal from the sidewalks and highway signage to draw the public to the area.

Annual Budget:

See Exhibit 1.

The Annual Budget for fiscal year May 1 – April 30 was adopted May 1, 2022.

Resolutions approved:

The CID approved had no new resolutions this past fiscal year.

Board Members:

Andy Rieger- andy@jriegerco.com

Lucy Rieger- lucy@jriegerco.com

Adam Kessler- akessler@jriegerco.com

Ryan Maybee – ryan@jriegerco.com

Electric Park Community Improvement District  
Report of the Municipality  
Year ending April 30, 2022  
Nathan Perry – [nathan@jriegerco.com](mailto:nathan@jriegerco.com)

Electric Park Community Improvement District  
Report of the Municipality  
Year ending April 30, 2022

Exhibit 1:

Electric Park Community Improvement District  
May 1, 2022 - April 30, 2023

	<u>Budget</u>
<b>Expenses:</b>	
Landscaping/Beautification/Cleaning	\$ 40,000
Snow removal	\$ 8,000
Events/Marketing/Signage	\$ 10,000
Operating Reserve	\$ 22,000
One Time Set-up Costs	\$ -
<b>Total Expenses:</b>	<b>\$ 80,000</b>
<b>Income:</b>	
Sales Tax	\$ 80,000
Other (Donations)	\$ -
<b>Total Income</b>	<b>\$ 80,000</b>

<b>MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</b>	1. Financial Statement Summary for the Year Ended	Month	Year
		April	2022
	2. Name of political subdivision	Electric Park CID	
	3. Political subdivision number	17-048-0094	
	4. Name of county	Jackson	
5. Name of contact	6. Mailing address	2700 Guinotte Ave Kansas City, MO 64120	
Andy Rieger / Cecilia Bakker			
7. Telephone number	8. Fax number	9. Email address	
816.702.7815		admin@electricpark.org	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1. _____		
	2. _____		
	3. _____		

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Cecilia Bakker  
Preparer's Name

VP of Finance  
Title

17-May-22  
Date

### INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail  
the completed  
form to

State Auditor's Office  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

#### Part I – FINANCIAL STATEMENT

##### A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

Electric Park Community Improvement District  
Report of the Municipality  
Year ending April 30, 2021

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- 5) preparation and implementation of a plan for the District ("District Plan") including the implementation of a comprehensive image and marketing program.

Revenues:

Revenues were generated from 1% sales tax redirection.

Expenses:

Expenses for the year consisted of landscaping to beautify the neighborhood and snow removal from the sidewalks.

Resolutions approved:

The CID approved one resolution to facilitate economic development.

Electric Park Community Improvement District  
May 1, 2021 - April 30, 2022

	<u>Budget</u>
<b>Expenses:</b>	
Landscaping/Beautification/Cleaning	\$ 25,000
Snow removal	\$ 8,000
Events/Marketing/Signage	\$ 5,000
Operating Reserve	\$ 12,000
One Time Set-up Costs	\$ -
<b>Total Expenses:</b>	<b>\$ 50,000</b>
<b>Income:</b>	
Sales Tax	\$ 50,000
Other (Donations)	\$ -
<b>Total Income</b>	<b>\$ 50,000</b>

Electric Park Community Improvement District  
May 1, 2021 - April 30, 2022

	<u>Budget</u>
<b>Expenses:</b>	
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Other (Donations)	\$ -
<b>Total Income</b>	<b>\$ 50,000</b>

Electric Park Community Improvement District  
Minutes – Annual Budget Meeting (open to the public)

**Minutes**

Monday, May 24, 2021, noon-1pm

2700 Guinotte Ave. Kansas City, MO 64120

Present: Andy Rieger, Chairperson and Treasurer

Lucy Rieger, Board of Director

Ryan Maybee, Board of Director

Nathan Perry, Board of Director

Dial in: Adam Kessler, Vice Chairperson and Secretary

Staff: Cecilia Bakker

Guests: None present

**I. Call to order – noon**

Chairperson, Andy Rieger called to order the meeting of the Electric Park Community Improvement District annual budget. Introductions of the Board of Directors and guests. The board observed social distancing by sitting more than 6 feet from each other.

**II. Presentations –** Chairperson, Andy Rieger presented the Annual Budget and the previous year Financial Report.

**III. New Business**

a. Lucy Rieger gave an update on the CID “Adopt a Street program” and the litter removal initiative. The first litter clean up took place on 1 mile stretch of Guinotte Ave on Tuesday, May 11, 2021.

**IV. Old Business-** No old business

**V. Announcements / Community Events**

a. Lucy Rieger gave an update on the landscape plan for 2021

**VI. Next Meeting –** The next meeting will be in one year

**VII. Adjourn –** Perry made a motion and Maybee seconded to adjourn the meeting. Approval was unanimous. The meeting was adjourned.

Minutes prepared by Cecilia Bakker

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Electric Park Community Improvement District  
Minutes – Annual Budget Meeting (open to the public)

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Minutes prepared by Cecilia Bakker

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**Electric Park Community Improvement District  
2700 Guinotte Ave  
Kansas City, MO 64120**

**October 14, 2022**

**City of Kansas City, Missouri  
City Clerk  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106**

Dear City Clerk,

Please find attached the FY 22 annual report dated May 1, 2022 for the Electric Park Community Improvement District. The annual report details the revenues generated and the expenses incurred during the fiscal year. You will also find the resolutions from the board approving the annual report.

Best Regards,

Andy Rieger

Electric Park CID

**Electric Park Community Improvement District**

**Annual Report of the Municipality**

*Fiscal Year ending April 30, 2022*

*May 1, 2022 (revised Oct 14, 2022)*

Services provided:

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Revenues:

Revenues were generated from 1% sales tax redirection and a 12-month lease agreement with Heim Building LLC.

Expenses:

Expenses for the year consisted of landscaping to beautify the neighborhood, snow removal and trash removal from the sidewalks and highway wayfinding signage to draw the public to the area.

Annual Budget:

See Exhibit 1 outlining the financial activity for fiscal year May 1, 2021 – April 30, 2022.

Electric Park CID Annual Report

Resolutions approved:

See attached Exhibit 2: The CID met to approve and adopt FY23 budget as well as review and approve the annual report for FY 22.

Board Members:

Andy Rieger -	AndyRieger1@gmail.com
Lucy Rieger -	LucyARieger@gmail.com
Adam Kessler -	Adam@LTDCapitalPartners.com
Ryan Maybee -	Ryan@JRiegerCo.com
Nathan Perry -	Nathan.James.Perry@gmail.com

**EXHIBIT 1**  
**Prior Year Financial Activity**

*See attached.*

# Electric Park CID

## Profit and Loss

May 2021 - April 2022

	TOTAL
Income	
CID Sales Tax Redirection - From 1% Sales Tax	73,744.64
Sale of Product Income	31,693.75
<b>Total Income</b>	<b>\$105,438.39</b>
<b>GROSS PROFIT</b>	<b>\$105,438.39</b>
Expenses	
Highways and streets	5,055.73
Interest Paid	21,019.97
Landscaping	82,740.93
Office Supplies & Software	540.00
Snow Removal	3,600.00
Trash Removal	31,800.00
<b>Total Expenses</b>	<b>\$144,756.63</b>
<b>NET OPERATING INCOME</b>	<b>\$ -39,318.24</b>
<b>NET INCOME</b>	<b>\$ -39,318.24</b>

# Electric Park CID

Balance Sheet  
As of April 30, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
E/P CID Checking (CommunityAmerica - 1982)	29,866.80
E/P CID Savings (CommunityAmerica - 8672)	1.00
<b>Total Bank Accounts</b>	<b>\$29,867.80</b>
Accounts Receivable	
Accounts Receivable (A/R)	1,443.75
<b>Total Accounts Receivable</b>	<b>\$1,443.75</b>
<b>Total Current Assets</b>	<b>\$31,311.55</b>
<b>TOTAL ASSETS</b>	<b>\$31,311.55</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	35,368.66
<b>Total Accounts Payable</b>	<b>\$35,368.66</b>
<b>Total Current Liabilities</b>	<b>\$35,368.66</b>
<b>Total Liabilities</b>	<b>\$35,368.66</b>
Equity	
Retained Earnings	35,261.13
Net Income	-39,318.24
<b>Total Equity</b>	<b>\$ -4,057.11</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$31,311.55</b>

**ELECTRIC PARK COMMUNITY IMPROVEMENT DISTRICT  
WRITTEN CONSENT OF THE BOARD OF DIRECTORS**

**October 14, 2022**

The undersigned, being all of the members of the Board of Directors of Electric Park Community Improvement District (the "District"), a Missouri political subdivision (the "Corporation"), in accordance with Missouri Revised Statutes Chapter 67, as amended (the "Community Improvement District Act" or "CID Act"), do hereby consent and agree to the adoption of the following resolutions:

Forward-Looking Budget

WHEREAS, the District is required to produce an annual budget of forward-looking projections for submission to various State and City agencies.

WHEREAS, the Directors have reviewed the draft of the forward-looking budget, a copy of which is attached as an Exhibit within the Prior Year Annual Report; and

WHEREAS, it is deemed to be in the best interest of the District to approve the forward-looking budget in order to ensure full compliance for the District;

NOW, THEREFORE, IT IS:

RESOLVED, that the forward-looking budget is hereby adopted and approved.

Prior Year Annual Report

WHEREAS, the District is required to produce an annual report for submission to various State and City agencies.

WHEREAS, the Directors have reviewed the draft of the Annual Report, a copy of which is attached hereto as *Exhibit A*; and

WHEREAS, it is deemed to be in the best interest of the District to approve the Annual Report in order to ensure full compliance for the District;

NOW, THEREFORE, IT IS:

RESOLVED, that the Annual Report is hereby adopted and approved.



Omnibus Resolutions

RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper, convenient or desirable to effectuate the purpose and intent of the foregoing resolutions.

RESOLVED, that this Written Consent may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one instrument.

RESOLVED, that copies (facsimile or otherwise) of signatures to this Written Consent will be deemed to be originals and may be relied upon to the same extent as the originals.

WHEREFORE, the undersigned have duly executed this Written Consent of the Board of Directors effective as of the date first written above.

**DIRECTORS:**

  
\_\_\_\_\_  
Andy Rieger

  
\_\_\_\_\_  
Lucy Rieger

\_\_\_\_\_  
Adam Kessler

  
\_\_\_\_\_  
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