

Electric Park CID Annual Report

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

June 8, 2026

**To:
Missouri State Auditor's Office
P.O. Box 869
Jefferson City, MO 65102**

**Cc:
City of Kansas City, Missouri
City Clerk
414 E. 12th Street
Kansas City, MO 64106**

Please find attached the FY 26 annual report for the Electric Park Community Improvement District. The annual report details the revenues generated from 1% sales tax and the expenses incurred toward neighborhood improvements during the fiscal year. You will also find the resolutions from the board approving the FY25 annual report and the FY27 forward looking budget.

Best Regards,

Andy Rieger

Electric Park CID

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

**June 6, 2026
Resolution No. 26.06.06**

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:

Annual Report of the Municipality

WHEREAS, the District is required to produce an annual report of FY 26 (May 1, 2025 – April 31, 2026) 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 as Exhibit 1; 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

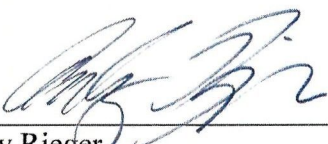
RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper,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

ANNUAL REPORT FOR
 Electric Park CID (17-048-0094)
 COMMUNITY IMPROVEMENT DISTRICT (“CID”)
 FISCAL YEAR ENDING APRIL 30TH, 2026

SECTION I

DATE OF REPORT SUBMITTAL: 2026.06.08

DISTRICT POINT OF CONTACT NAME: Andy Rieger

POINT OF CONTACT PHONE AND EMAIL: 8167027815

accounting@jriegerco.com

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Andy Rieger	AndyRieger1@gmail.com	July 12, 2019	July 24, 2028
Lucy Rieger	LucyARieger@gmail.com	July 12, 2019	July 24, 2028
Adam Kessler	Adam@LTDCapitalPartners.com	July 12, 2019	July 24, 2028
Ryan Maybee	Ryan@JRiegerCo.com	July 12, 2019	July 24, 2028
Nathan Perry	Nathan.James.Perry@gmail.com	July 12, 2019	July 24, 2028

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The services provided by the Electric Park CID are intended to increase economic activity in the area.

For FY 26 \$33,280 was spent on landscaping upkeep and beautification. \$2,700 was spent on snow removal services for the area and \$25,072 was spent on trash removal from the sidewalks and streets.

For marketing the CID renewed the electricpark.org domain name for \$116 as well as renewed the annual \$1,500 highway signage fee to draw tourists driving through the KC metro into the area.

Other expenses incurred include the annual \$1,001 fee to KCMO for review of the annual report and \$810 in bank charges and accounting expenses. The CID also spent \$18,000 towards the rental agreement for the parking facility

SECTION IV

DATE PROPOSED BUDGET WAS SUBMITTED: January 12, 2026

DATE ANNUAL BUDGET WAS ADOPTED: January 5, 2026

DATE ANNUAL REPORT WAS SUBMITTED: July 30, 2025 - FY 25

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	\$ 59,702	
b) Special Assessment Collections	\$ 0	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 59,702
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Landscaping	\$	33,280
b) Trash removal	\$	25,072
c) Snow removal	\$	2,700
d) Painting supplies	\$	22
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 61,074
IV. Services:		
a) Hhighway wayfinding signage	\$	1500.
b) electricpark.org domain renewal	\$	116
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 1,616
V. Other Expenses		
a) KCMO CID annual review fee	\$	1001
b) Bank fees	\$	810
c) Exterior parking lot rental at 2703 Guinotte	\$	18,000
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 19,811

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	\$ 0	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 61,074	
IV. Services	\$ 1,616	
V. Other Expenses	\$ 19,811	
TOTAL EXPENSES:		\$ 82,501
TOTAL REVENUE:		\$ 59,702
LESS TOTAL EXPENSES:		\$ 82,501
BALANCE:		\$ (22,799)

SUBMIT FORM AND ANY ATTACHMENTS TO:

Missouri Dept. of Economic Development
 Attn: CID Annual Report
 P. O. Box 1157
 Jefferson City, MO 65102
 Phone: 573-522-8004
 Email: redvelopment@ded.mo.gov

City Clerk
 25th Floor, City Hall
 414 E. 12th Street
 Kansas City, MO 64106
 Phone: 816-513-6401
 Email: clerk@kcmo.org

Missouri Dept. of Revenue
 Attn: CID Annual Report
 P.O. Box 3380
 Jefferson City, MO 65105-3380
 Phone: 573-751-4876
 Email: localgov@dor.mo.gov

Missouri State Auditor
 Attn: CID Annual Report
 P.O. Box 869
 Jefferson City, MO 65102
 Phone: 573-751-4213
 Email: moaudit@auditor.mo.gov

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

**May 09, 2025
Resolution No. 25.05.09**

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:

Annual Report of the Municipality

WHEREAS, the District is required to produce an annual report of FY 25 (May 1, 2024 – April 31, 2025) 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 as Exhibit 1; 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

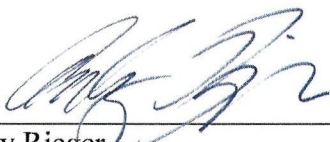
RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper, 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
WRITTEN CONSENT OF THE BOARD OF DIRECTORS**

January 5, 2026

Resolution No. 26.01.05

Electric Park CID (17-048-0094)

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 Exhibit 1; 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.

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.


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DIRECTORS:



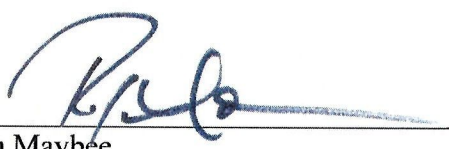
Andy Rieger



Lucy Rieger



Adam Kessler



Ryan Maybee



Nathan Perry

Exhibit 1
Electric Park CID (17-048-0094)
The Proposed Budget
for Fiscal Year ending April 30, 2027

Electric Park Community Improvement District
 May 1, 2026 - April 30, 2027

	<u>Budget</u>
Expenses Exterior improvements:	
Landscaping	\$ 16,500
Snow removal	\$ 2,000
Trash removal	\$ 18,500
Rent and Lease	\$ 18,000
Operating Reserve	\$ 0
Expenses Other:	
Events/Marketing/Signage	\$ 2,607
Office Supplies & Accounting Software	\$ 645
KcMO annual review	\$ 1,001
Total Expenses	\$ 59,253
Income:	
Sales and Use tax collected from 1% Sales Tax	\$ 60,000
Donations	\$ -
Total Income	\$ 60,000

Part II - FINANCIAL STATEMENT SUMMARY

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	
A. Beginning balance	\$ 21,345	\$ 21,345	\$	\$	\$	
B. Total receipts	62,495	62,495	0	0	0	
C. Total disbursements	82,501	82,501	0	0	0	
D. Ending balance	\$ 1,339	\$ 1,339	\$ 0	\$ 0	\$ 0	

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.