

ANNUAL REPORT FOR  
Electric Park CID (17-048-0094)  
COMMUNITY IMPROVEMENT DISTRICT ("CID")  
FISCAL YEAR ENDING APRIL 30<sup>TH</sup>, 2025

**SECTION I**

DATE OF REPORT SUBMITTAL: 25.05.09 - updates 25.07.22

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	Term is 4 years or until such director's successor is duly appointed and has commenced his or her term of office, whichever is later.
Lucy Rieger	LucyARieger@gmail.com	July 12, 2019	
Adam Kessler	Adam@LTDCapitalPartners.com	July 12, 2019	
Ryan Maybee	Ryan@JRiegerCo.com	July 12, 2019	
Nathan Perry	Nathan.James.Perry@gmail.com	July 12, 2019	

Electric Park CID Annual Report

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

**May 9, 2025**

**To:**

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

**Cc:**

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

Please find attached the FY 25 annual report dated May 09, 2025 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 annual report and the special KCMO addendum.

Best Regards,

Andy Rieger

Electric Park CID

**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

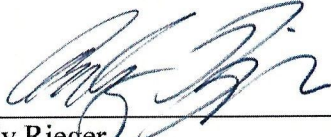
RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper,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

### Revenues:

Between May 1, 2024 and April 30, 2025 revenues of \$68,791 were generated from 1% sales tax redirection.

### Expenses:

Expenses for the year consisted of \$59,161, spent on landscaping to beautify the neighborhood, snow removal and trash removal from the sidewalks. Highway wayfinding signage was purchased for \$1,500 with the intent to encourage economic activity by drawing the public to the area. The CID also paid \$1,001 to KCMO for the review of the annual report. \$645 were paid for bank fees and \$18,094 were spent on parking facilities.

### Annual Budget:

The forward looking budget for FY ending April 30, 2025 was adopted by the CID January 20, 2025. It was submitted to the city of Kansas City, MO on January 24, 2025 and was submitted to the Missouri State Auditor on January 24, 2025.

### Resolutions approved:

The CID met to review and approve the forward looking budget and to review and will approve this annual report for FY 25.

### 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



ANNUAL REPORT FOR  
Electric Park CID (17-048-0094)  
COMMUNITY IMPROVEMENT DISTRICT ("CID")

**SECTION I**

DATE OF REPORT SUBMITTAL: May 09, 2025

DISTRICT POINT OF CONTACT NAME: Andy Rieger

POINT OF CONTACT PHONE AND EMAIL: 816.702.7815

**SECTION II**

CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
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

### **SECTION III**

#### **SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:**

Services for the year consisted of \$59,161, spent on landscaping to beautify the neighborhood, snow removal and trash removal from the sidewalks. Highway wayfinding signage was purchased for \$1,500 with the intent to encourage economic activity by drawing the public to the area. The CID also paid \$1,001 to KCMO for the review of the annual report. \$645 were paid for bank fees and \$18,094 were spent on parking facilities.

### **SECTION IV**

**DATE PROPOSED BUDGET WAS SUBMITTED: January 20, 2025**

**DATE ANNUAL BUDGET WAS ADOPTED: January 20, 2025**

**DATE ANNUAL REPORT WAS SUBMITTED: June 3, 2024 - FY 24**

**May 9, 2025 - FY 25**

## SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

[illegible]



## SECTION VI

### REVENUE AND EXPENSES:

<b>REVENUE:</b>		
a) Sales/Use Tax Collections	\$ 68,791.35	
b) Special Assessment Collections	\$ 0	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>TOTAL REVENUE:</b>		\$ 68,791
<b>EXPENSES:</b>		
<b>I. Public Infrastructure Improvements:</b>		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		\$
<b>II. Interior Improvements:</b>		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		\$ 0

**SECTION VI CONTINUED**

REVENUE AND EXPENSES CONTINUED:

<b>III. Exterior Improvements</b>		
a) Landscaping, snow removal, trash removal	\$ 59,161	
b) Exterior parking	\$ 18,094	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		\$ 77,255
<b>IV. Services:</b>		
a) Economic development	\$ 1500.	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		\$ 1,500
<b>V. Other Expenses</b>		
a) KCMO CID annual review fee	\$ 1001	
b) Bank fees	\$ 645	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		\$ 1,646

<b>EXPENSES SUB-TOTAL:</b>		
I. Public Infrastructure Improvements	\$ 0	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 77,255	
IV. Services	\$ 1,500	
V. Other Expenses	\$ 1,646	
<b>TOTAL EXPENSES:</b>		<b>\$ 80,401</b>
<b>TOTAL REVENUE:</b>		<b>\$ 73,748</b>
<b>LESS TOTAL EXPENSES:</b>		<b>\$ 80,401</b>
<b>BALANCE:</b>		<b>\$ (6,653)</b>

**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](mailto:redvelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: 816-513-6401  
Email: [clerk@kcmo.org](mailto: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](mailto: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](mailto:moaudit@auditor.mo.gov)