ANNUAL REPORT FOR

Electric Park CID (17-048-0094)

COMMUNITY IMPROVEMENT DISTRICT ("CID")

FISCAL YEAR ENDING APRIL 30TH, 2025

SECTION I

DATE OF REPORT SUBMITTAL: 2025.07.30

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:

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 24, 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):

RESOLUTION NUMBER	RESOLUTION TITLE
24.05.31	FY24 annual report approval
25.01.20	FY26 forward looking budget approval

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	**$** 68,791.35	
b) Special Assessment Collections	**$** 0	
c)	**$**	
d)	**$**	
e)	**$**	
f)	**$**	
g)	**$**	
h)	**$**	
i)	**$**	
j)	**$**	
TOTAL REVENUE:		**$** 68,791
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	**$**	
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	$ 32,719.26	
b) Trash removal	$ 20,657.45	
c) Snow removal	$ 5,785.00	
d) Security locks for parking lot	$ 93.95	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 59,255.66
IV. Services:		
a) Hhighway wayfinding signage	$ 1500.	
b)	$	
c)	$	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 1,500
V. Other Expenses		
a) KCMO CID annual review fee	$ 1001	
b) Bank fees	$ 645	
c) Exterior parking lot rental at 2703 Guinotte	$ 18,000	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 19,646

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	**$** 0	
II. Interior Improvements	**$** 0	
III. Exterior Improvements	**$** 59,255.66	
IV. Services	**$** 1,500	
V. Other Expenses	**$** 19,646	
TOTAL EXPENSES:		**$** 80,401.66
TOTAL REVENUE:		**$** 68,791
LESS TOTAL EXPENSES:		**$** 80,401
BALANCE:		**$** (11,610)

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: redevelopment@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 31, 2024
Resolution No. 24.05.31

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 24 (May 1, 2023 – April 31, 2024) 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

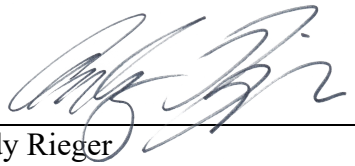
RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper,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

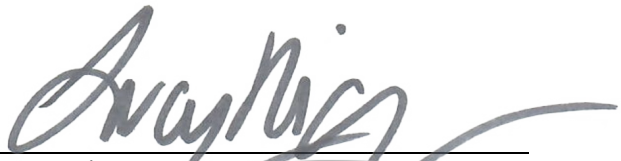
RESOLVED, that copies (facsimile or otherwise) of signatures to this Written Consent will be deemed to be originals and may be relied upon to the same extent as the originals.

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

DIRECTORS:

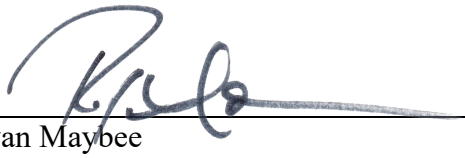


Andy Rieger



Lucy Rieger

Adam Kessler



Ryan Maybee

Nathan Perry

Exhibit 1

Electric Park Community Improvement District

Annual Report of the Municipality

Fiscal Year ending April 30, 2024

May 31, 2024

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:
Between May 1, 2023 and April 30, 2024 revenues of $90,062 were generated from 1% sales tax redirection.

Expenses:
Expenses for the year consisted of $76,011, spent on landscaping to beautify the neighborhood, snow removal and trash removal from the sidewalks. The CID also paid $1,001 to KCMO for the review of the annual report. $645 were paid for bank fees and $18,000 were spent on parking facilities.

Annual Budget:
The forward looking budget for FY ending April 30, 2025 was adopted by the CID January 19, 2024. It was submitted to the city of Kansas City, MO on January 19, 2024 and was submitted to the Missouri State Auditor on January 22, 2024.

Resolutions approved:
The CID met to review and approve the forward looking budget and to review and will approve this annual report for FY 24.

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 COMMUNITY IMPROVEMENT DISTRICT
WRITTEN CONSENT OF THE BOARD OF DIRECTORS

January 20, 2025
Resolution No. 25.01.20

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

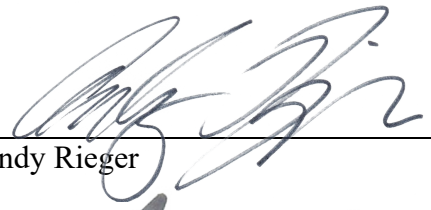
RESOLVED, that each Director and officer of the District is hereby authorized, empowered and directed, for the District and on its behalf, to make, execute and deliver any and all documents, instruments and papers, and to do and perform any and all acts and deeds, that are or may become necessary, proper,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

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.

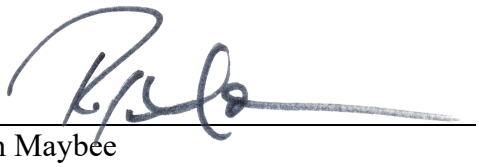
DIRECTORS:



Andy Rieger

Lucy Rieger

Adam Kessler



Ryan Maybee

Nathan Perry

Exhibit 1

The Proposed Budget for Fiscal Year ending April 30, 2026

Electric Park Community Improvement District
May 1, 2025 - April 30, 2026

		Budget
Expenses Exterior improvements:		
Events/Marketing/Signage	$	2,607
Landscaping	$	39,697
Snow removal	$	4,000
Trash removal	$	18,500
KcMO annual review	$	1,001
Office Supplies & Accounting Software	$	645
Operating Reserve	$	0
Rent and Lease	$	18,000
Total Expenses	**$**	**84,450**
Income:		
Sales and Use tax collected from 1% Sales Tax	$	84,450
Donations	$	-
Total Income	**$**	**84,450**

BYLAWS
OF THE

ELECTRIC PARK
COMMUNITY IMPROVEMENT DISTRICT

ARTICLE I

OFFICES, RECORDS, SEAL

1. **Principal Office.** The principal office of the District shall be located within the bounds of the Electric Park Community Improvement District (the "District"), in the city of Kansas City, state of Missouri, at such place as may from time to time be designated by the Board of Directors.

2. **Records.** The District shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Board of Directors and each committee of the Board of Directors. The District shall keep at its principal office a record of the name and place of residence of each director and each officer.

3. **Seal.** The Board of Directors shall adopt, and may alter at pleasure, a corporate seal, which shall have inscribed thereon the name of the District and the words: Corporate Seal -- Missouri. The corporate seal may be used by causing it, or a facsimile thereof, to be impressed or affixed or to be in any other manner reproduced.

ARTICLE II

PURPOSES

The purposes of the District shall be limited to those services and improvements set forth in the petition for creation of the District and the Five-Year Plan, and for all other lawful purposes that may be authorized by the Board of Directors and allowed by Section 67.1461 of the Revised Statutes of Missouri.

ARTICLE III

BOARD OF DIRECTORS

1. **Powers of Board of Directors.** The Board of Directors shall have and is vested with all and unlimited powers and authorities, except as it may be expressly limited by law or these Bylaws, to supervise, control, direct and manage the property, affairs and activities of the District, to determine the policies of the District, to do or cause to be done any and all lawful things for and on behalf of the District, to exercise or cause to be exercised any or all of its powers, privileges or franchises, and to seek the effectuation of its objects and purposes.

2. **Number of Directors; Qualifications.** The number of directors of the District to constitute the Board of Directors shall be five (5). The number of directors may not be increased or decreased. Each director shall meet the requirement of being an owner of real property or a legally authorized representative thereof, as set forth in the petition for the creation of the District, Section 67.1451 of the Revised Statutes of Missouri, as amended, and any other applicable law.

3. **Initial Board of Directors.** The initial Board of Directors and the initial term of each such director shall be as follows:

NAME	**TERM**
Andy Rieger	4 Years
Lucy Rieger	4 Years
Adam Kessler	4 Years
Ryan Maybee	4 Years
Nathan Perry	4 Years

Each such director shall hold office until such director's term expires, or until such director's successor is duly appointed and has commenced his or her term of office, whichever is later. Thereafter, the directors shall be appointed in the manner and for the terms provided for in Paragraph 5 of this Article III.

4. **Commencement of Term of Office of Directors.** A director shall not be deemed to have commenced his or her term of office or to have any of the powers or responsibilities of a director (i) unless such director is qualified to act as such, and (ii) until the time such director accepts the office of director either by a written acceptance or by participating in the affairs of the District at a meeting of the Board of Directors or otherwise.

5. **Appointment of New Directors/Terms.** In all cases except where the Board of Directors is filling a vacancy for the remainder of a term pursuant to this Article III, the Mayor of the City shall appoint successor directors with the consent of the City Council. Successor directors terms shall be four year appointments.

6. **Vacancies.** In accordance with Section 67.1451.4, RSMo, in the event of a vacancy on the Board of Directors prior to the expiration of a director's term, the remaining directors shall elect an interim director to fill the vacancy for the unexpired term. Unless otherwise provided by law and notwithstanding paragraph 3 of Article IV, in the event that there are less than two remaining directors to fill the vacancies for the respective unexpired terms, the remaining director, if any, shall recommend to the Mayor individuals to serve as interim directors, who shall be appointed in the same manner as successor directors as provided in paragraph 5 of this Article III. At the expiration of the remaining term of the

interim director, a new director shall be selected as provided in paragraph 5 of this Article III.

7. **Compensation of Directors.** No director shall receive compensation from the District for any service such director may render to it as a director. A director may be reimbursed for his or her actual expenses reasonably incurred in and about such director's performance of his or her duties as a director.

8. **Committees.** The Board of Directors shall have no authority to appoint a committee or other entity having the authority of the Board of Directors.

9. **Resignation of Directors.** Any director may resign from the Board of Directors. Such resignation shall be in writing addressed to the Secretary or Assistant Secretary of the District and shall be effective immediately or upon its acceptance by the Board of Directors as such resignation may provide.

10. **Removal for Cause.** In accordance with Section 67.1451.7, RSMo, any director may be removed for cause by the affirmative vote of at least four members of the Board of Directors. Should the Board of Directors ever be greater than five directors, any director may be removed for cause by the affirmative vote of at least two-thirds members of the Board of Directors. Written notice of the proposed removal shall be given to all directors prior to action thereon.

ARTICLE IV

MEETINGS

1. **Place.** Meetings of the Board of Directors of the District may be held at any place within the Electric Park Community Improvement District that is accessible to the public.

2. **Notice of Meetings.** Meetings may be called by the Chairman, the Vice Chairman, the Secretary or Assistant Secretary or by a majority of the Board of Directors by notice duly signed by the officer or directors calling the same and given in the manner hereinafter provided. Written notice stating the place, day and hour of a meeting and the purpose or purposes for which the meeting is called shall be delivered to each director not less than twenty-four (24) hours before the time of the meeting, either personally, by mail, by electronic mail or by facsimile. If mailed, such notice shall be deemed to be delivered three days after depositing such notice in the United States mail addressed to the director at such director's address as it appears on the records of the District, with postage thereon prepaid.

3. **Waiver of Notice.** Any notice provided or required to be given to the directors may be waived in writing by any of them whether before or after the time stated therein. Attendance of a director at any meeting shall constitute a waiver of notice of such meeting except where the director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

4. **Quorum.** The presence of a majority of the Board of Directors, either in person or via electronic channels of communication, shall be requisite for and shall constitute a quorum for the transaction of business at all meetings. Vacant positions are not counted in determining a majority of the Board of Directors; provided, however, that in no event shall a quorum consist of less than one-third of the whole Board of Directors. The affirmative vote of a majority of the directors present at a meeting at which a quorum is present shall be valid as the act of the Board of Directors except in those specific instances in which a larger vote may be required by law or these Bylaws.

5. **Adjournment.** Whether or not a quorum shall be present at any such meeting, the directors present shall have power successively to adjourn the meeting, without notice, or publication of notice, other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which could have been transacted at the original session of the meeting.

6. **Voting.** Each director present at any meeting, either physically or via electronic channels of communication, shall be entitled to cast one vote on each matter coming before such meeting for decision. If a roll call is taken, all votes shall be recorded so as to attribute each "aye" and "nay" vote, or abstinence if not voting, to the name of the respective director.

7. **Meeting by Conference Telephone.** Members of the Board of Directors may participate in a meeting of the Board of Directors by means of conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other, and participation in a meeting in this manner shall constitute presence in person at the meeting. Notice for such meetings shall designate a place where members of the public may hear the conference call for purposes of complying with Chapter 610 of the Revised Statutes of Missouri, as amended (the "Sunshine Law").

8. **Compliance with Sunshine Law.** The District is a "public governmental body" pursuant to the Sunshine Law; therefore, notwithstanding any other provision of these Bylaws and in addition to any requirements of these Bylaws, the District shall give notice of and conduct all meetings of the Board of Directors in accordance with the Sunshine Law.

ARTICLE V

OFFICERS

1. **General.** The officers of the District shall be a Chairman, Vice Chairman, a Secretary, an Assistant Secretary, a Treasurer, an Assistant Treasurer and such other officers as the Board of Directors may appoint. The Chairman and Vice Chairman shall be appointed from among the members of the Board of Directors and shall at all times while holding such offices be members of the Board of Directors. All remaining officers shall be appointed by the Board of Directors as deemed necessary. Any two or more offices may be held by the same person, except that the same person may not be both the Chairman and the Vice-Chairman.

2. **Election and Terms of Office.** Initially, the officers shall be appointed by the Board of Directors named in these Bylaws at the first meeting of that body, to serve until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified. At the first and each subsequent annual meeting of the Board of Directors, the Board of Directors shall appoint officers to serve until the next annual meeting of the Board of Directors and until their successors are duly appointed and qualified. An officer shall be deemed qualified when such officer enters upon the duties of the office to which such officer has been appointed and furnishes any bond required by the Board of Directors or these Bylaws; but the Board of Directors may also require of such person a written acceptance and promise faithfully to discharge the duties of such office. The term of office of each officer of the District shall terminate at the annual meeting of the Board of Directors next succeeding his or her appointment and at which any officer of the District is appointed unless the Board of Directors provides otherwise at the time of his or her appointment.

3. **Removal.** Any officer or any employee or agent of the District may be removed or discharged by the Board of Directors whenever in its judgment, the best interests of the District would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. If for any reason any officer who is also a member of the Board of Directors ceases to be a member, then such officer shall automatically be removed from office in the District.

4. **Compensation of Officers.** No officer who is also a member of the Board of Directors shall receive any salary or compensation from the District for any services such officer may render to it as an officer. Salaries and compensation of all other officers, agents and employees of the District, if any, may be fixed, increased or decreased by the Board of Directors, but until action is taken with respect thereto by the Board of Directors, the same may be fixed, increased or decreased by the Chairman, or such other officer or officers as may be empowered by the Board of Directors to do so; provided, however, that no person may fix, increase or decrease his or her own salary or compensation. Each officer may be reimbursed for such officer's actual expenses if they are reasonable and incurred in connection with the purposes and activities of the District.

5. **Vacancies.** Vacancies caused by the death, resignation, incapacity, removal or disqualification of an officer of the District shall be filled by the Board of Directors at any annual or other regular meeting or at any special meeting called for that purpose, and such person or persons so elected to fill any such vacancy shall serve at the pleasure of the Board of Directors until the next annual meeting of the Board of Directors, and until such officer's successor is duly elected and qualified.

6. **Chairman.** The Chairman shall be the chief executive officer of the District, shall have such general executive powers and duties of supervision and management as are usually vested in the office of the chief executive officer of a District, and shall carry into effect all directions and resolutions of the Board of Directors.

   The Chairman shall preside at all meetings of the Board of Directors at which he or she may be present.

The Chairman may execute all bonds, notes, debentures, mortgages, and other contracts requiring a seal, under the seal of the District and may cause the seal to be affixed thereto, and all other instruments for and in the name of the District.

The Chairman shall have the right to attend any meeting of any committee of the Board of Directors and to express his or her opinion and make reports at such meeting; provided, however, that unless the Chairman shall be specifically appointed to any committee, the Chairman shall not be considered to be a committee member or have the right to vote or be counted for the purpose of determining a quorum at any such meeting.

The Chairman shall have such other duties, powers and authority as may be prescribed elsewhere in these Bylaws or by the Board of Directors.

7. **Vice Chairman.** The Vice Chairman shall work in cooperation with the Chairman and shall perform such duties as the Board of Directors may assign to him or her. In the event of the death, and during the absence, incapacity, inability or refusal to act of the Chairman, the Vice Chairman shall be vested with all the powers and perform all of the duties of the office of Chairman. In the absence of the Chairman, the Vice Chairman shall preside at all meetings of the Board of Directors at which he or she may be present. The Vice Chairman shall have such other or further duties or authority as may be prescribed elsewhere in these Bylaws or from time to time by the Board of Directors.

8. **Secretary.** The Secretary shall attend the meetings of the Board of Directors and shall record or cause to be recorded all votes taken and the minutes of all proceedings in the minute book of the District to be kept for that purpose. The Secretary shall perform like duties for any committee established pursuant to these Bylaws when requested by such committee to do so. The Secretary shall be the administrative and clerical officer of the District under the supervision of the Chairman and the Board of Directors.

9. **Assistant Secretary.** The Assistant Secretary shall work in cooperation with the Secretary and shall perform such duties as the Board of Directors may assign to him or her. In the event of the death, and during the absence, incapacity, inability or refusal to act of the Secretary, the Assistant Secretary shall be vested with all the powers and perform all of the duties of the office of Secretary.

10. **Treasurer.** The Treasurer shall have supervision and custody of all moneys, funds and credits of the District and shall cause to be kept full and accurate accounts of the receipts and disbursements of the District in books belonging to it. The Treasurer shall keep or cause to be kept all other books of account and accounting records of the District as shall be necessary, and shall cause all moneys and credits to be deposited in the name and to the credit of the District in such accounts and depositories as may be designated by the Board of Directors. The Treasurer shall disburse or supervise the disbursement of funds of the District in accordance with the authority granted by the Board of Directors, taking proper vouchers therefor. The Treasurer shall be relieved of all responsibility for any moneys or other valuable property or the disbursement thereof committed by the Board of Directors to the custody of any other person or District, or the supervision of which is delegated by the Board of Directors to any other officer, agent or employee.

The Treasurer shall render to the Chairman or the Board of Directors, whenever requested by them, an account of all transactions as Treasurer and of those under the Treasurer's jurisdiction and the financial condition of the District.

The Treasurer shall have the general duties, powers and responsibilities of a treasurer of a District, shall be the chief financial and accounting officer of the District and shall have and perform such other duties, responsibilities and authorities as may be prescribed from time to time by the Board of Directors.

11. **Assistant Treasurer.** The Assistant Treasurer shall work in cooperation with the Treasurer and shall perform such duties as the Board of Directors may assign to him or her. In the event of the death, and during the absence, incapacity, inability or refusal to act of the Treasurer, the Assistant Treasurer shall be vested with all the powers and perform all of the duties of the office of Treasurer.

12. **Initial Board of Directors.** The initial officers, as determined by a unanimous vote of the Board of Directors on June 12, 2019, shall be:

OFFICER POSITION	**DIRECTOR**
Chairperson	Andy Rieger
Vice Chairperson	Adam Kessler
Treasurer	Andy Rieger
Secretary	Adam Kessler

13. **Other Agents.** The Board of Directors from time to time may also appoint such other agents for the District as it shall deem necessary or advisable, each of whom shall serve at the pleasure of the Board of Directors or for such period as the Board of Directors may specify, and shall exercise such powers, have such titles and perform such duties as shall be determined from time to time by the Board of Directors or by an officer empowered by the Board of Directors to make such determinations.

14. **Duties of Officers May Be Delegated**. If any officer of the District be absent or unable to act, or for any other reason that the Board of Directors may deem sufficient, the Board of Directors may delegate, for the time being, some or all of the functions, duties, powers and responsibilities of any officer to any other officer, or to any other agent or employee of the District or other responsible person, provided a majority of the whole Board of Directors concurs therein.

ARTICLE VI

GENERAL PROVISIONS

1. **Contracts.** The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District.

2. **Depositories and Checks.** The moneys of the District shall be deposited in such manner as the Board of Directors shall direct in such banks or trust companies as the Board of Directors may designate and shall be drawn out by checks or drafts signed in such manner as may be provided by resolution adopted by the Board of Directors.

3. **Bonds.** The Board of Directors may require that any officer or employee handling money of the District be bonded at the District's expense, in such amounts as may be determined by the Board of Directors.

4. **Custodian of Securities.** The Board of Directors may from time to time appoint one or more banks or trust companies to act for reasonable compensation as custodian of all securities and other valuables owned by the District, and to exercise in respect thereof such powers as may be conferred by resolution of the Board of Directors. The Board of Directors may remove any such custodian at any time.

5. **Fiscal Year.** Subject to limitations set for in Section 67.1471, RSMo., the Board of Directors shall have the power to fix and, from time to time, change the fiscal year of the District. In the absence of action by the Board of Directors, however, the fiscal year of the District shall end each year on the date which the District treated as the close of its first fiscal year, until such time, if any, as the fiscal year shall be changed by the Board of Directors.

6. **Certain Loans Prohibited.** The District shall not make any loan to any officer or director of the District. No loans shall be contracted on behalf of the District and no evidence of any financial obligation shall be issued in its name unless authorized by resolutions of the Board of Directors of the District.

7. **Indemnification and Liability of Directors and Officers.** Each person who is or was a director or officer of the District (including the heirs, executors, administrators and estate of such person) shall be indemnified by the District as of right to the full extent permitted or authorized by the laws of Missouri, as now in effect and as hereafter amended, against any liability, judgment, fine, amount paid in settlement, cost and expense (including attorneys' fees) asserted or threatened against or incurred by such person in such person's capacity as or arising out of such person's status as a director or officer of the District. The indemnification provided by this Bylaw provision shall not be exclusive of any other rights to which those indemnified may be entitled under any other bylaw provision or under any agreement, vote of disinterested directors or otherwise, and shall not limit in any way any right which the District may have to make different or further indemnifications with respect to the same or different persons or classes of persons.

No person shall be liable to the District for any loss, damage, liability or expense suffered by it on account of any action taken or omitted to be taken by such person as a director or officer of the District if such person (i) exercised the same degree of care and skill as a prudent person would have exercised under the circumstances in the conduct of his or her own affairs, or (ii) took or omitted to take such action in reliance upon advice of counsel for the District, or upon statements made or information furnished by directors, officers, employees or agents of the District which such person had no reasonable grounds to disbelieve.

8. **Absence of Personal Liability.** The directors and officers of the District are not individually or personally liable for the debts, liabilities or obligations of the District.

9. **Budgets.** The District will annually prepare a budget and an annual report describing the major activities of the District during the preceding year and upcoming year, which shall be presented to the City Finance Director, the City Manager and the City Council for review and comment not less than ninety (90) days prior to the intended date of approval of the budget. If the Board of Directors fails to adopt a budget by the first day of a fiscal year, the District shall be deemed to have adopted a budget for such fiscal year which provides for application of the District's sales and property tax revenues collected in such fiscal year in accordance with the budget for the prior fiscal year.

10. **Custodian of Records.** The Board of Directors may from time to time appoint one or more persons or entities to act as custodian of all the books, papers and records of the District and to exercise in respect thereof such powers as may be conferred by the Board of Directors. The custodian shall, at such reasonable times as may be requested, permit an inspection of such books, papers and records by any director of the District. The custodian shall upon reasonable demand furnish a full, true and correct copy of any book, paper or record in his, her or its possession. The Board of Directors may remove any such custodian at any time. The initial Custodian of Records for the District shall be Clark Hill PLC.

11. **Sales Tax Sunset.** Following the initial expiration of the District's sales tax, the Board of Directors may, with the affirmative vote of at least five members of the Board of Directors, call an election to renew the District's sales tax for additional terms of not to exceed 20 years from the date the question is approved by the qualified voters of the District.

12. **Property Tax Sunset.** Following the initial expiration of the District's property tax, the Board of Directors may, with the affirmative vote of at least five members of the Board of Directors, call an election to renew the District's property tax for additional terms of not to exceed 20 years from the date the question is approved by the qualified voters of the District.

ARTICLE VII

AMENDMENTS

The Board of Directors of the District shall have the power to make, alter, amend and repeal the Bylaws of the District and to adopt new Bylaws, which power may be exercised by the affirmative vote of at least five members of the Board of Directors. The District shall keep at its principal office a copy of the Bylaws, as amended, which shall be open to inspection by any member of the Board of Directors at all reasonable times during office hours.

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CERTIFICATE

The foregoing Bylaws were duly adopted as and for the Bylaws of the Electric Park Community Improvement District by the Board of Directors of said District on June 12, 2019.

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Adam Kessler
Secretary of the Board of Directors