

ANNUAL REPORT FOR
Health Sciences
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
FISCAL YEAR ENDING APRIL 30TH, 2026

SECTION I

DATE OF REPORT SUBMITTAL: 07/15/26

DISTRICT POINT OF CONTACT NAME: Alison Troutwine

POINT OF CONTACT PHONE AND EMAIL: (816) 404-2532

alison.troutwine@uhkc.org

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Sallie Guezuraga	saguezuraga@cmh.edu	July 28, 2023	April 30, 2027
Jeff Hughley	jhughley@cmh.edu	September 19, 2024	April 30, 2030
Russell Melchert	melchertr@umkc.edu	April 8, 2022	April 30, 2028
Troy Lillebo	lillebot@umkc.edu	April 8, 2022	April 30 2030
John Wilson	jpwilsonclassiccars@gmail.com	April 30, 2026	April 30, 2030
Gabe Zorogastua	Gabe.Zorogastua@uhkc.org	April 1, 2024	April 30, 2028
Katherine Nace	Katherine.Nace@kcmo.org	September 24, 2025	April 30, 2027

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Health Sciences CID did not provide any services in this reporting period.

Infrastructure: The Health Sciences Community Improvement District continues to work with Corbin Design to implement the signage and wayfinding plan outlined in the approved Sign Message Schedule and Design Intent drawings. We are coordinating with KCMO City Planning and Public Works to resolve right-of-way permitting issues prior to installation. The CID is also advancing plans for both short- and long-term improvements at the corner of 25th and Gillham. Additionally, the CID partnered with UMKC faculty member Dr. Amanda Grimes on a U.S. Department of Transportation Safe Streets and Roads for All grant application that, if funded, would unlock resources for 11 infrastructure projects within the District.

Housing: The Health Sciences Community Improvement District passed Resolution #092525, for the use of Redirected EATS funds within the CID's Benefit District. The Board approved an allocation of \$38,800 in Redirected EATS and this was approved by KCMO City Council, sponsored by Councilwoman Melissa Robinson.

In coordination with the KCMO Health Department, the project focused on one residential property within the CID Benefit District, located near 26th and Garfield. Improvements addressed health and safety needs, including the installation of smoke detectors, weather stripping, new locksets, and handrails — all consistent with EPA and HUD healthy homes guidelines. Total funds disbursed to the KCMO Health Department for this project: \$38,800. Two Healthy Homes projects approved in FY25 were paid in FY26, the total for all three projects is \$95,876.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

DATE PROPOSED BUDGET WAS SUBMITTED: January 14, 2026

DATE ANNUAL BUDGET WAS ADOPTED: March 11, 2026

DATE ANNUAL REPORT WAS SUBMITTED: August 20, 2025

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
050826	Resolution Successor Director John Wilson
022426	Resolution Approving Wayfinding and Signage plan
031126	Resolution Approving Board and Budget FY 27
092525	Resolution Healthy Housing

BOARD RESOLUTIONS:

☒ **ATTACHED**

☐ **NONE APPROVED**

CID BYLAW AMENDMENTS:

☐ **ATTACHED**

☒ **NONE APPROVED**

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		\$ 1119016
REVENUE:		
a) Sales/Use Tax Collections	\$	
b) Special Assessment Collections	\$	
c) Earnings Activity Tax	\$ 476392	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 476392
EXPENSES:		
I. Public Infrastructure Improvements:		
a) Healthy Homes projects (3)	\$ 95876	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 95876
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)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0
IV. Services:		
a) Corbin Design (signage consultant)	\$ 44698	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 44698
V. Other Expenses		
a) Directors and Officers Insurance	\$ 2197	
b) KCMO City Payment	\$ 1001	
c) Bank Fees	\$ 48	
d) Bike Share sponorship	\$ 4000	
e) T&B design planning	\$ 958	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 8204

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	\$ 95876	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 0	
IV. Services	\$ 44698	
V. Other Expenses	\$ 8204	
TOTAL EXPENSES:		\$ 148778
BALANCE FROM PRIOR FY:		\$ 1119016
TOTAL REVENUE:		\$ 476392
LESS TOTAL EXPENSES:		\$ 148778
BALANCE:		\$ 1446630

RELEVANT AGENCY CONTACT INFORMATION:

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

**HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF BOARD OF DIRECTORS**

**TO APPROVE A SUCCESSOR DIRECTOR TO THE HEALTH SCIENCES COMMUNITY
IMPROVEMENT DISTRICT BOARD**

WHEREAS, the City Council of Kansas City (the "**City Council**") approved the Petition to establish the Health Sciences Community Improvement District (the "**HSCID**") in Ordinance No. 200810 on the 10th day of February, 2022.

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with consent of the City Council by resolution according to a slate submitted by the Chair of the District to the City Clerk.

WHEREAS, University Health nominated John Wilson to serve as a Successor Director following Niki Lee Donawa's term ending on April 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT THAT:

1. The Board hereby appoints John Wilson as a Successor Director.

**HEALTH SCIENCES COMMUNITY
IMPROVEMENT DISTRICT**

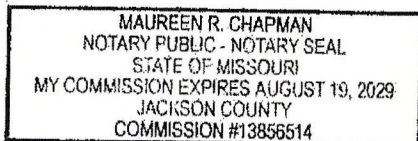
By: 

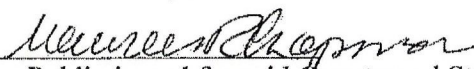
Name: Guillermo Zorogastua

Title: Chair

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

Before me, a Notary Public in and for said County and State, personally appeared Gabe Zorogastua, being first duly sworn, and states that he is Chair of the Board of Directors of the Health Sciences Community Improvement District and that the foregoing Resolution was adopted by the Board of Directors on the 8 day of may, 2026.




Notary Public in and for said County and State

Maureen R. Chapman
(Printed Name)

My Commission Expires: 8/19/2029

**HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF BOARD OF DIRECTORS**

NUMBER 022426

**TO APPROVE UMKC HEALTH SCIENCES DISTRICT WAYFINDING AND SIGNAGE
PLAN**

WHEREAS, the City Council of Kansas City (the "City Council") approved the Petition to establish the Health Sciences Community Improvement District (the "HSCID") in Ordinance No. 200810 on the 10th day of February, 2022; and

WHEREAS, clear, consistent, and accessible signage and wayfinding are essential to improving navigation, safety, accessibility, and the overall experience for visitors, patients, students, staff, and the general public; and

WHEREAS, a comprehensive Signage and Wayfinding Plan (the "Plan") has been developed to establish standards for design, placement, messaging, and implementation of signage across applicable properties and facilities; and

WHEREAS the HSCID selected a consultant, Corbin Design, to create the Plan; and

WHEREAS, the Board formed a "core team" to work with Corbin Design on the Plan;
and

WHEREAS, the Board budgeted \$700,000 to be spent on implementing the wayfinding and signage plan as outlined in the document dated January 2026 within the next fiscal year (May 1, 2026-April 30, 2027); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT THAT:

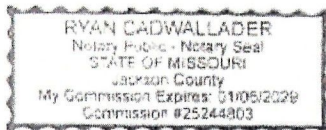
The Board approves the UMKC Health Sciences District wayfinding and signage plan document dated January 2026 attached hereto, and finds that approval of the Plan is in the best interest of the HSCID.

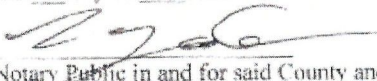
**HEALTH SCIENCES COMMUNITY
IMPROVEMENT DISTRICT**

By: 
Name: Salie A. Guozuraga
Title: Chair

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

Before me, a Notary Public in and for said County and State, personally appeared Sallie Guezuraga, being first duly sworn, and states that she is Chair of the Board of Directors of the Health Sciences Community Improvement District and that the foregoing Resolution was adopted by the Board of Directors on the ____ day of ____, 2026.




Notary Public in and for said County and State

Ryan Cadwallader
(Printed Name)

My Commission Expires 01/06/2029

**HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF BOARD OF DIRECTORS**

**TO ADOPT THE HOUSING IMPROVEMENTS FUNDS PROGRAM OF THE HEALTH
SCIENCES COMMUNITY IMPROVEMENT DISTRICT.**

WHEREAS, the City Council of Kansas City (the "Council") approved the Petition to establish the Health Sciences Community Improvement District (the "District") by Committee Substitute for Ordinance No. 200810 on February 10, 2022; and

WHEREAS, the City of Kansas City, Missouri (the "City") and the District mutually entered into a Cooperative Agreement (the "Agreement") on April 8, 2022; and

WHEREAS, the District is a political subdivision of the State of Missouri committed to enhancing the well-being of residents through healthy housing initiatives in the Benefit District of the District; and

WHEREAS, the Benefit District is defined in the Agreement as the area bounded by Brooklyn Avenue on the east, Gillham Road on the west, 22nd Street on the north, and 27th Street on the south; and

WHEREAS, the City agreed to redirect the Redirect EATS from the Generator Projects, as described in the Agreement, to provide financing to support the expenses of the District Improvements with not less than 30% of the Redirected EATS to be used for the Housing Improvements; and

WHEREAS, the Agreement directs the District's Advisory Committee to make recommendations to the Council for use of the Redirected EATS allocated to the Housing Improvements (the "Housing improvements Funds") for the Council to adopt a program that includes the nature, scope and location of the project(s) using the Housing Improvements Funds (the "Program"); and

WHEREAS, the Agreement states the Program will be (a) investment in residential housing related improvements that directly improve health and quality of life within the Benefit District; and (b) other Programs agreed upon by the City and the Health Sciences CID; and

WHEREAS, the District Advisory Committee approved one project as outlined in the Program Summary in Exhibit A; and

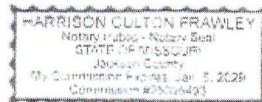
WHEREAS, the District Board of Directors budgeted and approved \$370,787 to be spent on Healthy Housing in this fiscal year (May 1, 2025-April 30, 2026); and

WHEREAS, the KCMO Health Department submitted a project within the Benefit District totaling \$38,800; and

WHEREAS, the project is supported by the Environmental Protection Agency's and the U.S. Department of Housing and Urban Development's guidelines for healthy homes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF the HSCID THAT:

1. That the recommendations of the Health Sciences Community Improvement District Advisory Committee concerning the use of Redirected EATS and the housing improvements funds program are hereby adopted.



**HEALTH SCIENCES COMMUNITY
IMPROVEMENT DISTRICT**

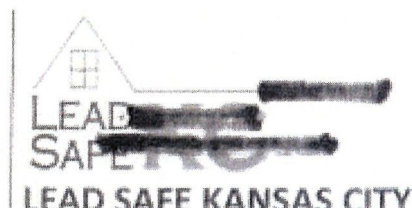
By: *Sallie Guevaraga*
Name: Sallie Guevaraga
Title: Chair of the Board
Date: 10-2-25

Harrison Clifton Frawley
(Printed Name)

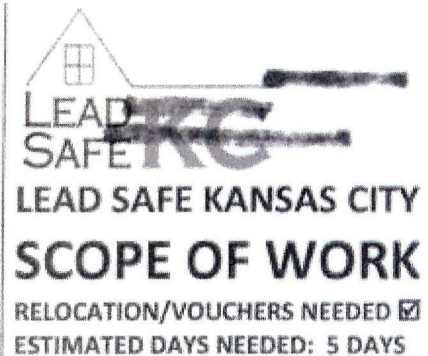
My Commission Expires: January 6th, 2029

EXHIBIT A

Project Number: H-2024-022
Property Address: 2610 Garfield Ave. Kansas City, MO 64127
Owner: [REDACTED]
Owner Phone Number: [REDACTED]
Owner Email: [REDACTED]
Risk Assessor: Kenya Williams
Risk Assessor Phone Number: (816) 513-6272



Project Number: H-2024-022
 Property Address: 2610 Garfield Ave. Kansas City, MO 64127
 Owner: [REDACTED]
 Owner Phone Number: [REDACTED]
 Owner Email: [REDACTED]
 Risk Assessor: Keenya Williams
 Risk Assessor Phone Number: (816) 513-6272
 Lead Risk Assessor License Number: 265717-20240822
 Healthy Homes Inspector: Chad Erpelding
 Healthy Homes Inspector Phone Number: (816) 513-6345
 Lead Inspection/Risk Assessment Date: 1/12/2025
 Contractor: ZPRO
 Contractor Phone Number: (720) 382-9987



C3	Exterior Paint Chips
HEALTHY HOMES	
H6	Health-Safety: Replace Handrail on Stairway Front Porch Steps: Replace Handrail
D10	Doors: Install New Door Hardware A Side: Storm Door Lockset
D12	Doors: Repair Door Frame/Jamb Basement: D Side Door
D8	Doors: Install Door Weather Stripping Basement: D Side Door
E7	Exterior: Repair Gutter All Sides
E6	Exterior: Install Gutter/Downspout Front Porch: A Side, B Side, D Side
H1	Health-Safety: Install Smoke Detector (4) - Basement - Living Room - Bedroom 1 - Bedroom 2
E8	Downspout Extensions C/D Corner, C/B Corner, B Side
H1	Health-Safety: Install Smoke Detector (4) - Basement - Living Room - Bedroom 1 - Bedroom 2
No-Spec-2	Bedroom 2: Remove Carpet Tack Strips