

ANNUAL REPORT FOR
Health Sciences
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
FISCAL YEAR ENDING APRIL 30TH, 2025

SECTION I

DATE OF REPORT SUBMITTAL: August 28, 2025

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	2028
Jeff Hughley	jhughley@cmh.edu	September 19, 2024	2026
Russell Melchert	melchertr@umkc.edu	April 8, 2022	2028
Troy Lillebo	lillebot@umkc.edu	April 8, 2022	2026
Niki Lee Donawa	niki@nikilee.com	April 8, 2022	2026
Gabe Zorogastua	Gabe.Zorogastua@uhkc.org	April 1, 2024	2028
Morgan Said	Morgan.Said@kcmo.org	July 28, 2023	2028

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 has retained Corbin Design of Traverse City, MI to develop a detailed Wayfinding & Signage Plan that will include analysis and recommendations for exterior district wayfinding, cohesive and comprehensive design concepts, and detailed documentation to indicate where each new sign should go and the content necessary to improve visitor navigation. Corbin Design's recommendations will include evaluation of the existing exterior wayfinding system and recommendations on improvement to the wayfinding tools, to meet our visitors where, when and how they choose to access information.

Housing: The Health Sciences Community Improvement District worked with KCMO City Council to pass Resolution #: 250036 to accept the recommendations of the Health Sciences CID Advisory Committee regarding the use of Redirected EATS for the CID's Housing Improvements Funds Program. The Advisory Committee proposed using \$53,263 of the Redirected EATS for two initial projects for the Housing Improvements Funds Program. The program will work with the KCMO Health Department and Children's Mercy Hospital on two residential homes in the CID Benefit District. These homes are owner occupied, have children living in the home under age 6 and the occupants meet income qualifications at 92% and 80% of median income according to HUD Income Guidelines. Proposed housing improvements are related to lead paint hazards, cleaning duct work, installing smoke and carbon monoxide detectors and ventilation work. Both projects are supported by EPA and HUD guidelines for healthy homes. Amount to be paid for both projects in FY26.

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 16, 2025

DATE ANNUAL BUDGET WAS ADOPTED: March 13, 2025

DATE ANNUAL REPORT WAS SUBMITTED: June 20, 2024

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
031325	Resolution to Approve Officers
031325	Resolution of Approve FY25-26 Budget

BOARD RESOLUTIONS:

☒ **ATTACHED**

☐ **NONE APPROVED**

CID BYLAW AMENDMENTS:

☐ **ATTACHED**

☒ **NONE APPROVED**

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		\$
REVENUE:		
a) Sales/Use Tax Collections	\$	
b) Special Assessment Collections	\$	
c) Earnings Activity Tax	\$ 469778	
d) Balance Carried Forward	\$ 709708	
e) Statement fee refund	\$ 5	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 1179491
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0
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 Wayfinding Plan	\$ 27824	
b) HDR Vision Document	\$ 5000	
c) Taliaferro and Browne	\$ 24042	
d) Food for CID Alliance meeting	\$ 421	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$57287
V. Other Expenses		
a) Directors and Officers insurance	\$ 2123	
b) KCMO City Payment	\$ 1001	
c) Bank fees	\$ 65	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 3189

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	\$ 0	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 0	
IV. Services	\$ 57287	
V. Other Expenses	\$ 3189	
TOTAL EXPENSES:		\$ 60476
BALANCE FROM PRIOR FY:		\$ 0
TOTAL REVENUE:		\$ 1179491
LESS TOTAL EXPENSES:		\$ 60476
BALANCE:		\$ 1119015

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**

NUMBER 031325

TO APPROVE THE HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT
OFFICERS AND MAY 1 TO APRIL 30 2025-26 FISCAL YEAR BUDGET

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 Board of Directors approved the ByLaws for the Health Sciences Community Improvement District ("**Bylaws**").

WHEREAS, the ByLaws provide for one (1) year terms for the officers of the District, which are currently Troy Lillebo, Chair, Gabe Zorogastua, Treasurer; and Sallie Guezuraga, Secretary.

WHEREAS, the Board desires to appoint Sallie Guezuraga Chair of the Board of Directors for a one (1) year term, Troy Lillebo for a one (1) year term as Treasurer and Gabe Zorogastua for a one (1) year term as secretary year term effective May 1, 2025.

WHEREAS, the Board desires to approve the Budget for Fiscal Year 2025-26, which is attached hereto as Exhibit A.

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

1. The Board hereby appoints Sallie Guezuraga to serve as the Chair of the Board of Directors, Troy Lillebo to serve as Treasurer and Gabe Zorogastua to serve as Secretary effective May 1, 2025.
2. The Board hereby approves the Budget attached hereto as Exhibit A for the 2025-26 Fiscal Year.

HEALTH SCIENCES COMMUNITY
IMPROVEMENT DISTRICT

By: Troy Lillebo
Name: Troy Lillebo
Title: Chair

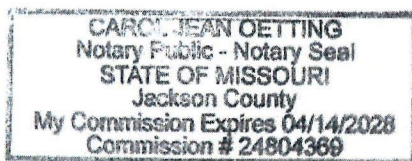
STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

Before me, a Notary Public in and for said County and State, personally appeared Troy Lillebo, 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 13 day of March, 2025.

Carol Jean Oetting
Jackson County, Missouri
Notary Public in and for said County and State

Carol Jean Oetting
(Printed Name)

My Commission Expires: 4/14/2028



Revenue	Planned	Explanation
Institutional Unrestricted support Carried over from FY25	\$ 56,079	****
Balance Carried over From FY25 Infrastructure	\$ 545,411	
Balance Carried over From FY25 Housing	\$ 233,748	
<u>CID Project Generation</u>		
Earnings and Utility Tax	\$ 456,795	*
<i>Subtotal Generated</i>	\$ 456,795	
Total Revenue	\$ 1,292,033	
Expenses		
<u>Administration</u>		
Project Management	\$ -	**
Executive Director Salary	\$ -	**
Bank Charges	\$ 500	
Insurance	\$ 2,123	
KCMO Annual Reimbursement	\$ 1,000	
Marketing / Advertising	\$ -	**
Meals & Entertainment	\$ -	**
Office Supplies & Equipment	\$ -	**
Postage & Delivery	\$ -	
Printing & Reproduction	\$ 500	
Professional Fees - Accounting, Tax, Compliance	\$ -	**
Professional Fees - Legal	\$ 5,000	
Website	\$ -	**
Reserve	\$ 5,000	
Inflation	\$ 5,000	
Host one (1) KC area CID Roundtable meeting	\$ 300	
Taliaferro & Browne Infrastructure Project Consulting	\$ -	
<i>Subtotal Administration</i>	\$ 19,423	
<i>Revenue less Administration</i>	\$ 1,272,610.25	
Total Expenses	\$ 1,255,378	

* Assumptions based on prior redirected revenues

**** To be provided in kind**

***** Specific projects to be identified and adopted**

******Funding is to be used for professional services to conduct, prepare and coordinate Health Sciences District Master Plan and planning and infrastructure expenditures as directed by CID Board**

Infrastructure Budget

Balance Carried over From FY25 Infrastructure	\$	545,411
CID Expected Revenue FY26	\$	319,757
Total for Infrastructure spending FY26	\$	865,168

Public Infrastructure Improvements

Wayfinding Plan		
Streetscapes (25th and Gillham project)	\$	293,655
Sanitary and Storm Sewer	\$	-
Parking	\$	-
Bike Share Station sponsorship @ 24th and Charlotte	\$	4,000
District Signage	\$	567,513
<i>Subtotal Public Infrastructure</i>	<i>\$</i>	<i>865,168</i>

Healthy Housing Budget

Balance Carried over From FY25 Housing	\$	233,748
CID Expected Revenue FY26	\$	137,039
Total for Housing spending FY26	\$	370,787

Healthy Housing Program

Healthy Housing	\$	370,787
<i>Subtotal Healthy Housing</i>	<i>\$</i>	<i>370,787</i>