



**City of Kansas City  
Human Relations Department**

EXHIBIT 13B  
LCRA 2/24/21

Date: January 29, 2021  
 To: LCRA Board Chair  
 From: Phillip Yelder, Director  
 Subject: Land Clearance for Redevelopment Authority (LCRA) Affirmative Action Report (December 2020)

**LCRA M/WBE Status Report:**

The LCRA Affirmative Action Program includes the Minority & Women Owned Business Enterprise Program (M/WBE). The Affirmative Action Program is also codified at City Code 180535 (§3-401 et seq.) and applies to all Statutory Agency contracts entered into after November 5, 2018 that exceed \$160,000 for Professional Services and that exceed \$300,000 for Construction Services.

Projects monitored by the Human Relations Department are projects that have an approved Contractor Utilization Plan (CUP) with applicable Letters of Intent (LOIs) awarded to certified subcontractors. There are a total of **19 LCRA Construction Projects** currently monitored for compliance by the Human Relations Department. For reporting purposes, the projects are delineated between Active and Inactive Projects. Active Projects include projects that are either in the bidding and/or construction phase. Inactive Projects are projects that have entered the close-out process (which includes the punch list phase) and/or has been placed on hold by the Redeveloper. Inactive Projects are monitored until the Developer submits the following documentation: (1) Developer Affidavit of Compliance and (2) all executed Subcontractor Lien Waivers and/or Subcontractor Final Payment Affidavits.

Per City Code, the LCRA is required to make good faith efforts towards achieving M/WBE participation on contracts it directly solicits, or through redevelopment projects receiving tax incentives. The goals for the LCRA are set by City Code 180535, § 3-427. As of **December 31, 2020**, LCRA, through its Redevelopment Agreements, has achieved the participation levels depicted in Table 1 and Table 2 (below).

M/WBE Performance Summary of Active LCRA Projects

	Total Value of Active Projects	MBE Contracts Awarded	MBE Target Goal %	MBE % Awarded	WBE Contracts Awarded	WBE Target Goal %	WBE % Awarded
<b>Professional Services (PS)</b>	\$22,862,589	\$3,125,591	14%	14%	\$2,365,101	14%	10%
<b>Construction Services (CS)</b>	\$335,498,490	\$39,222,458	14%	12%	\$25,876,241	14%	8%

TABLE 1.

M/WBE Performance Summary of Inactive LCRA Projects

	Total Value of All Inactive Projects	MBE Contracts Awarded	MBE Target Goal %	MBE % Awarded	WBE Contracts Awarded	WBE Target Goal %	WBE % Awarded
Professional Services (PS)	\$5,514,317	\$811,552	14%	15%	\$510,593	14%	9%
Construction Services (CS)	\$115,744,171	\$36,058,746	14%	31%	\$10,786,239	14%	9%

TABLE 2.

**M/WBE Enforcement Action Update:**

As of December 2015, all Redevelopers subject to the Affirmative Action Program are required to report contract payments through the City of Kansas City’s electronic B2Gnow system. All reports are due by the 15<sup>th</sup> of the following month. Subcontractors must confirm receipt of the payments or initiate a discrepancy of the contract amount through this electronic system. If such a discrepancy is initiated, the Compliance Officer investigates the discrepancy to resolution. Once the discrepancy is resolved, the Compliance Officer approves the audit and that amount is reported in the attached detailed report. The M/WBE detailed report (“LCRA M/WBE Expenditure & Progress Report”) is included as Exhibit A.

In the month of **December 2020**, there were **0 out of 11** of the **Active Projects** that had expended at least 30% of its estimated budget and are currently not meeting M/WBE goals or has not submitted a required Affirmative Action report(s). Letters have been sent to the Developer allowing fourteen (14) days to provide documentation on how they intend to comply with the M/WBE requirements. The following is a list of projects and the corresponding action taken by the Human Relations Department Contract Compliance Officer(s):

LCRA Projects Not Meeting M/WBE Utilization Goals w/ Corresponding Action

Project Name	Developer	Type	MWBE Goal	Total MWBE Percentage Shortage	Action Taken

TABLE 3.

**Good Faith Efforts Review:**

- None

**Contractor Utilization Plan Updates:**

Project Name	Location	Value	Issue(s)	Action Taken
Brookside East Overlook (PS)	6410 Paseo Blvd	\$377,750	1-A Goal and CUP	Sent email to Developer on 1/27/2020
13 <sup>th</sup> & Wyandotte Tower (PS)	13 <sup>th</sup> & Wyandotte	\$3,316,492	1-A Goal and CUP	Sent email to Developer on 1/27/2020
13 <sup>th</sup> & Wyandotte Tower (CS)	13 <sup>th</sup> & Wyandotte	\$47,708,846	1-A Goal and CUP	Sent email to Developer on 1/27/2020
KD Learning Academy (PS)	2105 Prospect	\$209,375	1-A Goal and CUP	Sent email to Developer on 1/27/2020
620 Linwood (CS)	620 Linwood	\$2,225,540	1-A Goal and CUP	Developer stated that they no longer own the property and will no longer be pursuing incentives. LCRA provided communication to take the project off the report.
Hyatt House (CS)	900 Broadway	\$31,014,881	1-A Goal and CUP	Awaiting for Developer to get financing together
Hyatt House (PS)	900 Broadway	\$2,780,104	1-A Goal and CUP	Awaiting for Developer to get financing together
Mark Twain Building (CS)	106 W 11 <sup>th</sup> Street	\$28,395,689	1-A Goal and CUP	Sent email to Developer on 1/27/2020
Mark Twain Building (PS)	106 W 11 <sup>th</sup> Street	\$1,875,000	1-A Goal and CUP	Sent email to Developer on 1/27/2020
Columbus Park Lofts (CS)	401 Charlotte	\$1,425,240	1-A Goal and CUP	Sent email to Developer on 1/27/2020
Troost 53 <sup>rd</sup> – 63 <sup>rd</sup> URA/5522 Troost Ave (CS)	5522 Troost Ave	\$3,568,800	1-A Goal and CUP	Sent email to Developer on 1/27/2020
Troost 53 <sup>rd</sup> – 63 <sup>rd</sup> URA/5522 Troost Ave (PS)	5522 Troost Ave	\$239,790	1-A Goal and CUP	Sent email to Developer on 1/27/2020
3260 Main Mixed-Use Development (CS)	3260 Main	\$13,668,252	1-A Goal and CUP	LCRA provided communication to take the project off the report.
3260 Main Mixed-Use Development (PS)	3260 Main	\$563,500	1-A Goal and CUP	LCRA provided communication to take the project off the report.

### **Close-Outs Pending and Payment Discrepancies:**

As of **December 31, 2020**, there are **zero (0)** projects that did not complete reporting for close-out in order for HRD to determine whether the project complied with the good faith efforts in achieving M/WBE utilization (see Exhibit A).

There was **0 payment discrepancies** reported by subcontractors. Those discrepancies are currently being resolved between the parties. No further action is needed at this time.

### **The following project(s) were closed during the reporting period:**

- 620 Linwood
- 3260 Main Mixed-Use Development

### **Construction Workforce Action Update:**

The Construction Employment Program (commonly referred to as Construction Workforce) requires more than 800 construction labor hours and exceeds a total estimated cost of \$300,000. On December 15, 2009 the Statutory Agencies, including the TIF, adopted the City's Construction Employment Program as embodied in Ordinance No. 070504. The Workforce Ordinance under Chapter 38 was repealed in its entirety June 1, 2013 and replaced with Ordinance 130275, Sections 3-501 thru 3-527. All projects (including public projects, private projects with City funding, and Statutory Agency projects) that started after June 1, 2013 are subject to the monitoring and liquidated damages set forth therein. All TIF projects (including Active and Inactive Projects) that meet these thresholds are required to report construction workforce hours until the Redeveloper has submitted a final audit for workforce.

All workforce reports are due by the 15<sup>th</sup> of the following month. The report included is the month that the Construction Workforce Board has most recently accepted. The hours for the **month of December 2020** are depicted in Table 4 (below). This report consists of LCRA projects that have a CUP on file.

Under the Ordinance and LCRA Policy, the Prime contractors are to self-report worker hours for their Company-wide construction workforce in the Kansas City Metropolitan Statistical Area (KCMSA). Primes are also required to self-report worker hours on specific projects funded by the City or that are tax incentivized. Subcontractors are only required to report their Project-specific worker hours. Redevelopers are Prime Contractors for purposes of the Redevelopment agreement. However, because Redevelopers do not have a per se "construction workforce" to report, only subcontractors' hours are reported for purposes of compliance. Accordingly, the information for Company-wide and Project-specific for the Prime (or Redeveloper) is not applicable. NOTE: The General Contractor is considered a subcontractor for purposes of the Redevelopment Agreement and therefore the General Contractor hours are counted in the subcontractors' Project-specific hour totals unless otherwise noted.

The City's Construction Workforce Report, which includes all City and Statutory Agency projects, details hours worked by each contractor and subcontractor and is delineated by ethnicity, sex, and KCMO Resident status. An archive of the Construction Workforce Reports is available at [www.kcmo.org/humanrelations](http://www.kcmo.org/humanrelations).

The established workforce participation hours goals for **minority and female workers are 10 percent (10%) and 2 percent (2%) respectively**. The incentive goals for minority and female workforce participation hours are 20 percent (20%) and four percent (4%) respectively.

Below is a synopsis of the workforce hour totals for the **month of December 2020** for LCRA projects:

LCRA Construction Projects Workforce Hours

	Total Hours Worked	Minority Hours Worked	Actual %*	Female Hours Worked	Actual %	KCMO Hours Worked	Actual*%
Project Specific Hours Worked	10,235	4,663	46%	1,354	13%	782	8%

TABLE 4.

**Site Visit Report:**

As part of the monthly audits, site visits are randomly conducted by Staff to ensure compliance reporting matches onsite work. The following projects were visited during the **month of December 2020**:

- **None**

Any questions regarding this report may be directed to your Compliance Liaison, Dion Lewis, at [dion.lewis@kcmo.org](mailto:dion.lewis@kcmo.org) or 816-513-1836.

(end report)

**LCRA Expenditure Progress Report:  
December 2020  
(Exhibit A)**

Status Code Legend:	Meeting Goals
	Risk of Not Meeting Goals
	Not Meeting Goals

Project Name	Developer	Original Estimated Budget	MBE CUP Goal	MBE % Met To Date	MBE Paid To Date	WBE CUP Goal	WBE % Met To Date	WBE Paid To Date	Total YTD Budget Spent	Remaining % of Budget	MBE \$ Goal	WBE \$ Goal	Total MWBE \$ Goal	System Proj #	Comments
<b>ACTIVE PROJECTS</b>															
<b>25th and Troost Beacon Hill Multifamily Development</b>	<b>Beacon House, LLC</b>														
Centric	Construction Services	\$ 35,235,316.00	14.00%	21.97%	\$ 7,221,359.73	8.00%	5.31%	\$ 1,743,918.44	\$ 32,863,819.37	6.73%	\$ 6,546,721.71	\$ 2,818,825.28	\$ 9,365,546.99	LCRA-CS2018-2500T	Per Centric, goals will be made up by the end of the project
Beacon House, LLC	Professional Services	\$ 1,544,963.00	14.00%	11.26%	\$ 172,617.36	41.00%	44.24%	\$ 678,194.50	\$ 1,533,039.59	0.77%	\$ 216,294.82	\$ 633,434.83	\$ 849,729.65	LCRA-PS2018-2500T	Per Centric, goals will be made up by the end of the project
<b>Kansas City Convention Center Hotel: Loew's Brand</b>															
	<b>KC Hotel Developers, LLC</b>														
JE Dunn Construction	Construction Services	\$ 168,544,037.18	9%	16%	\$ 19,727,027.19	6%	12%	\$ 14,528,769.35	\$ 119,936,202.00	29%	\$ 15,168,963.35	\$ 10,112,642.23	\$ 25,281,605.58	LCRATIF-CS2017-KCCC	Requested Close-Out Documents from the Developer on 12/29/2020
KC Hotel Developers, LLC	Professional Services	\$ 12,266,105.00	13%	31%	\$ 1,477,341.36	7%	15%	\$ 746,881.78	\$ 4,834,025.00	61%	\$ 1,594,593.65	\$ 858,627.35	\$ 2,453,221.00	LCRATIF-PS2017-KCCC	Requested Close-Out Documents from the Developer on 12/29/2020
<b>13th &amp; Wyandotte Tower</b>															
	<b>Platform Ventures</b>														
McCownGordon	Construction Services	\$ 47,708,846.00	14.00%	0%	\$ -	10.00%	0%	\$ -	\$ -	100%	\$ 6,571,409.00	\$ 4,966,405.00	\$ 11,537,814.00	LCRA-CS2020-13WT	1-A Goal and CUP/Waiting on CUP/LOIs
Hoefer Wysocki	Professional Services	\$ 3,316,492.00	13.00%	0%	\$ -	8.00%	0%	\$ -	\$ -	100%	\$ 438,140.00	\$ 316,803.00	\$ 754,943.00	LCRA-PS2020-13WT	1-A Goal and CUP/Waiting on CUP/LOIs
<b>KD Learning Academy</b>															
	<b>KD Learning Academy, LLC</b>														
TBD	Construction Services	\$ 2,674,507.00	15.00%	0%	\$ -	12.00%	0%	\$ -	\$ -	100%	\$ 401,176.00	\$ 320,941.00	\$ 722,117.00	LCRA-CS2020-KDLA	CUP and LOIs in Process
TBD	Professional Services	\$ 209,375.00	14.00%	0%	\$ -	10.00%	0%	\$ -	\$ -	100%	\$ 34,825.00	\$ 10,200.00	\$ 45,025.00	LCRA-PS2020-KDLA	1-A Goal and CUP/Waiting on CUP/LOIs
<b>620 Linwood</b>															
	<b>620 Linwood DevCo, LLC</b>														
TBD	Construction Services	\$ 2,225,540.00	16.00%	0%	\$ -	16.00%	0%	\$ -	\$ -	100%	\$ 356,086.00	\$ 356,086.00	\$ 712,172.00	LCRA-CS2020-620L	1-A Goal and CUP/Waiting on CUP/LOIs; Developer stated that they no longer own the property and will no longer be pursuing incentives. Awaiting a letter of termination from LCRA to take the project off the report.
<b>Beacon Hill Hotel -- 2321 Troost</b>															
	<b>Beacon Hill Hotels Partners, LLC</b>														
Beacon Hill Hotel Partners, LLC	Professional Services	\$ 492,800.00	20.36%	21%	\$ 95,983.66	12.67%	13%	\$ 57,476.75	\$ 456,171.00	7%	\$ 162,771.84	\$ 100,334.08	\$ 62,437.46	LCRA-PS2017-BHH2321	Close-Out In Process
<b>Brookside East Overlook</b>															
	<b>Centric</b>														
Centric	Construction Services	\$ 11,345,429.00	14.00%	13.94%	\$ 1,662,444.23	14.00%	4.09%	\$ 487,168.97	\$ 11,925,333.67	-5.11%	\$ 1,622,396.35	\$ 680,725.74	\$ 2,303,122.09	LCRA-CS2019-BEO	Centric provided email stating goals will be met by the end of the project
HJM Architect	Professional Services	\$ 377,750.00	12.00%	0.00%	\$ -	7.00%	0.00%	\$ -	\$ -	100.00%	\$ 46,000.00	\$ 25,750.00	\$ 71,750.00	LCRA-PS2019-BEO	1-A Goal and CUP/Waiting on CUP/LOIs
<b>1616 &amp; 1612 Grand</b>															
	<b>Abbott Properties</b>														
Abbott Properties	Construction Services	\$ 1,189,550.00	30.50%	0.00%	\$ -	8.50%	0.00%	\$ -	\$ -	100.00%	\$ 1,633,271.00	\$ 1,593,297.00	\$ 3,226,568.00	LCRA-CS2019-16G	CUP/LOIs Processed; No reporting since processed in December 2019
<b>Hyatt House Broadway</b>															
	<b>Shananhan Development</b>														
Brinkman Construction	Construction Services	\$ 31,014,881.00	11.00%	0.00%	\$ -	6.00%	0.00%	\$ -	\$ -	100.00%	\$ 1,633,271.00	\$ 1,593,297.00	\$ 3,226,568.00	LCRA-CS2019-HHB	1-A Goal and CUP/Waiting on CUP/LOIs; Project on hold do to financing issues
SEH Inc	Professional Services	\$ 2,780,104.00	13.00%	0.00%	\$ -	8.00%	0.00%	\$ -	\$ -	100.00%	\$ 370,466.00	\$ 232,452.00	\$ 602,918.00	LCRA-PS2019-HHB	1-A Goal and CUP/Waiting on CUP/LOIs; Project on hold do to financing issues
<b>Waldo Ice House Apartments</b>															
	<b>Ice House Development, LLC</b>														
Haren Contracting, LLC	Construction Services	\$ 5,739,455.00	21.00%	9.64%	\$ 248,688.97	6.30%	0.46%	\$ 11,771.00	\$ 2,578,901.00	55.07%	\$ 1,205,285.55	\$ 361,585.67	\$ 1,566,871.22	LCRA-CS2020-WIHA	Per Developer GC, goals will be made up by the end of the project
<b>Columbus Park Lofts</b>															
	<b>Columbus Park Development Group 2, LLC</b>														
TBD	Construction Services	\$ 1,425,240.00	14.00%	0.00%	\$ -	10.00%	0.00%	\$ -	\$ -	100.00%	\$ 193,172.00	\$ 145,200.00	\$ 338,372.00	LCRA-CS2020-CPL	1-A Goal and CUP/Waiting on CUP/LOIs
<b>Mark Twain Building</b>															
	<b>The Bernstein Companies</b>														
Rau Construction	Construction Services	\$ 28,395,689.00	14.00%	0.00%	\$ -	10.00%	0.00%	\$ -	\$ -	100.00%	\$ 3,890,706.00	\$ 2,927,236.00	\$ 6,817,942.00	LCRA-CS2019-MTB	1-A Goal and CUP/Waiting on CUP/LOIs
TBD	Professional Services	\$ 1,875,000.00	14.00%	0.00%	\$ -	10.00%	0.00%	\$ -	\$ -	100.00%	\$ 262,500.00	\$ 187,500.00	\$ 450,000.00	LCRA-PS2019-MTB	1-A Goal and CUP/Waiting on CUP/LOIs

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December 2020  
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Project Name	Developer	Original Estimated Budget	MBE CUP Goal	MBE % Met To Date	MBE Paid To Date	WBE CUP Goal	WBE % Met To Date	WBE Paid To Date	Total YTD Budget Spent	Remaining % of Budget	MBE \$ Goal	WBE \$ Goal	Total MWBE \$ Goal	System Proj #	Comments
<b>INACTIVE PROJECTS</b>															
<b>Troost 53rd - 63rd URA/5522 Troost Avenue</b>															
TBD	Construction Services	\$ 3,568,800.00	16.00%		\$ -	8.00%		\$ -	\$ -		\$ 571,008.00	\$ 285,504.00	\$ 856,512.00	LCRA-CS2017-5520	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
TBD	Professional Services	\$ 239,790.00	13.00%		\$ -	7.00%		\$ -	\$ -		\$ 31,172.70	\$ 16,785.30	\$ 47,958.00	LCRA-PS2017-5520	1-A Goal and CUP/Waiting on CUP/LOIs, HRD has communicated about requested info several times.
<b>3260 Main Mixed Use Development</b>															
TBD	Construction Services	\$ 13,668,252.00	16.00%		\$ -	8.00%		\$ -	\$ -		\$ 21,060,025.00	\$ 1,150,000.00	\$ 22,210,025.00	LCRA-CS2018-3260	1-A Goal and CUP Prime; Project is on hold and seeking new developer
TBD	Professional Services	\$ 563,500.00	14.00%		\$ -	7.00%		\$ -	\$ -		\$ 80,000.00	\$ 39,700.00	\$ 119,700.00	LCRA-PS2018-3260	1-A Goal and CUP Prime; Project is on hold and seeking new developer
<b>Arterra 21/2100 Wyandotte</b>															
<b>ARTerra LLC</b>															
JE Dunn Construction	Construction Services	\$ 23,457,004.00	16.60%	31.70%	\$ 3,593,256.83	12.70%	29.95%	\$ 3,395,294.11	\$ 11,336,018.00	51.67%	\$ 3,893,862.66	\$ 2,979,039.51	\$ 6,872,902.17	LCRA-CS2017-ART	Close-out In Process; requested missing documents
ARTerra LLC	Professional Services	\$ 1,312,007.00	13.00%		\$ -	8.00%		\$ -	\$ -		\$ 171,280.00	\$ 105,227.00	\$ 276,507.00	LCRA-PS2017-ART	Close-out In Process; requested missing documents
<b>600 Central (OGGI Lofts)</b>															
<b>600 Central Apts LLC</b>															
Homoly Construction - GC	Construction Services	\$ 2,495,478.00	15.00%	18.77%	\$ 468,453.78	13.00%	7.59%	\$ 228,899.60	\$ 3,015,116.77	-20.82%	\$ 374,321.70	\$ 324,412.14	\$ 698,733.84	LCRA-CS2016-600CA	Close-out In Process; pending case with Max Electric
<b>905 Broadway</b>															
<b>905 Broadway LLC</b>															
Centric Projects - GC	Construction Services	\$ 3,501,792.00	15.00%	12.82%	\$ 631,826.00	15.00%	11.15%	\$ 549,514.80	\$ 4,927,839.05	-40.72%	\$ 525,268.80	\$ 525,268.80	\$ 1,050,537.60	LCRA-CS2016-905B	Arbitration finalized in August 2020; awaiting Close-Out Documents from the Developer
905 Broadway, LLC	Professional Services	\$ 516,078.00	18.00%	15.97%	\$ 82,284.89	8.00%	7.98%	\$ 41,122.75	\$ 515,228.00	0.16%	\$ 92,894.04	\$ 41,286.24	\$ 134,180.28	LCRA-PS2017-905B	Arbitration finalized in August 2020; awaiting Close-Out Documents from the Developer
<b>911 Main/Commerce Tower</b>															
<b>Commerce Tower Group</b>															
Ryan Construction - GC	Construction Services	\$ 65,488,452.00	14.00%	16.92%	\$ 14,350,980.98	8.00%	6.74%	\$ 5,711,606.57	\$ 84,803,295.76	-29.49%	\$ 9,168,383.28	\$ 5,239,076.16	\$ 14,407,459.44	LCRA-CS2017-CT911	NOTE: Davis-Bacon issues with HUD; HRD notified incentive agencies (TIF and LCRA) of Davis-Bacon issues; Close-out in Process
Commerce Tower Group	Professional Services	\$ 2,786,442.00	15.00%	36.64%	\$ 403,864.22	10.00%	24.51%	\$ 270,139.74	\$ 1,102,195.24	60.444%	\$ 417,966.30	\$ 278,644.20	\$ 696,610.50	LCRA-PS2017-CT	Compliant; NOTE: Davis-Bacon issues with HUD; HRD notified incentive agencies (TIF and LCRA) of Davis-Bacon issues; Close-out in Process
<b>1608 Locust</b>															
<b>Abbott Properties</b>															
Carter Property Group, LLC	Construction Services	\$ 503,983.00	22.00%	25.27%	\$ 62,148.38	11.00%	76.29%	\$ 187,639.00	\$ 245,949.00	51.20%	\$ 110,876.26	\$ 55,438.13	\$ 166,314.39	LCRA-CS2018-1608	Requested Close-Out Documents; no reporting since March 2020
<b>ACME- 3200 Gilham</b>															
<b>Exact ACME LLC</b>															
Exact ACME LLC	Construction Services	\$ 3,060,410.00	12.00%	9.30%	\$ 284,813.60	8.00%	11.26%	\$ 344,598.00	\$ 3,061,685.00	-0.04%	\$ 355,000.00	\$ 227,500.00	\$ 582,500.00	LCRA-CS2018-3200	Requested close-out documents; requested missing documents
Exact ACME LLC	Professional Services	\$ 96,500.00	18.90%		\$ -	30.00%		\$ -	\$ -		\$ 18,238.50	\$ 28,950.00	\$ 47,188.50	LCRA-PS2018-3200	Requested close-out documents; requested missing documents