

LCRA | 2026

QUARTERLY REPORT

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**City of Kansas City Missouri
Civil Rights & Equal Opportunity**

Date: April 1, 2026

To: LCRA Commission Board

From: LaSundra Flournoy, B.A., J.D., Sr. Civil Rights Officer, CREO

Subject: LCRA Commission Status Update Report JAN-FEB-MAR 2026

LCRA Commission M/WBE Status Report Overview:

The LCRA Program is monitored for Minority & Women Owned Business Enterprise Program (M/WBE); For Statutory Agency Contracts awarded after 2018, which exceed \$300,000 for Construction Services and \$160,000 for Professional Services.

Projects overseen by the Civil Rights & Equal Opportunity Department (CREO) include those with an approved Contractor Utilization Plan (CUP) and the required Letters of Intent (LOIs) executed by certified subcontractors with established contracts. Currently, CREO provides compliance oversight for **8** Land Clearance for Redevelopment Authority (LCRA) contracts, currently comprised of **4** construction and **4** professional services contracts.

CREO's oversight includes open contracts in preconstruction, and construction stages, unless we've been notified that the contract is in the close-out phase or has been placed on hold/cancelled on hold by the Redeveloper; per updates from EDCKC staff. When CREO is informed of such projects, they remain under monitoring until the Developer provides the following documentation: (1) Developer Affidavit of Compliance and (2) all executed Subcontractor Lien Waivers and/or Subcontractor Final Payment Affidavits or notice of cancellation.

This report is categorized into the following sections based on a period in development:

- M/WBE Performance
- Workforce Compliance
- Prevailing Wage Adherence

	Contract Number	Contract Title	Award Amount	Prime Contractor	Assigned MBE/WBE		Achieved MBE/WBE		Payments For Credit (Subs + Prime)	Workforce Status	Prevailing Wage Status
Construction:											For Questions, Contact Jarrett Dillard
1	LCRA-CS2003-HDBLDG	Harvey Dutton Bldg. 802 Broadway	\$4,172,352	Exact Monarch LLC	15%	15%	14%	23%	\$1,481,547	Need a Status Update from EDCKC	
2	LCRA-CS2021-3130	Helzberg Building at 3130 Troost (LCRA-CS2021-3130)	\$411,045	Clemons Real Estate	14%	22%	0%	0%	\$0	Non-Compliant	N/A Historic Renovation
3	LCRA-CS2023-CPTA	Columbus Park Townhomes and Apartments - CS (LCRA-CS2023-CPTA)	\$5,670,328	DAK Pacific LLC	15%	15%	15%	13%	\$1,682,484	Non-Compliant	N/A Per CUP
4	LCRA-CS2024-AT & T Bldg	AT&T Apartment Building - CS	\$58,307,351	KCAC Partners LLC	15%	15%	0%	0%	\$0	Non-Compliant	N/A Historic Renovation
Professional Services											
	Contract Number	Contract Title	Award Amount	Prime Contractor	Assigned MBE/WBE		Achieved MBE/WBE		Payments For Credit (Subs + Prime)	Workforce Status	Prevailing Wage Status
1	LCRA-PS2022-CPTA	Columbus Park Townhomes & Apartments	\$226,340	DAK Pacific LLC	14%	14%	0%	0%	\$78,425	Ned Final Documentatati on for close out	N/A - PS
2	LCRA-PS2024-AT & T Bldg	AT&T Apartment Building - PS	\$856,270	KCAC Partners LLC	14%	14%	0%	0%	\$0	Non-Compliant	N/A - PS
3	LCRA-PS2025-Jamison Housing	Jamison Housing on the Boulevard	\$192,012.00	Missouri Housing Partners, LLC	1%	20%	0%	0%	\$0	Non-Compliant	N/A - PS
4	LCRA-PS2025-Historic Muehlebach	LCRA-PS2025-Historic Muehlebach	\$940,420.00	Flint Muehlebach, LLC	14%	14%	16%	26%	\$162,863	Compliant	N/A - PS