



2005 Spring Community Grant Application

Application Deadline: March 7, 2005

Please type information below and email to susan@recouncil.com. For more information and Grant Guidelines, visit www.recouncil.com

APPLICATION INFORMATION

A. ORGANIZATION PROFILE			
<i>Attach information listed in the Grant Guidelines.</i>			
B. GRANT REQUEST			
I. Summary of Request			
Name of applicant organization:		The Lkc Dallas	
Address:		1409	
City: DALLAS	State: TX	Zip Code: 75215	
Request submitted by (Name of individual to contact for interview):		Andrea Spencer & Ron Slovacek	Title: Principals
Telephone: (214) 641-0905	Fax: (214) 485-1684	Email: andrea_spencer1@msn.com	Website:
Project name:		THE LKC DALLAS	
Project address:		KIEST & LANCASTER ROAD Corridor	
Mapsco:			
Concise project description (50 words or less):		TO CREATE A TRANS-ORIENTED MIXED-USE MASTER PLANNED COMMUNITY ALONG THE LANCASTER ROAD AND KIEST BLVD CORRIDOR. THIS TARGET AREA HAS 3 DART STATIONS ALONG LANCASTER ROAD. THE COMMUNITY WILL OFFER RESIDENTS THE OPPORTUNITY TO LIVE, WORK AND SHOP IN THE SOUTHERN SECTOR OF DALLAS. THE DART RAIL LINE WILL BE A CATALYST TO STIMULATE ADDITIONAL ECONOMIC DEVELOPMENT.	
Concise purpose of organization (50 words or less):		TO PERFORM A COMPREHENSIVE STUDY OF THIS CORRIDOR; IDENTIFY AND SECURE CURRENT STAKEHOLDERS OF THE MASTER PLAN	
Total Project Cost		\$100,000 350	
Total Funds requested from TREC Foundation		\$100,000	
Has the organization previously received funds and/or technical assistance from The Real Estate Council Foundation ?		NO	
If yes, please briefly describe:			

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Anticipated utilization of TREC volunteers and/or technical assistance?	3-5
<i>TREC Foundation's Community Partners include corporate philanthropic entities and other foundations that participate in the funding of our grants. As a part of our stewardship of these grants, we anticipate that our funding partners and the Foundation will receive public recognition through the organization's publications and media releases.</i>	
IV. Project Information (Detailed)	
A. Describe the Project and Scope of work (attach no more than 2 additional pages) B. Please attach all of the following information	
Project graphics. In a separate document, provide a digital photograph of the project/site and graphic representation of development plan or building plan (3 pages maximum – tif, pdf or jpg format).	Attached? File name:
Project pro-forma including a budget, implementation plan and timeline.	Budget attached? \$350,000
Provide detailed description of how TREC funds will be used (be specific, i.e. 'land survey, title work, land acquisition, architectural drawings' etc.).	Specific use of fund attached? See Attached
Balance of Project Funding (loans, grants, donation, cash/income from operations, other):	\$250,000
Provide detailed information on sources and amounts of funding in place or firmly committed	Urban League of Greater Dallas, Veterans Hospital, City of Dallas and private contributors.
Provide detailed information on sources and amounts of funding solicited but not yet firmly in place, committed to this project. Provide contact information for verification.	Additional contributors solicited are: DISD, DART and CRA Credits from local financial institutions.
Provide names and qualifications of organization staff and any outside advisors, consultants, Board members who will participate in completing this Project.	Ronald Slovacek, Andrea Spencer - Principals along with ULI, Urban League of Greater Dallas, the AIA and community activist in this corridor.
Who on the organization staff will directly manage the Project?	Andrea Spencer and Ronald Slovacek
What is their position with the organization and prior experience?	Principals of The LKC Dallas
V. Authorization	
<i>The person executing below represents and warrants to The Real Estate Council Foundation that he or she has full power and authority to execute this Grant Application on behalf of the Applicant and to fully bind the Applicant, and that, to the knowledge of the person signing below, the information contained herein is true, complete, correct and not misleading in any respect.</i>	

**Chairman
Authorization**

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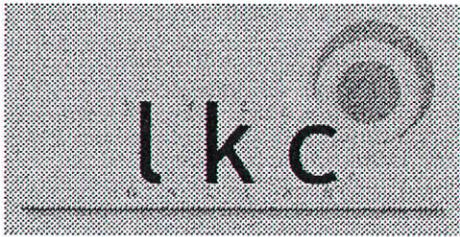
II. Project Objectives and Neighborhood Impact <i>In describing the Project objectives please address the following questions:</i>	
What are the goals of the project?	To further stimulate economic development in the southern sector of Dallas
How will the organization implement the project?	The LKC Dallas currently is gaining site control of the Lancaster-Kiest Shopping Center which will be intricate in the redevelopment. With the collaboration stakeholders, public & private investors along with a build/design team, implementation will be in phases.
What results does the organization wish to achieve?	Redevelopment of the Lancaster-Kiest corridor, stimulating economic growth in the southern sector.
How will the progress and success be measured?	The measurement will be in phases: a) Site control of Lancaster-Kiest Shopping Center; b) Public and private funds for execution of master plan; c) Construction and development
How will/does the organization involve the people expected to benefit from the Project in the development/ implementation of the project?	The LKC Dallas will actively seek in part business professionals who live and work in the community who have certifications as HUBs and DMWBE.
Who are the stakeholders (institutions, groups and people) and how are they collaborating with the organization on this project?	The stakeholders included as apart of this grant are contributors of research information, professional experience and tangible investment in the redevelopment process. A few to mention are DART, Veterans Hospital, Urban League of Greater Dallas, City of Dallas and local financial institutions.
What other community development initiatives are currently underway in the project neighborhood?	At the corner of Kiest Blvd and Southerland Road there is a Bond package for Infastructure improvements currently under approval at the City of Dallas. This Bond will stimulate additional quality housing stock in the community and retail.
How will the Project impact the neighborhood and a substantial number of people?	The tag line for The LKC Dallas is to Live, Work and Shop the Lancaster-Kiest Corridor. The impact will be additional jobs, encourage a safer interactive community and redevelopment of a vital area in the southern sector.
III. Leveraging Professional Expertise <i>The Real Estate Council is a professional organization composed of 1,200 leaders in the commercial real estate industry in North Texas. TREC Foundation is the philanthropic component of our community initiatives. (To learn more about TREC community goals, refer to our website www.recouncil.com) In support of our mission to enhance the quality of life and create job growth for the region, TREC leverages our financial impact on projects with deployment of our members' professional resources.</i>	
Please provide a detailed description of how the organization can utilize the professional expertise and/or hands-on service of volunteers from TREC in connection with the project?	The expertise that is associated with TREC is first rate. We look to utilize professionals within the TREC organization who are familiar with this corridor, in touch with this community and stakeholders and can contribute effectively in the research and implemenation process

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Organization Name:	The LKC Dallas
Name and Title:	Andrea L. Spencer, Chairman of the Board
Authorizing Signature:	
Date Signed:	

Executive Director Authorization	
Organization Name:	The LKC Dallas
Name and Title:	Ronald W. Slovacek, Executive Director
Authorizing Signature:	
Date Signed:	



Request for Grant Participation

The LKC Dallas

1409 South Lamar, Ste. 703 – Dallas, TX 75215
214-641-0905 ☎ 214-485-1684 Fax

Project Description:

To create a Trans-Oriented mixed-use Master Planned Community along the Lancaster Road and Kiest Blvd corridor. This target area has 3 DART stations along Lancaster Road. The Community will offer residents the opportunity to LIVE, WORK and SHOP in the southern sector of Dallas. The DART rail line will be a catalyst to stimulate additional economic development.

Purpose of organization:

To perform a comprehensive study of the corridor; identify and secure current stakeholders of the Master Plan.

Goal of project:

To further stimulate economic development in the southern sector of Dallas

How project will be implemented:

The LKC Dallas currently is gaining site control of the Lancaster-Kiest Shopping Center which will be intricate in the redevelopment. With the collaboration stakeholders, public & private investors along with a build/design team, implementation will be in phases.

Achieving Results:

Redevelopment of the Lancaster-Kiest corridor, stimulating economic growth in the southern sector.

Measurement of Results:

The measurement will be in phases: a) Site control of Lancaster-Kiest Shopping Center; b) Public and private funds for execution of master plan; c) Construction and development

How will project involve people of the community?

The LKC Dallas will actively seek in part business professionals who live and work in the community who have certifications as HUBs and DMWBE.

Who are the stakeholders?

The stakeholders included as apart of this grant are contributors of research information, professional experience and tangible investment in the redevelopment process. A few to mention are DART, Veterans Hospital, Urban League of Greater Dallas, City of Dallas and local financial institutions.

Other community initiatives:

At the corner of Kiest Blvd and Southerland Road there is a Bond package for Infrastructure improvements currently under approval at the City of Dallas. This Bond will stimulate additional quality housing stock in the community and retail.

How will project impact community?

The tag line for The LKC Dallas is to Live, Work and Shop the Lancaster-Kiest Corridor. The impact will be additional jobs, encourage a safer interactive community and redevelopment of a vital area in the southern sector.

How can we use your services?

The expertise that is associated with your organization is first rate. We look to utilize professionals within the organization who are familiar with this corridor, in touch with this community and stakeholders and can contribute effectively in the research and implementation process

Firm contributors:

Urban League of Greater Dallas, Veterans Hospital, City of Dallas and private contributors.

Solicited contributors:

Additional contributors solicited are: DISD, DART and CRA Credits from local financials institutions.

Principals and qualifications

Ronald Slovacek, Andrea Spencer - Principals along with ULI, Urban League of Greater Dallas, the AIA and community activist in this corridor.



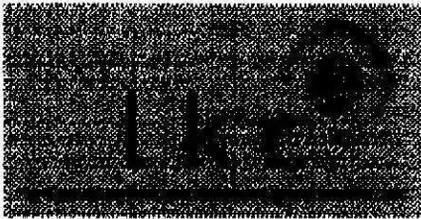
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What is their position with the organization and prior experience?	Principals of The LKC Dallas

Chairman
Authorization

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Address:		1409	
City: DALLAS	State: TX	Zip Code: 75215	
Request submitted by (Name of individual to contact for interview):		Andrea Spencer & Ron Slovaček	Title: Principals
Telephone: (214) 641-0905	Fax: (214) 485-1684	Email: andrea_spencer1@msn.com	Website:
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Name and Title:	Andrea L. Spencer, Chairman of the Board
Authorizing Signature:	
Date Signed:	

Executive Director Authorization	
Organization Name:	The LKC Dallas
Name and Title:	Ronald W. Slovacek, Executive Director
Authorizing Signature:	
Date Signed:	