

# RCR Healthcare - Sundance Hospital

Location: 7000 US Hwy 287  
 Property Owner: RCR Healthcare, LLC  
 2707 Airport Frwy  
 Fort Worth TX 76111

## About the Project

RCR Healthcare, LLC (Sundance Psychiatric Hospital) constructed a new 24,019 square foot medical office building and on-site improvements. The expansion will house an additional 60 beds for a total of 116, and resulted in the creation of approximately 94 new full-time jobs consisting of professional, managerial, administrative, and general level staff in addition to the 106 jobs will be retained at the original location.

## Goals of the Project

Recruited business activity, job creation, property tax base enhancement

## Current Status

Developer is performing as planned and abatement is active.

## Benefit to City

160 jobs created; 106 jobs retained; Approximate 5-year benefit of \$72,090 in real property tax revenue in addition to business personal property taxes

Reinvestment Zone	35	
Ordinance	13-003	
Year Approved by Council	2015	
Base Year	2013	
Beginning Year	2014	FY15
Ending Year	2018	FY19
Duration	5 years	
Base Year Value	\$ 2,953,000	real property
Property Tax Account Number(s)	41621832	
Total Abatement Allowed	40%	
Total Estimated Investment by Company	\$ 5,000,000	

**Criteria Evaluated** Complete eligible property improvements resulting in added taxable value above the base year value by at least \$3.5m by 12-31-13.

Retain minimum of 100 existing FT jobs, and create an additional 50 FT jobs (for 150 total) by 12-31-14.

Create an additional 40 jobs (for a total of 190) by 12-31-15.

Exceed Arlington's median wage, designated as \$31,459 in 2010.

## Incentives

20% if Added Taxable Value and Jobs requirements are met

## Allowed

10% additional annually for target industry status

10% additional annually if median wage is met

Year	Abatement Percentage Allowed on Eligible Property	Appraised Value	Percentage of Total Value Abated	Abated Value	Abated Levy	Jobs Reported	Average Salary	Levy Abated as % of Total Tax Liability
2014 (FY15)	40%	7,909,464	27%	2,155,786	13,969	280	\$ 34,089	6%
2015 (FY16)	40%	7,909,464	27%	2,155,786	13,969	261	\$ 43,075	6%
2016 (FY17)								
2017 (FY18)								
2018 (FY19)								
				<b>TOTAL</b>	<b>\$ 27,939</b>			

## Levy Paid by Taxing Entity

Year	City of Arlington (024)	Tarrant County (220)	Tarrant County Hospital District (224)	Tarrant County College District (225)	Arlington ISD (901)	Mansfield ISD (908)	Kennedale ISD (914)	Total Annual Tax Bill
2014 (FY15)	37,284	20,881	18,025	11,825	-	-	119,806	207,821
2015 (FY16)	37,284	20,881	18,025	11,825	-	-	117,592	205,607
2016 (FY17)								-
2017 (FY18)								-
2018 (FY19)								-
	<b>\$ 74,567.66</b>	<b>\$ 41,761.96</b>	<b>\$ 36,050.86</b>	<b>\$ 23,649.30</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 237,397.90</b>	<b>\$ 413,427.68</b>