

Council approves first project under incentive policy

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The Flower Mound Town Council approved a specific use permit Monday for a rehabilitation hospital, then it followed that up with a key financial agreement with Continuum Health Services, L.L.P. to go along with it.

The hospital, a 42-bed facility located at 3100 Peters Colony, is expected to include all private rooms, a concierge, a spa and wellness and restaurant services. Outpatient therapy services will include aquatic therapy, a gym and cold and hot immersions baths. Each patient will have a private room.

The Chapter 380 partnership agreement with Continuum Rehabilitation Hospital is the first to be approved under the town's revised economic development incentive policy. The town revised its policy in August to emphasize new job creation, said Melissa Glasgow, Flower Mound's director of economic development.

With the revision, the town provides additional incentives for new companies that create a minimum taxable value of \$10 million or \$5 million in new taxable value for existing companies. They can qualify for additional incentives if they bring in 25 employees, instead of the previous standard of 100 employees. Also, the percentage of additional abatement considerations has increased. For example, qualifying businesses with 25 to 50 full-time jobs can receive 5 percent additional abatement, all the way up to a 20 percent additional abatement with 200-plus full-time jobs.

The current property tax valuation for the Continuum property is \$3 million. The estimated value of the building is projected to increase by about \$10 million based on estimated value per square foot.

Approved development incentives include 75 percent relief from impact and construction-related building permit fees. As part of the agreement, Continuum agrees to operate a minimum of three years, and employ 100 full-time equivalent employees. If Continuum is unable to satisfy any of the performance criteria contained within the 380 Agreement, they must repay all impact fees and other associated permit fees waived, estimated to be \$44,977.

The project is expected to generate 110 jobs with an average annual salary of \$50,000, which will make the entity one of the town's largest employers.

“We looked at the project as a whole because of the high employment numbers and the

high average wage of \$50,000,” Glasgow said. “The council was pleased about this project coming to Flower Mound, so they were willing to provide incentives to reduce the cost so that we could bring Continuum Health Services to Flower Mound.”

Glasgow said there is growing interest in medical-related development, in part due to the new Texas Health Presbyterian Hospital of Flower Mound, anticipated opening in spring 2010. Additionally, the new Medical Center of Lewisville just opened a 24-hour emergency room and imaging center on Long Prairie Road.

“This is another high-quality project, and Flower Mound is starting to become a destination for medical services,” Glasgow said.