

# Memorandum



CITY OF DALLAS

DATE September 18, 2020

Honorable Members of the Government Performance & Financial Management  
TO Committee: Jennifer S. Gates (Chair), Cara Mendelsohn (Vice Chair),  
Carolyn King Arnold, Adam Bazaldua, Lee Kleinman, Omar Narvaez, Casey Thomas, II

SUBJECT **September 23, 2020 City Council Agenda Item #90 – Rockwall Central Appraisal  
District Facility Improvements**

The September 23, 2020 City Council agenda includes an item authorizing the approval of renovations at the facility housing the Rockwall Central Appraisal District (RCAD). The Texas Property Tax Code Section 6.051 authorizes the Board of Directors of an appraisal district, with the approval of three-fourths of its taxing units, to purchase, lease, or renovate real property as necessary to operate the appraisal office.

RCAD has occupied their current facility located at 841 Justin Road, Rockwall, Texas since 1997. In that time, the population of Rockwall County has grown from 36,500 to an estimated 106,340 and the parcel count has grown from 22,263 to 48,002. The appraisal district expects that both the population and parcel count will continue to grow at a steady pace. To keep up with the growth, RCAD has increased staffing and anticipates additional hiring as the growth continues.

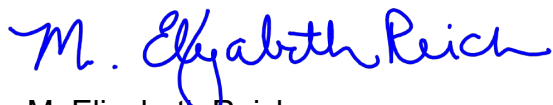
Since the current facility does not have adequate space to accommodate current staff, the RCAD Board of Directors has proposed the renovation of the current facility and the construction of an additional 15,100 square feet. RCAD conducted a search of existing property for sale or lease within Rockwall County, but found no suitable facilities.

The planned renovation will not exceed \$3,350,000 and approval of this action will not result in an immediate cost to the City. While there will be no immediate costs incurred, the City's annual payment to the appraisal district, currently budgeted at \$695, is expected to increase by approximately \$82 once RCAD incurs the construction costs.

Of the City's total FY 2020-21 projected property value of \$147.3 billion, \$8.9 million, is in Rockwall County. Based on current projections, Rockwall County property values will generate approximately \$68,000, or 0.01% of the FY2020-21 Proposed General Fund property tax revenue.

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Please contact me if you need additional information.



M. Elizabeth Reich  
Chief Financial Officer

Attachment

c:	Honorable Mayor and Members of the City Council	Majed A. Al-Ghafry, Assistant City Manager
	T.C. Broadnax, City Manager	Joey Zapata, Assistant City Manager
	Chris Caso, City Attorney	Nadia Chandler Hardy, Assistant City Manager
	Mark Swann, City Auditor	Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
	Biliera Johnson, City Secretary	Laila Alequresh, Chief Innovation Officer
	Preston Robinson, Administrative Judge	M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
	Kimberly Bizzor Tolbert, Chief of Staff to the City Manager	Directors and Assistant Directors
	Jon Fortune, Assistant City Manager	