



Special Review Report No. 021119  
Job Growth Incentive Program Agreement  
Seminole Masonry, LLC

**GRANT MALOY**  
**CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

William Carroll, CPA, CFE, CIG  
Inspector General

Auditor Assigned:  
Viola Saine, CPA



**DIVISION OF INSPECTOR GENERAL**  
**Grant Maloy, Clerk of the Circuit Court and Comptroller**  
**Seminole County, Florida**

February 11, 2019

To: The Honorable Chairman and Members of the Board of County Commissioners

We have completed the enclosed Special Review of Job Growth Incentive Program Agreement with Seminole Masonry, LLC.

We would like to acknowledge the Office of Economic Development & Community Relations for their assistance with the review.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "William Carroll".

William Carroll, CPA, CFE, CIG  
Inspector General  
Division of the Inspector General

Approved by:

A handwritten signature in black ink, appearing to read "Grant Maloy".

Grant Maloy  
Clerk of the Circuit Court and Comptroller  
Seminole County Florida

**SPECIAL REVIEW OF JOB GROWTH INCENTIVE PROGRAM  
Agreement with Seminole Masonry, LLC**

**REPORT NO. 021119**

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# INTRODUCTION

## *Background*

In October 2001, the Seminole County (County) established the Job Growth Incentive Program (JGI). The specific requirements of this program are in the County Code of Ordinances, Chapter 18.

Seminole Masonry, LLC, a Florida construction company established in 1998, specializes in precast concrete products, hardscape (exterior) construction projects, big block retaining wall systems, and commercial masonry (paving, structural shell and elevator core) packages. The company applied for a JGI award to expand its business in Seminole County. The application was approved in September 23, 2014, and the financial incentive offered to Seminole Masonry, LLC was \$106,000.

Seminole Masonry, LLC agreed to:

- 1) Create one hundred six (106) permanent jobs with an average annual salary of \$35,052;
- 2) Financially invest \$5,575,000 with the purchase of land, construct a facility and installing new equipment.
- 3) Provide a performance bond or letter of credit as security;
- 4) Report to County the jobs created and investments made; and, finally announce job vacancies locally with CareerSource and the Community Services Department.

The review that follows is to determine compliance with the terms and conditions of the contract.

## *Objectives of Review*

This special review was performed to determine compliance with the terms and conditions of the job growth incentive program agreement, and applicable rules, laws and regulations.

## *Scope and Methodology*

The scope of this review included:

- The JGI agreement between the company and the county;
- The County's Code of Ordinances, policies, procedures and other applicable laws, and regulations;
- Examination of company's annual performance report submitted;
- Research online to see company's profile, status, corporate public filings and property construction and acquisition; and,
- Interview of employees.

## *Overall Evaluation*

Seminole Masonry, LLC is in compliance with the terms of the agreement. The company has successfully created and maintained one hundred twenty (120) permanent jobs with a \$35,242 average annual salary. The contract required it to create 106 jobs with an annual salary of \$35,042. From an investment perspective, the company was required to financially invest \$5,575,000 for both the cost of land and for the construction of a new facility; also, to purchase some new equipment.

The records that we reviewed indicate that the company invested \$5.1 million for both the purchase of land near the airport and for the construction of three buildings. They also purchased other machinery and equipment that totaled \$1.1 million.

Based on compliance with the contract, we recommend the County close out this contract.

We provided below an exhibit that illustrates compliance of the terms of the agreement.

**Seminole Masonry, LLC<sup>1</sup>**  
**Summary of Contract Compliance**

| <b>Contract Requirements:</b>       | <b>Required<sup>2</sup></b> | <b>Company Reported<sup>3</sup></b> | <b>Per Audited</b>     |
|-------------------------------------|-----------------------------|-------------------------------------|------------------------|
| (1) Job Creation                    | 106                         | 146                                 | 120                    |
| (2) Ave. Annual Salary              | 35,052                      | 44,897                              | 35,242 <sup>4</sup>    |
| (3) Capital Investment <sup>5</sup> | 5,575,000                   | 5,575,000                           | 6,192,111 <sup>6</sup> |
| (4) Performance Bond                | 106,000                     | 106,000                             | 106,000                |
| (5) Annual Performance Report       | 3 Reports                   | 3 Reports                           | 3 Reports              |

<sup>1</sup> Seminole Masonry, LLC was sold to Quantum Construction, LLC in June 30, 2017.

<sup>2</sup> Requirements of the JGI contract.

<sup>3</sup> Based on Annual Performance Reports submitted.

<sup>4</sup> Based on 224 employees, Average Annual Salary of two years, 2016 and 2017. Started with 104 employees plus the 120 jobs created and maintained.

<sup>5</sup> The project includes the cost to purchase the land, construct new facility, plus new equipment.

<sup>6</sup> Property Appraiser's records support the capital investments.