



**GREGORY C. HARRELL**  
CLERK OF COURT AND COMPTROLLER - MARION COUNTY, FLORIDA

CLERK OF COURT  
RECORDER OF OFFICIAL RECORDS  
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS  
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030  
OCALA, FLORIDA 34478-1030  
TELEPHONE (352) 671-5604  
WWW.MARIONCOUNTYCLERK.ORG

**To:** The Board of County Commissioners, individually  
Mounir Bouyounes, County Administrator

**FROM:** Gregory C. Harrell, Clerk of Court and Comptroller  
Sachiko Horikawa, Internal Audit Director

**DATE:** June 22, 2021

**RE:** Report No. 2021-06: Economic Development Financial Incentive Grant  
Compliance Review: **AutoZone Texas LLC**

### **Purpose**

Internal Audit performed a compliance review of the performance measures for the AutoZone Texas LLC (grantee) required annual report, pursuant to the Economic Development Financial Incentive Grant Agreement (agreement).

### **Objective**

The objective was to determine if the County Administration's assessment of the grantee for the following requirements was reasonable and supported by sufficient documentation:

- Maintain at least 192 Full Time Equivalent Employees (FTE) at an average annual wage of \$38,003 at the Ocala facility from January 1 to December 31, 2020.
- Meet the March 1, 2021 reporting due date for reporting year 2020.

### **Results**

**Our opinion is that** the County Administration's assessment was reasonable and supported by sufficient documentation. We agree that the grantee timely submitted the required reports and exceeded the minimum FTE requirement for reporting year 2020.

The grantee is due a grant payment of \$125,000 for reporting year 2020.

### **Scope and Approach**

The scope included verification of compliance with the applicable requirements for the reporting year.

We reviewed the submitted documentation and performed analytical procedures to independently determine the number of FTE and other compliance matters. We

compared our results with the County Administration's assessment to determine if it was reasonable and supported by sufficient documentation.

## **Background**

---

The Board of County Commissioners, in a joint agreement with the City of Ocala, awarded to AutoZone Texas LLC an Economic Development Financial Incentive Grant in the total amount of up to \$3,894,000 on August 16, 2016. This consisted of \$144,000 as the County's match for the State of Florida's Qualified Target Refund Program (QTI) and \$3,750,000 paid in 30 annual installments of \$125,000 for the County Development Incentive Grant.

The grantee is required to:

- 1) Occupy and utilize the facility for a period of ten years after the achievement date.
- 2) Provide capital improvements as follows:
  - a. Construct a facility at a cost of at least \$32.9 million by December 31, 2017.
  - b. Equip the facility with machinery and equipment at a cost of at least \$12.5 million by December 31, 2017.
- 3) Submit an initial report by March 1 after the substantial completion date for County Administration to assess compliance with the capital improvements requirements.
- 4) Employ and maintain a workforce, at the facility, of at least 192 FTE by the achievement date that is on or before the fourth anniversary of the substantial completion date.
- 5) Submit annual reports commencing with March 1 after the first anniversary of the substantial completion date and continuing the same day of each year thereafter. Such reports contain information used to assess compliance with the FTE requirement.

## **Acknowledgement**

---

We would like to thank the representatives of the County Administration and AutoZone Texas LLC for their cooperation during our review.

This review was conducted by Sarah Conti and Heather Ewing.

**Report Distribution List**

<b>Name</b>	<b>Position Title</b>
<b>The Honorable Jeff Gold</b>	Chairman of the Board of County Commissioners
<b>The Honorable Cark Zalak, III</b>	Vice Chairman of the Board of County Commissioners
<b>The Honorable Craig Curry</b>	District 1 Commissioner
<b>The Honorable Kathy Bryant</b>	District 2 Commissioner
<b>The Honorable Michelle Stone</b>	District 5 Commissioner
<b>Mounir Bouyounes</b>	County Administrator
<b>Jeannie Rickman</b>	Assistant County Administrator - Public Services
<b>Michael McCain</b>	Executive Director of Internal Services
<b>Jennifer Cole</b>	Finance Director
<b>Brittany Earls Bristow</b>	Sr. Project Manager, AutoZone Texas LLC