

**Indian River County, Florida
Solid Waste Disposal District
Board Memorandum**

Date: October 19, 2023

To: The Solid Waste Disposal District Board of Commissioners

Through: John A. Titkanich, Jr., County Administrator
Sean C. Lieske, Director of Utility Services

Prepared By: Himanshu H. Mehta, PE, Managing Director, Solid Waste Disposal District

Subject: Lease of SWDD Property to Halley Engineering Contractors, Inc. for the Oslo Widening and I-95 Interchange Project

Descriptions and Conditions:

On August 10, 2023, the Indian River County (IRC) Solid Waste Disposal District (SWDD) received a letter of interest from Halley Engineering Contractors, Inc. (HEC) to lease SWDD-owned property. HEC has been awarded the contract to construct the I 95 interchange project.

Specifically, HEC is requesting to use approximately two acres of SWDD property as a laydown/stabilized staging area for their Florida Department of Transportation (FDOT) Oslo Widening and I-95 Interchange project. The SWDD property is located on Oslo Road and will provide them with easy access to the project.

On August 29, 2023, the SWDD Board directed the County Attorney's Office to negotiate a lease agreement with Halley Engineering Contractors, Inc.

Analysis:

The site is currently vacant and unimproved. In the past, the county has used this location for hurricane debris storage. HEC has requested to lease two acres of SWDD property and has offered to clear, level, and stabilize the area at their own cost. These improvements would remain after the project has been completed, if SWDD so desires.

The attached lease agreement contains the normal bond, insurance, and indemnity clauses, as well as the following other terms:

1. In the case of a storm event, the County/SWDD would be able to use the site as a Disaster Debris Management Site.
2. The term of the lease is from the effective date of the agreement through September 30, 2027, or until completion of the project, whichever occurs first. The term may be extended per mutual written agreement by both parties.

3. The existing culvert running parallel to Oslo Road will be evaluated by a civil/structural engineer at Halley's expense to establish baseline conditions. This culvert would be re-evaluated at the completion of the lease agreement and if damage has occurred, then replacement will be at Halley's expense.
4. The monthly rental is \$600 per month, or \$7,200 annually.

Funding:

This agenda provides for an approval of a lease agreement and would generate approximately \$7,200 per year in annual revenue to SWDD.

Recommendation:

Staff recommends that the Board approve the lease agreement with Halley Engineering Contractors, Inc. and to authorize the Chairman to execute the agreement upon approval by the County Attorney and receipt of the necessary insurance and bonds.

Attachment (s):

Lease Agreement with Halley Engineering Contractors, Inc.