



Memorandum

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To: The Honorable Carlos Alvarez, Mayor
The Honorable Chairperson Joe Martinez
Members, Board of County Commissioners

From: Christopher Mazzella
Inspector General

Date: October 2, 2006

Re: OIG Investigation Results in Plea and Remediation – IG02-82

An investigation by the Office of the Inspector General (OIG) that revealed a complex scheme by County employees, building contractors and others to fraudulently obtain Certificates of Completion or Certificates of Occupancy, recently concluded with the plea of Jose Losa, Jr. on September 28, 2006. Losa Jr., a State Certified General Contractor, and vice-president of JAL Consultants, Inc., a general construction-contracting firm, plead no contest to Official Misconduct, a third degree felony. The OIG investigation revealed that Losa Jr., with the assistance of a corrupt former County employee in the County's Planning and Zoning Department, obtained fraudulent Certificates of Completion for residential construction projects. The OIG probe resulted in the arrests of seven (7) individuals including several County employees and Embery Byrd, the County employee responsible for illegally issuing the fraudulent Certificates of Completion and/or Occupancy.

Losa, Jr. entered into an agreement with prosecutors to legalize any properties with illegal certificates of completion with which he was involved. Losa, Jr., is to report to the Court who will monitor his efforts at remediation. The Court will sentence him at a later date, yet to be determined, and evaluate any remediation accomplished. As part of the plea Losa, Jr. will have to pay investigative costs to the OIG. A number of homeowners were significantly impacted by this widespread fraud. The OIG will continue its efforts to resolve this investigation.

cc: Mr. George Burgess, County Manager
Ms. Alina Hudak, Assistant County Manager
Ms. Alex Munoz, Assistant County Manager
Mr. Charles Danger, P.E., Director, Building Department
Ms. Dianne O'Quinn-Williams, Director, Planning and Zoning Department
Mr. Herminio F. Gonzalez, P.E., Director, Building Code Compliance
Ms. Cathy Jackson, Director, Audit & Management Services
Mr. Charles Anderson, C.P.A., Commission Auditor

Clerk of the Board (Copy Filed)