

Minutes

**Mirasol Task Force Meeting
July 25, 2007**

SCHEDULED: 6:30 p.m. at 818 S. Flores, San Antonio, Texas 78204

COMMITTEE PRESENT:

Dr. Bryan Alsip for Dr. Fernando Guerra
Estefana Adame-Battle
Maricela Cavazos
Carlos Contreras
Gordon Hartman
Cirila Lozano
Phil Nelson
Henry Rodriguez
Ralph Velasquez
Randy Zaragoza

COMMITTEE MEMBERS ABSENT:

Larry Zinn

Item 1: Call to Order

Gordon Hartman called the Mirasol Task Force meeting to order at 6:42 p.m.

Item 2: Approval of Minutes for Meeting held July 3, 2007

Henry Rodriguez moved to approve the meeting minutes for July 3, 2007 and Ralph Velasquez seconded the motion.

Approved as follows:

Member	Aye	Nay	Absent at Time of Vote	Abstain
Dr. Bryan Alsip for Dr. Fernando Guerra	X			
Estefana Adame-Battle				X
Maricela Cavazos	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano	X			
Phil Nelson	X			
Henry Rodriguez	X			
Ralph Velasquez	X			
Randy Zaragoza	X			

Discussion: Ralph Velasquez informed Gordon Hartman that the agenda did not include discussion on the responses from Stakeholders during the two-week break period. Gordon Hartman informed him this item was scheduled for discussion during the meeting and was omitted from the agenda in error.

Item 3: Report by DeMunbrun Scarnato Associates, Inc.

Operations Director, Tony Scarnato distributed copies of the critical path forms and provided the following report:

Update of work performed to date:

Inspection reports were received and prioritizing information to prevent duplication of work. Mr. Scarnato has identified where they are in respect to the inspection letters received.

Review of critical path forms:

Tony Scarnato explained the critical path forms in detail. Mr. Scarnato identified the status of open and closed files under the lease purchase and sold homes category in regards to the resident letters. He stated the addresses with asterisks were to identify residents who may not have submitted an inspection request since their inspections were initiated by SAHA. These homes are listed as “work in progress” on the critical path form and will follow the rules under the Plan for Resolution.

Plans for work to be performed July 26, 2007 through August 1, 2007:

Currently gathering relevant information for the necessary work to be performed.

Status on the hiring of the Operations Manager:

Several individuals have been contacted. Mr. Scarnato stated he is hopeful that a selection for the Operations Manager will be finalized by next meeting.

Gordon Hartman reminded Tony Scarnato to refrain from using companies stated in the plan who have been contacted by KB or SAHA in regards to legal matters. Mr. Scarnato agreed and proceeded by answering questions from the Task Force members.

Discussion: The Task Force agreed to extend the time period one more week for the 44 residents who have not submitted inspection request forms. Resident Representatives Estefana Adame-Battle, Randy Zaragoza and Cirila Lozano will utilize this time to explain to the 44 residents that under the Plan for Resolution, their file will be closed if an inspection request is not received. Phil Nelson moved to extend the time period another week and Maricela Cavazos seconded the motion.

Unanimous as follows:

Member	Aye	Nay	Absent at Time of Vote	Abstain
Dr. Bryan Alsip for Dr. Fernando Guerra	X			
Estefana Adame-Battle	X			
Maricela Cavazos	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano	X			
Phil Nelson	X			
Henry Rodriguez	X			
Ralph Velasquez	X			
Randy Zaragoza	X			

New Item: Amendment #1 and the Certificate of Acceptable Condition Revisions

Gordon Hartman informed the Task Force that a request for revisions to Amendment #1 and the Certificate of Acceptable Condition under the approved Plan for Resolution was submitted for their review. Mr. Hartman distributed copies of these updated documents and asked San Antonio Housing Authority Chief Legal Officer Tim Alcott to explain to the Task Force why the adjustments were necessary. Gordon Hartman asked for a motion to accept the revisions to Amendment #1. Carlos Contreras moved to accept the changes and Maricela Cavazos seconded the motion.

Unanimous as follows:

Member	Aye	Nay	Absent at Time of Vote	Abstain
Dr. Bryan Alsip for Dr. Fernando Guerra	X			
Estefana Adame-Battle	X			
Maricela Cavazos	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano	X			
Phil Nelson	X			
Henry Rodriguez	X			
Ralph Velasquez	X			
Randy Zaragoza	X			

Maricela Cavazos motioned to approve the revisions to the Certificate of Acceptable Condition and Ralph Velasquez seconded the motion.

Approved as follows:

Member	Aye	Nay	Absent at Time of Vote	Abstain
Dr. Bryan Alsip for Dr. Fernando Guerra	X			
Estefana Adame-Battle	X			
Maricela Cavazos	X			
Carlos Contreras				X
Gordon Hartman	X			
Cirila Lozano	X			
Phil Nelson	X			
Henry Rodriguez	X			
Ralph Velasquez	X			
Randy Zaragoza	X			

Item 4: Report on Response Letters sent to Home Owners and Lease Purchase Participants regarding request for Home Inspections

Mr. Hartman reported he collected inspection request forms from 50 residents and these forms were given to the Operations Director, Tony Scarnato.

Item 5: Report by SAHA on Buy Back Option and the Status of the Purchasing Power Analysis for Each of the 23 Lease Purchase Participants

San Antonio Housing Authority President and CEO Henry Alvarez distributed a report on the Estimated Mortgage Analysis for Lease Purchase Tenants to the Task Force Committee. Mr. Alvarez explained the report in detail adding that 6 of the 23 participants were not likely to be mortgage ready at the end of their contract based on their current income status. Mr. Alvarez informed the Task Force that the rules in becoming mortgage ready are under the direction of the Federal Program.

Phil Nelson suggested he would take on the task to review the Lease Purchase Program rules and report back to the Task Force at the next meeting. In regards to the buy-back option, Mr. Nelson stated he would continue to contact HUD for a decision. A meeting with representatives from SAHA was scheduled on Thursday, July 26 to discuss alternatives if the buy-back option is not approved.

New Item: Response from Stakeholders

City of San Antonio:

Gordon Hartman informed the Task Force that he received a response from city representative Larry Zinn via email stating that the Mayor's office is supportive of the Plan for Resolution.

San Antonio Housing Authority:

Phil Nelson stated he and the Board of Commissioners met on July 24, 2007 and approved the Plan for Resolution and the contract with DeMunbrun Scarnato Associates, Inc. A copy of the Board memorandum was distributed to Task Force members.

KB Home:

Carlos Contreras thanked the Task Force Committee, SAHA staff, and Chairman Gordon Hartman for their hard work during this process. Mr. Contreras stated amendment #1 addresses the concerns from KB Home. They remain hopeful that the consultants hired to do the inspections will remain neutral. Mr. Contreras stated KB Home is supportive of the Plan for Resolution.

Residents:

Resident representatives, Estefana Adame-Battle, Randy Zaragoza, and Cirila Lozano spoke to the Task Force Committee in regards to the lack of confidence from residents in the Plan for Resolution.

Item 6: Review Agenda Items for Next Meeting

- Update from Mr. Scarnato on plans for future work and work performed to date
- Phil Nelson will provide report on Lease Purchase Program
- Report by SAHA on buy back option
- Final comments from stakeholders
- Discuss the schedule for future Task Force meetings

Discussion: Dr. Bryan Alsip informed Gordon Hartman the contract with the Metropolitan Health District expires on July 31, 2007 to conduct health assessments. Mr. Hartman asked Dr. Alsip to submit a request to extend the health assessments through the end of the year.

Item 7: Adjournment

Gordon Hartman adjourned the meeting at 10:12.