**Occupational and Professional Licensing**

**District of Columbia Real Estate Commission**

**September 10, 2024**

**Meeting Minutes**

**\*\*This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at** [**opengovoffice@dc.gov**](mailto:opengovoffice@dc.gov)

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, September 10, 2024, at 10:00 am via virtual.

The meeting was called to order by Frank Pietranton, Chair, at 10:08 am, and attendance was taken.

**Attendance**

Board Members Present: Frank Pietranton, Elizabeth Blakeslee, Ulani Gulstone, Ericka Black, Edward Downs, Monique Owens, Patrice Richardson, and Joseph Borger

Board Members Absent: Ramona Barber

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Administrator, OPL; Kendra Covington, Program Support Specialist; Stephanie Johnston, Program Support Specialist; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Occupational and Professional Licensing; Shakira Richardson, Program Manager of the Consumer Protection Unit (CPU); Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: April Randall, Attorney, Office of the General Counsel

Public Members: Christine Olfus, Suda, Andrew Schulwolf, Michael Cahill, Chemine Coleman, Elmira Jones, Lauren Sams, Francesca B., Brittani Gordon, and Michele Yates

**Agenda Item: Comments from the Public**

Michael Cahill, Andrew Schulwolf, Brittani Gordon, Chemine Coleman – wanted to check the status of their application – will be discussed during executive session

Elmira Jones – expressed satisfaction of CE courses that were offered at Martin Luther King Library

Francesca B. – attended to answer any questions the commission has regarding the reappointment nomination roundtable before the Committee on Housing.

Suda Pethe – attended to observe the meeting.

Lauren Sams – attended to see if any changes in legislation have been made.

Tyler – attended to observe the meeting.

**Agenda Item: Executive Session**

At approximately 11:40 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Mr. Downs, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 1:15 pm.

**Agenda Item: Draft Minutes, July 9, 2024**

Upon motion duly made by Mr. Downs and properly seconded by Mr. Borger, the Commission voted unanimously to approve the draft minutes dated July 9, 2024.

**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Mr. Borger and properly seconded by Mr. Downs, the Commission voted unanimously to approve the September 10, 2024, Application List administratively approved by OPL staff, attached hereto and made a part of the September 10, 2024, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Mr. Borger, the Commission voted to approve the following technical application recommendations made during the executive session:

1. Approve Tisa Clark’s reciprocity application for a broker license
2. Gavin Kersllius’s reinstatement application for salesperson license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
3. Alex Fox’s reinstatement application for broker license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
4. AllFirst Realty, Inc’s reinstatement application for real estate organization license – issue a $5000 fine, a formal reprimand, a consent order prior to the approval of application
5. Approved Verria Hairston’s endorsement application for a broker license
6. Christina Swe’s reinstatement application for broker license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
7. Approve Michael Blackburn’s endorsement application for a broker license
8. Barbara Shea’s reinstatement application for property manager license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
9. Chemine Coleman’s reinstatement application for salesperson license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
10. Approve Mershom Spencer’s reciprocity application for a salesperson license
11. Rescind vote to issue a consent order for Christine Olfus and approve reinstatement application
12. Defer to October 2024 meeting Michael Cahill’s reinstatement application for property manager license
13. Isabelle Williams And Associates LLC’s reinstatement application for real estate organization license – issue a $5000 fine, a formal reprimand, a consent order prior to the approval of application
14. Patrick Joy’s reinstatement application for salesperson license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
15. Real Legacy Realty LLC’s reinstatement application for real estate organization license – issue a $5000 fine, a formal reprimand, a consent order prior to the approval of application
16. Kimberly Henderson’s reinstatement application for salesperson license – issue a $2500 fine, a formal reprimand, a consent order prior to the approval of application
17. Thos D Walsh Inc’s reinstatement application for real estate organization license – issue a $5000 fine, a formal reprimand, a consent order prior to the approval of application
18. Chances Are Realty LLC’s reinstatement application for real estate organization license – issue a $5000 fine, a formal reprimand, a consent order prior to the approval of application

**Agenda Item: Complaints and Legal Matters**

None

**Agenda Item: Education Committee Report**

None.

**Agenda Item: Budget Update**

The Commission reviewed the Real Estate Guaranty and Education Fund budget reflecting the restoration of funds.

**Agenda Item: Correspondence**

None.

**Agenda Item: Old Business**

Legislative/Rulemaking Updated:

1. The Education Committee met and approved the property management study guide, which needs to be reviewed by PSI vendor for examination review. The commission members will be sent a copy of the study guide for their review.
2. The committee for the wholesale legislation met on 8/21/2024 to discuss the definition of “Wholesaling” and if it can be incorporated with the fiduciary duties of the Real Estate Broker license type. The disclosure requirements are still in discussion. The bill needs to be introduced to the DC council prior to the end of their cycle on December 31, 2024 for consideration.
3. LAMP bill –The bill is still being discussed by the working group.
4. The Harmonious Amendment Act bill, which is a bill discussing entertainment zones and areas, will be reviewed by the council on September 24, 2024 at 1pm.

The commission offered CE courses to all real estate licensees in July 2024 at the MLK Library. Approximately 150 licensees attended and were happy with the course offerings and the location. The Fair Housing Instructor Development Workshop was held, too, for persons to receive certification to teach fair housing. New instructors are needed for the Fair Housing Instructor Development Workshop.

CE Virtual Courses –The CE virtual courses will be held soon for licensees to receive training on all Commission-required core courses.

Occupation and Professional Licensing division held a Career Day event where the board of Accountancy, Professional Engineers, Architect, Barber and Cosmetology and Real Estate Commission members and staff participated to discuss the various career opportunities that are available in their respective fields.

**Agenda Item: New Business**

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve implementing an attestation statement for the continuing education requirements for upcoming renewal cycle. An audit will be conducted of 5% of licensee renewal population.

Upon motion duly made by Ms. Blakeslee and properly seconded by Mr. Borger, the Commission voted unanimously to approve the following conferences in fiscal year 2025:

1. ARELLO Leadership Symposium – January 2025
2. ARELLO Mid-Year Meeting – April 14-16, 2025 – San Diego, CA
3. ARELLO Annual Conference – September 9-12, 2025 – Miami, FL
4. REEA Annual Conference – July 29-Aug 2, 2025 – Myrtle Beach, SC
5. ARELLO Legal Exchange - TBD
6. Historic Preservation 101 and 102
7. All Required Core Courses Offerings
8. Fair Housing Instructor Development Workshop - TBD

**Agenda Item: Next Meeting**

The next scheduled regular meeting is October 8, 2024, via Webex.

**Agenda Item: Adjournment**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 1:19 p.m.

Respectfully submitted,

Frank Pietranton, Chair

Date: October 8, 2024

Recorder/transcriber: Stacey Price