



Occupational and Professional Licensing

District of Columbia Real Estate Commission

April 8, 2025

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**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, April 8, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:04 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist. Occupational and Professional Licensing Division; Demetrius Norman, Chief Customer Experience Officer, Office of the Director; Nicole Bramstedt, Legislative Affairs Specialist, April Randall, Legislative Director

Legal Counsel: Jessica Rice and Jennifer Durden, Attorneys, Office of the General Counsel

Public Members: Thy Pham, Kathleen Dartez, Lauren Sams, Branda Toledo, Kate Conquest

Agenda Item: Comments from the Public

Thy Pham – wanted to check the status of the application – It was discussed during executive session.

Agenda Item: Executive Session

At approximately 10:55 am, the following motion was made:

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, 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 11:55 am.

Agenda Item: Draft Minutes, March 11, 2025

Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted unanimously to approve the draft minutes dated March 11, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the April 8, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the April 8, 2025, minutes.

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted to issue a Formal Reprimand, a civil fine of \$5,000 and offer a Consent Order to the following Real Estate Organizations:

1. TARA PROPERTIES LLC

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted to issue a Formal Reprimand, a civil fine of \$2,500 and offer a Consent Order to the following Real Estate individuals:

1. Tammika Waddy
2. Roderick Davis
3. Arielle Clements

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted to defer the following complaints to the May 13, 2025 meeting:

1. Tajrina Hai vs Penelope Frissell
2. Arielle Gormes vs Kady Group, Inc
3. Jennifer Reeves vs Lisa Myers
4. Mamie Preston vs Hanna Negussie
5. Vincent June vs Steven Swank
6. Ivor Urek vs EJP Real Estate Services, Inc
7. Camille Lakhani vs Alexandra Arnold
8. Sheryl Barnes

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of April 8, 2025, minutes.

Agenda Item: Budget Update

None.



Agenda Item: Correspondence

None.

Agenda Item: Old Business

Agency relationships – ongoing.

The commission was notified of the travel updates for staff and commission members. Staff members are not authorized to travel. Commission members are required to go through a waiver process when travel requests are submitted.

Legislative Updates:

1. Commission members were reminded that the Financial Disclosure Statement filings will be sent to their DCBC emails starting April 14, 2025. The deadline for submission is May 15, 2025
 - a. A workshop will be held on April 25, 2025 to go over how to complete the FDS form and guest speaker from BEGA
2. On March 21, 2025 the Pet law went into effect for security deposit and monthly fees for housing pets in the apartments, ESA pets are exempt from deposit and fee requirements.

Chairman Edward Downs and Leon Lewis attended Career Day at Sawyer Elementary School and spoke to 2nd graders about life in real estate.

Agenda Item: New Business

Antonio Yaquian-Luna and Katie Bergfeld from Department of Energy & Environment (DOEE) attended the meeting to discuss their Building Energy Performance Standards (BEPS) program and how it can help property managers become aware of the upcoming compliance requirements and the technical assistance resources that DOEE can offer.

Agenda Item: Next Meeting

The next scheduled regular meeting is May 13, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 12:07 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair

Date: April 8, 2025

Recorder/transcriber: Stacey Price