



Occupational and Professional Licensing

District of Columbia Real Estate Commission

June 10, 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, June 10, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:10 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; Terry Bryant, Program Support Specialist; Jacqueline Noisette, Deputy Associate Administrator; 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: Clint Kohler, Elmira Jones, RJ Gallegos, Ashley Keen, Stacy Pace, Devon Walker, Bernice Brown, Joan Lelma, Lauren Sams, Thy Pham, Tenensia Stanley, Tammika Waddy, Skylar Showell, Mamie Preston

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 10:52 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, 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.

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee the Commission voted to exit executive session at 12:06pm.

Agenda Item: Draft Minutes, April 8, 2025

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the Commission voted unanimously to approve the draft minutes dated April 8, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the Commission voted unanimously to approve the May 13, 2025 and June 10, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the June 10, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Thy Pham's reciprocity application for real estate salesperson's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Ralph Johnson's reciprocity application for real estate broker's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$5,000 and offer a Consent Order to Beverly Goodwin.

Upon motion duly made by Ms. Richardson 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 Sawyer Real Estate LLC.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Ashley Keen's application for property manager's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to withdraw the Notice of Intent to Take Disciplinary Action against Chemine Coleman and re-offer the Amended Consent Order.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to reduce the civil fine to \$2,500, impose a formal reprimand, and offer a Consent Order to Thirty-Three LLC.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a Formal Reprimand, a civil fine of \$2,500 and offer a Consent Order to Grace Kegeri.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Tanya Duckett's reinstatement application for property manager's license and issue a Notice of Informal Admonition.



Agenda Item: Legal Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted unanimously to approve the recommendations to the Seller's Disclosure Statement form.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of June 10, 2025, minutes.

Agenda Item: Budget Update

Commissioners were presented with the most recent budget from the Education and Guaranty Fund. The Commissioners requested that they be provided with an itemized report of what is paid into and taken from the fund balance.

Agenda Item: Correspondence

None.

Agenda Item: Old Business

The late renewal period for property managers, real estate brokers, and independent broker, and real estate organizations concluded on April 30, 2025 and entered the reinstatement period. Renewal period for salesperson licensees has started on June 1, 2025. Notices have been drafted and sent to the communications team for distribution to all salesperson licensees.

The Real Estate Commission and DC Board of Real Estate Appraisers partnered with the DC Historic Preservation League to host the DC Historic Preservation Seminars on May 16, 2025, in conjunction with the DC Board of Real Estate Appraisers. DLCP staff and Ericka Black attended the seminars. Commissioner Ms. Black introduced the 201 session. Session 101 included the Historical Development of DC Neighborhoods, Introduction of Architectural Styles and Features, Historic Preservation, Local Origins, and DC's Historic Preservation Office.

The Mayor's Office of Talent and Appointments (MOTA) office is still working on getting four commission members sworn in and appointed by the mayor between July and August.

Agenda Item: New Business

Chairman Downs recommends that once the new commissioners are sworn in, that they should take the Commissioners College 101 and/or 102 course at the ARELLO Annual Conference.

Agenda Item: Next Meeting

The next scheduled regular meeting is July 8, 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: July 8, 2025

Recorder/transcriber: Stacey Price