



# Occupational and Professional Licensing

## District of Columbia Real Estate Commission

March 11, 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](mailto:opengovoffice@dc.gov)**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, March 11, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:09 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; Terry Bryant, Program Support Specialist, Occupational and Professional Licensing Division; Demetrius Norman, Chief Customer Experience Officer, Office of the Director; Shakira Richardson, Investigator, Consumer Protection Unit; Nicole Bramstedt, Legislative Affairs Specialist

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

Public Members: Bernice Brown, David Patterson, Elmira Jones, Todd Malamut, Barry Lieberman, Tom Schatz, Kate Conquest, and Lauren Sams

#### Agenda Item: Comments from the Public

David Patterson – provided additional comments regarding complaint that was submitted and dismissed – It was discussed during executive session

Berry Lieberman – checking the status of reinstatement application – It was discussed during executive session,

Todd Malamut – checking the status of reinstatement application – It was discussed during executive session.

Tom Schatz – checking the status of reinstatement application – It was discussed during executive session.



### **Agenda Item: Executive Session**

At approximately 11:20 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, 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 12:24 pm.

### **Agenda Item: Draft Minutes, February 11, 2025**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the draft minutes dated February 11, 2025.

### **Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission voted unanimously to approve the March 11, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the March 11, 2025, minutes.

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 the following Real Estate Organizations:

1. Amplus Real Estate Investment LLC
2. Great American Real Estate LLC
3. C Three Incorporated
4. Select Property Management LLC
5. Michaels Realty Inc.
6. Thirty-Three LLC
7. NREB LLC
8. Cornerstone Properties LLC
9. Habitat America LLC
10. Mitchell Realty LLC
11. Irvin Realty LLC
12. Graham Realty LLC
13. Eva Realty LLC
14. BCL Properties LLC

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to approve Matthews Real Estate Investment Services, LLC and Reeve Real Estate LLC new applications.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission voted to approve the following renewal applications:



1. Stephen Carvelli – Broker
2. Jessamyn Spain – Broker
3. Camille Robinson – Broker
4. Oakland Management – Real Estate Organization
5. Samuel Beznos – Broker
6. Anthony Giglio – Broker
7. Lee Leslie – Broker

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a Notice of Intent to Deny reinstatement application for Chemine Coleman.

#### **Agenda Item: Complaints and Legal Matters**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to dismiss and close the complaints filed against Gail Milazzo due to the complainant's request to withdraw the complaint.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owen, the Commission voted to request NRT Mid-Atlantic LLC to file a written response to the allegations for review and to determine appropriate disciplinary actions, if necessary.

#### **Agenda Item: Education Committee Report**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of March 11, 2025, minutes.

#### **Agenda Item: Budget Update**

None.

#### **Agenda Item: Correspondence**

The Commission members were informed that they are required to complete the Financial Disclosure Statement. It will be sent to all required individuals on April 15, 2025, and due by May 15, 2025.

#### **Agenda Item: Old Business**

Agency relationships – ongoing.

Monique Owens, Kevin Cyrus, Stacey Price and former commission member Frank Pietranton met with PSI to conduct a property management exam review on February 13<sup>th</sup> and 20<sup>th</sup>. Additional questions regarding commercial property management were added. A review of the Salesperson and Broker exams will be conducted later this year.

The number of licensees that have renewed their licenses are

1. Real Estate Organization – 780
2. Real Estate Broker – 1735



3. Independent Broker – 341
4. Property Manager – 564

Additional emails will be sent to the remaining licensees that have to renew. The renewal period for salesperson licensees will begin in June 2025.

The Winter 2025 Newsletter Commentator was distributed to all licensees on March 5, 2025, with the recent updates of the Real Estate Commission. The Spring Commentator will be sent out tentatively in June.

The committee members for the legislative/rulemaking committee will send their availability to meet this week or next week.

The LAMP bill was reintroduced to council on February 27, 2025 and will be reviewed for any markups. The Affordable Housing Act introduced the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) to council on March 3, 2025.

There are currently 4 vacant positions on the commission so if anyone that is interested in joining the Real Estate Commission can submit their request to the MOTA office.

#### **Agenda Item: New Business**

The Historic Preservation Seminars will be held on May 16<sup>th</sup> at the Martin Luther King Jr Memorial Library. Commission member Elizabeth Blakeslee volunteered to do the opening announcements.

Chairman Downs reported that he is co-chairing the ARELLO Law and /Regulations Committee for this calendar year and has been very busy preparing for the ARELLO Mid-year Meeting in April.

Mr. Lewis reported that the ARELLO Foundation met to discuss the type of fundraising activities that can be used.

Mrs. Price reported that the ARELLO Fair Housing Committee met on March 3, 2025, to discuss offering a fair housing course to affiliates and licensees virtually or in person. The submission for fair housing courses and speakers for the Annual Conference at due by April 1, 2025

#### **Agenda Item: Next Meeting**

The next scheduled regular meeting is April 8, 2025, via the Zoom platform.

#### **Agenda Item: Adjournment**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission unanimously voted to adjourn. Meeting adjourned at 12:35 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair

Date: April 8, 2025

Recorder/transcriber: Stacey Price