



# Occupational and Professional Licensing

## District of Columbia Real Estate Commission

February 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, February 11, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:03 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; Jacqueline Noisette, Deputy Administrator, OPL; 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; Occupational and Professional Licensing; Nicole Bramstedt and April Randall, Legislative Affairs Specialist

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

Public Members: Barbara Owens, Brett Cory, RJ Gallegos, Bernice Brown, Robert Simpson Lauren Sams, Kate Conquest, and Kimberly Brown

#### **Agenda Item: Comments from the Public**

Brett Cory – Mr. Cory wanted to check the status of his application – It was discussed during executive session

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

At approximately 10:43 am, the following motion was made:

Upon a motion duly made by Ms. Owens 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.

The public session of the meeting was resumed at 11:15 am.

**Agenda Item: Draft Minutes, January 14, 2025**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted unanimously to approve the draft minutes dated January 14, 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 February 11, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the February 11, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted on the following legal recommendations:

1. Amend the disciplinary action taken against property manager reinstatement applicant Brett Cory in the January 14, 2025, commission meeting to lower the civil fine from \$2500 to \$1250.
2. Amend the disciplinary action taken against real estate organization reinstatement applicant Terra Firma Real Estate LLC in the January 14, 2025, commission meeting to lower the civil fine from \$2500 to \$1250.
3. Defer the following applications:
  - a. Real estate organization reinstatement application for Amplus Real Estate Investment LLC
  - b. Real estate organization new application for Reeve Real Estate LLC
  - c. Real estate broker renewal application for Stephen Carvelli
  - d. Real estate organization new application for Matthews Real Estate Investment Services, Inc
  - e. Real estate organization reinstatement application for Great American Real Estate LLC
  - f. Independent Broker reciprocity application for Brian Coester
  - g. Real estate organization reinstatement application for C Three Inc

**Agenda Item: Complaints and Legal Matters**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to approve the following complaints recommendations made during the executive session:

1. In the matter of John Cheek vs. Lawrence Tyler – refer to consumer protection unit
2. In the matter of Maria Esquivel vs. Rita Hardy – refer to consumer protection unit

**Agenda Item: Education Committee Report**

None.



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

The Commission was provided with the budget information for the Real Estate Guaranty and Education Fund for fiscal year 2025 which is \$1,173,402.

### **Agenda Item: Correspondence**

The Commission members that are planning to attend the ARELLO Mid-Year Meeting must submit their hotel reservation as soon as possible.

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

Agency relationships – ongoing.

Councilman McDuffey reintroduced the Clean Hands bill which will exempt the clean hands requirements for business please check for business licenses occupational and professional licenses – all markups are due by February 18, 2025

On January 30, 2025, chairperson Edward Downs provided his testimony to the Committee on Housing chaired by Councilman Robert White during the Performance Oversight Hearing, which was conducted virtually. The hearing was to provide Councilman White an update on all the activities the Commission has performed and conducted from fiscal year 2024 to the present.

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

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to approve the establishment of a Legislative/Rulemaking subcommittee which will consist of commission members, Edward Downs, Elizabeth Blakeslee and Patrice Richardson.

On February 13, 2025 DLCP staff, Samuel Henderson, Frank Pietranton and Monique Owens are scheduled to meet with PSI to conduct a review of the property management exam bank of questions. .

On July 24-25, 2025 all required core courses and the Fair Housing Instructor Development Workshop will be offered at Martin Luther King Jr Library.

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted to approve two investigators from the Consumer Protection Unit to attend the ARELLO Investigator Seminar on July 15-17, 2025.

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

The next scheduled regular meeting is March 11, 2025, via the Zoom platform.

### **Agenda Item: Adjournment**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 12:05 p.m.



Respectfully submitted,

*Edward K. Downs*

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Edward Downs, Chair

Date: March 11, 2025

Recorder/transcriber: Stacey Price