



# Occupational and Professional Licensing

## District of Columbia Real Estate Commission

June 11, 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, June 11, 2024, at 10:00 am via virtual.

The meeting was called to order by Frank Pietranton, Chair, at 10:07 am, and attendance was taken.

#### **Attendance**

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

Board Members Absent: Patrice Richardson

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

Legal Counsel: Justin Orrison, Attorney, Office of the General Counsel

Public Members: Robert Simpson, Ryan Paulus, RJ Gallegos, Bryan Naylor, Rumen Buzatov, Brittani Gordon, John Bratton

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

Brittani Gordan wanted to check the status of her application and if she can get a waiver of the pre-licensing requirements – will be discussed during executive session; waiver request denied.

Robert Simpson inquired about Michele Yates transfer request – Leon Lewis and Stacey Price will discuss with IT



John Bratton wanted to talk to the commission regarding his application for reinstatement – will be discussed during executive session; Consent Order to be issued.

**Agenda Item: Executive Session**

At approximately 10:58 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Gulstone, 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 2:13 pm.

**Agenda Item: Draft Minutes, May 14, 2024**

Upon motion duly made by Mr. Borger and properly seconded by Mr. Down, the Commission voted unanimously to approve the draft minutes dated May 14, 2024.

**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Ms. Blakeslee and properly seconded by Mr. Downs, the Commission voted unanimously to approve the June 11, 2024, Application List administratively approved by OPLA staff, attached hereto and made a part of the June 11, 2024, minutes.

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

1. Approved Christopher Chadwicks's reciprocity application for a salesperson license
2. Approved Rebecca Edwards's exam application for a salesperson license
3. Approved Robert Streams's exam application for a salesperson license
4. Approved Christopher Duncan's exam application for a salesperson license
5. Deny Brittani Gordon's waiver request of pre-licensing requirements
6. Deny Ashley Delarosa's waiver request of pre-licensing requirements
7. Christine Olfus's reinstatement application for salesperson license – issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application
8. Cristian Hernandez's reinstatement application for salesperson license – issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application
9. Bryant Naylor's reinstatement application for salesperson license – issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application
10. Susan McWeeney's reinstatement application for salesperson license – issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application
11. Michael Cahill's reinstatement application for property manager license – issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application



12. Zina Dixon’s reinstatement application for property manager license – issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application
13. Goldberg Group Real Estate 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. Chambers Theory 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
15. Neighborhood Assistance Corporation of America’s reinstatement application for real estate organization license – issue a \$5000 fine, a formal reprimand, a consent order prior to the approval of application

Upon motion duly made by Mr. Downs and properly seconded by Mr. Borger, with the recusal of Frank Pietranton, the Commission voted to issue a \$5000 fine, a formal reprimand, a consent order prior to the approval of application of the reinstatement application of Winston Real Estate, Inc.

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, with the recusal of Edward Downs, the Commission voted to issue a \$2500 fine, a formal reprimand, a consent order prior to the approval of application in the matter of John Bratton t/a Bratton Real Estate?

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

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

1. In the matter of Chanel David vs. Brandon Bellamy – issues a \$1500 fine and consent order
2. In the matter of Sean Balile vs. Alan Willsey – close, no violation
3. In the matter of Katie Simonian vs. Joseph Rieling – close, no violation
4. In the matter of Take Jackson vs. Joy A Johnson – close, no violation
5. In the matter of Anonymous vs. Lea Kornfeld – close, no violation
6. In the matter of Ian Wandner vs. Linda Pettie – issue an informal admonition
7. In the matter of Christal Mims Williams vs. Deirdre Brown – issue formal letter requesting a response to the complaint
8. In the matter of Julian Malasi vs. David Blaha and John Guggenmos – defer to July 2024 meeting

Upon motion duly made by Mr. Downs and properly seconded by Ms. Black, with the recusal of Joseph Borger, in the matter of Anonymous vs Ezra Weinblatt, the Commission voted to put it into abeyance until the civil matter is settled.

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

The Historic Preservation Seminar 101 and 102 will be held at the Martin Luther King library on June 21<sup>st</sup>.

The Commission core course will be offered to licensees on July 24<sup>th</sup> at the Martin Luther King library. DC Ethics course instructors are needed.

The Fair Housing Instructor Development Workshop will be held at the Martin Luther King library on July 25<sup>th</sup>.

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



The agency director, Tiffany Crowe, will check on the status of the proposed sweeps of the real estate budget for fiscal year 2025.

**Agenda Item: Correspondence**

None.

**Agenda Item: Old Business**

A workgroup was created for the issue regarding Wholesaling with the following commission members: Frank Pietranton and Elizabeth Blakslee.

The workgroup for the Licensing for Accountability of Management of Properties (LAMP) held a meeting on June 4<sup>th</sup> to discuss revisions needed to the proposed legislation. The hearing with the council is scheduled tentatively for October 2024.

**Agenda Item: New Business**

Those who are attending the 2024 ARELLO Annual Meeting are expected to submit hotel reservation by close of business on June 14, 2024

Upon motion duly made by Mr. Downs and properly seconded by Ms. Black, the Commission voted unanimously to approve at least two (2) investigators to attend the 2024 ARELLO Regulatory Investigations Seminar in Columbus, Ohio from October 22-24, 2024.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Black, the Commission voted unanimously to approve the establishment of a legal committee.

**Agenda Item: Next Meeting**

The next scheduled regular meeting is July 9, 2024, via WebEx.

**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 2:28 p.m.

Respectfully submitted,

*Frank A Pietranton*

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Frank Pietranton, Chair  
Date: July 9, 2024



Recorder/transcriber: Stacey Price