
Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: June 12, 2024

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw Street
5th Floor Conference Room
Baltimore, MD 21201
(Teleconference via Google Meet)

MEMBERS PRESENT:

Donna Horgan, *Commissioner, Chair*
Jacinta Bottoms-Spencer, *Commissioner, Vice Chair*
Demetria Scott, *Commissioner*
Michael Thomas, *Commissioner*
Michael Lord, *Commissioner*
Nea Maloo, *Commissioner*
Sandy Olson, *Commissioner*
Jean-Jacques Ellong, *Commissioner*
Kambon Williams, *Commissioner*

STAFF PRESENT:

Sarah McDermott, *Assistant Commissioner, Labor*
Todd Blackistone, *Executive Director, Appraisal and Home Inspectors and Appraisal Management Commission*
Raquel Meyers, *Interim Executive Director*
Dr. Jillian F. Lord, PhD, *Assistant Executive Director*
Robert Pambianco, *Assistant Attorney General*
Matthew McKinney *Director of Government Affairs*
Danielle Anderson, *Web Content & Outreach Coordinator*
Lucinda Rezek, *Paralegal*
Verlena Williams, *Education Assistant*
Allison Simpson, *Office Secretary*

PUBLIC PRESENT:

Christa McGee, *Maryland Realtors*
Brenda Kasuva, *MREEA*
Stephanie Gones, *The CE Shop*
Kathie Connelly
Jennifer League
Matt Verdin
Dave Stromberg
David Politzer

Roll Call/Quorum Announced and Meeting Called to Order

The Chair called the meeting to order at 10:32 A.M.

Election of Officers

Madam Chair opened the floor for the Chair nominations. Commissioner Lord nominates Donna Horgan for Chair. Commissioner Horgan accepts. Commissioner Horgan is Chair, by acclamation.

Madam Chair opened the floor for the Vice Chair nominations. Commissioner Maloo nominated Commissioner Bottoms-Spencer as Vice Chair and she accepts the nomination. Being there are no further nominations, Commissioner Bottoms-Spencer is Vice Chair, by acclamation.

Madam Chair and Madam Vice Chair expressed their deepest appreciation to the Commission for their support and entrust in them to serve a second term.

Approval of Report of Complaints/Administrative Dismissals

Motion (made by Michael Lord, seconded by Jean-Jacques Ellong) **To approve the Administrative Dismissals for the month of June 2024. Motion carried.**

Approval of Minutes

Motion (made by Micheal Thomas, seconded by Jacinta Bottoms-Spencer) **To approve the minutes without corrections of the May 15, 2024, business meeting. Motion carried.**

Approval of Closed Session Minutes

Motion (made by Michael Thomas, seconded by Jean-Jacques Ellong) **To approve the Closed minutes without corrections of the June 5, 2024, business meeting. Motion carried.**

Presentation by Todd Blackistone

- Madam Chair introduced Mr. Blackistone, Executive Director, Appraisal and Home Inspectors and Appraisal Management Commission.
- Mr. Blackistone gave a presentation about the MOU agreement between the Commission and the Civil Rights Commission regarding racial bias.
- Dr. Lord queried about the four-year term limit in the agreement.
- Mr. Blackistone clarified that the agreement can be signed past the four-year term limit and can be ended at any time.
- Commissioner Lord stated an agreement of perpetuity makes sense. There is no real expectation going forward.
- Madam Vice Chair studied racial bias for years. Maryland state is taking an initiative to acknowledge it which is forward thinking.
- This is the first state appraisers must take a 3-hour course in racial bias prior to the issuance of a license.
- Commissioner Ellong queried about the composition of appraisers in Maryland state.
- There is no state body that tracks this make up of applicants. The appraisal foundation did a survey of over 80,000 appraisers, 36% Caucasian, 4% African American, Asian, and Hispanic, and two-thirds are male in the industry.
- Commissioner Scott queried about the new licensing track for appraisers to become licensed.
- The traditional route to become an appraiser was to find an existing appraiser and work under him for 1,000 hours. The traditional pathway could be difficult due to the lack of professional appraisers to oversee inexperienced individuals.
- The new track under PAREA is a course which provides an alternative to the traditional supervisor/trainee model.
- The Commission thanked Mr. Blackistone and welcomed him to come back with future updates.

Committee Reports

Education – Jacinta Bottoms-Spencer, Chair

- For the month of May 2024, PSI administered 817 salesperson and 38 broker exams, compared to 1027 salesperson and 87 broker exams in May 2023.
- There will be no Education Committee meeting this month in recognition of Juneteenth.
- A presentation was given on the BRAD-SD outline. After the presentation, a motion was made to adopt the current outline. **Motion** (made by Michael Lord, seconded by Michael Thomas) **To adopt the current BRAD-SD outline. Motion carried.**
- Announced Train-the-Trainer will be scheduled in the fall.

Legislative – Donna Horgan, Chair

- Radon legislation changes and additional information was provided to the Commission prior to the meeting. All HUD property purchases will be required to have radon testing.
- This is not the same language as the previous bill submitted in 2023.
- **Motion** (made by Jacinta Bottoms-Spencer, seconded by Sandy Olson) **To approve the Radon legislative changes and submit for departmental approval. Motion carried.**

- Disclosure/Disclaimer Taskforce finalized changes to the form and provided to the Commission prior to the meeting.
- Proposed action will be submitted for publication in the Maryland Register.
- **Motion** (made by Michael Lord, seconded by Jacinta Bottoms-Spencer) **To approve the Disclosure/Disclaimer Statement form changes and submit through the regulatory process. Motion carried.**
- The Legislative Committee is scheduled for next week on Tuesday.

Comments from Interim Executive Director

- Correction to Fees Regulation, COMAR 09.11.09.02 will be resubmitted to the Maryland Register. **Motion** (made by Sandy Olson, seconded by Jean-Jacques Ellong) **To approve the correction of fees. Motion carried.**
- The Commission's mission statement was shared.
- Licensing stats for May were shared.
- Guaranty Fund Balance for April is \$1,353,692.
- The new Education assistant Verlena Williams started on May 1, 2024.
- The new Administrative Officer – Paralegal Chrisitopher Morton will start on June 20, 2024.
- Education Administrator recruitment waiting for DBM approval.
- Interviews for the investigator two positions are on hold.
- The ARELLO Annual meeting is September 23 – 26, 2024, in Chicago, IL. Madam Chair, Commissioner Thomas, Commissioner Maloo and Commissioner Scott will be in attendance. Mr. Pambianco is considering. Out of State travel request will be submitted in the coming weeks.

Comments from Counsel

- All bills real estate related were passed and signed by the Governor.
- SB 542 is the new language required in the brokerage agreement. It specifies the compensation to be paid to other brokerages.
- After a brief discussion, Counsel agreed to provide a copy of the text for SB 542 to the Commission.

Comments from Chair

- Remind agents not to give out lockbox combinations.
- Social media advertising must be complete and contain all the required elements for advertising of any nature.
- Remind agents that once you have a contract signed and accepted, to handle escrow deposit money accordingly. Deposits need to be checked even if held by a title company.
- Congratulations to Commissioners Lord and Williams on their reappointment to serve 4 years on the Commission.
- Thanked the Commission and everyone for all their hard work and dedication. The State of Maryland will be proud of you.
- Remind there will be no meeting scheduled in July and wished everyone a wonderful Summer.

Old Business

- None.
-

New Business

- Open Meetings Act Training was discussed.
- **Motion** (made by Demetria Scott, seconded by Jacinta Bottoms-Spencer) **To designate the Chair to take the Open Meetings Act training.**
- Commissioner Scott expressed taking the training.
- **Motion** (made by Demetria Scott, seconded by Jacinta Bottoms-Spencer) **To amend the first motion to designate the Chair and Vice Chair to take the Open Meetings Act training.**
- All Commissioners were encouraged to take the training. A link will be sent to the Commission.

Public Comment

- Christa McGee, MAR
 - Ms. McGee congratulated Madam Chair and Madam Vice Chair for reelection to serve one year on the Commission.
 - Requested clarification on BRAD-SD class being taught as one course.
 - Madam Vice Chair clarified Broker Supervision (BRAD-SD) will be taught as one outline.
 - There is an issue with the Train-the-Trainer being scheduled in the Fall and MAR's Annual Conference in September. The instructor that had taught the BRAD course left in May.
 - Follow up to Commission WV reciprocity. Ms. Meyers indicated the Commission will not be considering it at this time.
- Brenda Kasuva, MREEA
 - Ms. Kasuva congratulated everyone.
 - Requested clarification of fee renewals.
 - Ms. Meyers clarified fee renewals for Broker - \$191, Associate Broker - \$123 and Salespersons - \$78. A notice was sent to all active licensees.

Adjournment

There being no further business, **Motion** (by Jean-Jacques Ellong, seconded by Jacinta Bottoms-Spencer) **To adjourn the meeting at 11:47 P.M. Motion carried.** The next monthly business meeting is Wednesday, August 21, 2024.

APPROVED AS PRESENTED

Donna Horgan

Donna Horgan, Chairperson

APPROVED AS AMENDED

Donna Horgan

Donna Horgan, Chairperson