

Louisiana Real Estate Commission
State of Louisiana

Office of the Governor

JEFF LANDRY
GOVERNOR



TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

MARCH 20, 2025
MEETING MINUTES

On Thursday, March 20, 2025, the Louisiana Real Estate Commission (“LREC” and/or “Commission”) conducted its regularly scheduled, monthly meeting in-person and at the Commission’s domicile office located at 9071 Interline Avenue, Baton Rouge, LA 70809 in accordance with La. R.S. 37:1430 *et seq* and other applicable law.

Commission Members Present:

Mr. Joseph Pappalardo, Jr., Chair (Sup. Ct. Dist. 7)	Ms. Synde Devillier, Vice Chair (Sup. Ct. Dist. 6)
Mr. Theodore Major, Secretary (At-Large)	Ms. Hanna Chustz (Sup. Ct. Dist. 5)
Mr. Tony Cornner (3 rd Congress. Dist.)	Ms. Paula Duncan (Sup. Ct. Dist. 3)
Mr. Jeff Free (Sup. Ct. Dist. 2)	Ms. Doneva Halphen (Sup. Ct. Dist. 1)
Mr. Matt Ritchie (Sup. Ct. Dist. 4)	Ms. Gladys Smith-Coward (Sup. Ct. Dist. 5)

Commission Members Absent:

Ms. Carole Horn (At-Large)

Staff Present:

Ms. Summer S. Mire, Executive Director	Mr. Thomas E. Devillier, Dep. Dir./Exec. Counsel
Mr. Mark Gremillion	Mr. Rhett Bordelon
Ms. Karen Carey	Ms. Debbie DeFrates
Ms. Dusty Evans	Ms. Malissa Fowler

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Ms. Linda Pham

Ms. Telly Hollis

Ms. Allison OToole

Ms. Sloane Watts

Mr. Jeremy Travis

Ms. Nikki Wallace

Others Present:

Ms. Caitlyn Connelly, Court Reporter

Mr. Wardell Coward

Fmr. Commissioner Rick Roberts

Mr. David Trimble, Burk Baker School

Ms. Arlene C. Edwards, General Counsel

I. CALL TO ORDER

Chairman Pappalardo called the meeting to order at or about 10:00 a.m. A roll call was conducted in open meeting. See attendance detailed above. Secretary Major led the invocation, and Chairman Pappalardo led the Pledge of Allegiance.

II. PUBLIC COMMENTARY

Mr. Rick Roberts thanked Commissioner Duncan for her leadership during her time as Chair in 2024. Mr. Roberts also congratulated Chair Pappalardo on his appointment as the Commission's 2025 Chairman.

III. APPROVAL OF JANUARY 16, 2025 REGULAR MEETING MINUTES

Vice Chair Devillier made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved to adopt the minutes of the January 16, 2025 Regular Meeting (Exhibit A) as written and circulated.

IV. PERSONAL APPEARANCES

1. Case No. 2024-2057; In re: Mikhail A. Singleton: Mr. Singleton requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq.* Secretary Major recused himself from participating and/or voting in the hearing. Mr. Singleton was placed under oath by Ms. Connelly. Mr. Devillier presented information regarding hearing procedure and questioned Mr. Singleton, who confirmed on record that he waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit B). Commissioner Halphen made a motion, which was seconded by Commissioner Chustz, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. Mr. Devillier provided an opening statement and factual summary of the case, including but not limited to criminal history records information and other

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details that led to Mr. Singleton appearing before the Commission. Mr. Singleton then proceeded with his testimony and responded to Commissioner questions. Vice Chair Devillier made a motion, which was seconded by Commissioner Cornner, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to deny Mr. Singleton's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted and the motion passed unanimously.

2. Case No. 2025-0139; In re: Sabrina Maiden Williams: Ms. Williams requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with R.S. 37:1430 *et seq.* Ms. Williams was placed under oath by Ms. Connelly. Mr. Devillier presented information regarding hearing procedure and questioned Ms. Williams, who confirmed on record that she waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit C). Vice Chair Devillier made a motion, which was seconded by Commissioner Cornner, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. Mr. Devillier provided an opening statement and factual summary of the case, including but not limited to criminal history records information and other details that led to Ms. Williams appearing before the Commission. Ms. Williams then proceeded with her testimony and responded to Commissioner questions. Commissioner Cornner made a motion, which was seconded by Commissioner Chustz, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to deny Ms. Williams' authorization to obtain a real estate license in accordance with law. Following discussion regarding procedure and questions regarding earlier failed motions, a final roll call vote was conducted; and, the motion to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to deny Ms. Williams' authorization to obtain a real estate license passed 5-4 with Commissioners Duncan, Major, Ritchie, and Smith-Coward voting in opposition.

V. March 11, 2025, Emergency Order 2025-001 – 2025-0174; IN RE: MARCELLA PARIS.

Mr. Devillier introduced the Commission's hearing of the March 11, 2025, *Emergency Order 2025-001* and related exhibit evidence (Exhibit D). Ms. Paris appeared for the hearing and was placed under oath by Ms. Connelly. Ms. Paris confirmed her new address as being 2934 Dryades Street, New Orleans, Louisiana 70115. Mr. Devillier presented information regarding procedures and questioned Ms. Paris, who confirmed on record that she waived all objections to introduction of *Emergency Order 2025-001* and all related records and emergency order evidence and waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit E).

Commissioner Halphen made a motion, which was seconded by Commissioner Cornner, and unanimously approved to introduce *Emergency Order 2025-001* and all related records and emergency order evidence *en globo*.

Vice Chair Devillier made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved to introduce the proposed *Findings of Fact, Conclusions of Law, and Order* and related evidence *en globo*.

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Mr. Devillier provided an opening statement and factual summary of the case, including but not limited to the issuance of *Emergency Order 2025-001*. Ms. Paris then proceeded with her testimony and responded to Commissioner questions.

Commissioner Smith-Coward made a motion, which was seconded by Commissioner Halphen, and unanimously approved *via* roll call vote to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence, which in part ratified *Emergency Order 2025-001* and maintained Ms. Paris' indefinite license suspension.

Ms. Paris requested clarification regarding certain procedures. Mr. Devillier answered her questions and explained *Emergency Order 2025-001* indefinitely suspends her license. Mr. Devillier also provided Ms. Paris with details regarding the process by which Ms. Paris would be able to request the reinstatement of her license in the future.

VI. March 17, 2025, Emergency Order 2025-002 – 2025-0180; 2025-0170; 2025-0166; and 2024-1732 IN RE: RODRICK T. MCINTOSH & CLEAR TO CLOSE REALTY, LLC.

Mr. Devillier introduced the Commission's hearing of the March 17, 2025, *Emergency Order 2025-002* and related exhibit evidence (Exhibit F). In part, Mr. Devillier explained that the emergency order indefinitely suspended Mr. McIntosh's license. However, Mr. Devillier announced that, late in the afternoon of March 19, 2025, he received a written request and confirmation from Mr. McIntosh through his legal counsel, Mr. Kelvin Sanders, asking that the hearing of the emergency order and proposed *Findings of Fact, Conclusions of Law, and Final Order* and related evidence be continued until the Commission's April 24, 2025 meeting. Mr. McIntosh and Mr. Sanders' March 19, 2025 email confirmed their understanding "...that the suspensions under the emergency order will continue and that the proposed final order will be postponed until the April meeting." Mr. Devillier informed the Commission that he agreed to the continuance and that the matter was administratively ordered continued.

However, Mr. Devillier noted for the record that there was a technical error in the emergency order. Mr. Devillier stated Mr. McIntosh was arrested on March 7, 2025 – not March 6, 2025, as incorrectly stated in the March 17, 2025, *Emergency Order 2025-002*.

VII. COMMITTEE REPORTS

1. Budget. Commissioner Cornner reported regarding the Commission's current budget report (Exhibit G).

2. Education. Vice Chair Devillier provided an overview of the Education Committee meeting that took place on Wednesday, March 19, 2025. The committee met to discuss the current course approval guidelines. Vice Chair Devillier stated that the committee plans to update the current 45-hour post-licensing course this year.

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3. Legal / Legislative. Commissioner Ritchie directed Mr. Devillier to lead discussion of the Legal / Legislative Subcommittee's report. Mr. Devillier directed the Commissioners to the 2024 oversight reports submitted to appropriate state oversight entities. Mr. Devillier explained that the reports include in part varied statistics, links to various pages on the LREC website, summaries and checklists related to the application process for each license, certification, or registration. Mr. Devillier also provided information and licensing statistics to the Commissioners on the Welcome Home Act.

Ms. Mire and Mr. Devillier also discussed consideration of reenrollment in the Louisiana Department of Justice's Occupational Licensing Review Program (OLRP) for fiscal year 2025-26. Ms. Mire reminded the Commissioners that LREC enrolled in the program during the last fiscal year. Ms. Mire also informed the Commissioners that this is a voluntary program but noted that the attorney general's and governor's offices recommend all boards and commissions enroll in the program in the interest of legal risk mitigation. Ms. Mire then provided the Commissioners with an overview of the OLRP. Mr. Devillier provided additional clarity regarding benefits of enrolling in the program. After a brief discussion, Commissioner Ritchie made a motion, which was seconded by Commissioner Halphen, and unanimously approved via roll call vote to approve the enrollment in the OLRP and to authorize Ms. Mire's execution of the related contract with the attorney general's office as circulated.

Mr. Devillier further led a discussion regarding the 2025 Regular Legislative Session. Commissioner Ritchie discussed a potential legislative proposal regarding Commissioner term limits. Commissioner Ritchie explained the current one term, six-year governor appointment for Commissioners serving on the Commission. Commissioner Ritchie then stated that the current term limit provides several disadvantages for the Commission when compared to term limits for Commissioners in other states. Commissioner Ritchie proposed changing the term limit to two terms of six years each to better align with term limits of Commissioners in other states and also to provide additional opportunities for leadership roles with national associations such as the Association of Real Estate License Law Officials (ARELLO). Mr. Devillier offered more information on the proposed legislative change. Mr. Devillier reported regarding an ARELLO listserv to which 32 states and the District of Columbia replied. Out of those 32 states, 11 states have unlimited potential reappointments; and, 14 other states have limited appointments, but those appointments all have longer terms than the current six-year appointment in Louisiana. Mr. Devillier continued by stating that Chair Pappalardo has identified a representative to sponsor the bill if the Commission decides to move forward with requesting the legislation. Following additional discussion, Commissioner Ritchie made a motion, which was seconded by Commissioner Free, and unanimously approved via roll call vote to move forward with the proposed legislation.

4. Standardized Forms. None.

5. Technology. Ms. Mire discussed that intended to proceed with procurement of a few technology-related items that are currently in need of being updated at the Commission. Ms. Mire stated that Ms. Carey provided a list of items which included additional servers and staff computer equipment.

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VIII. EXECUTIVE DIRECTOR REPORT

1. Landscaping Project. Ms. Mire provided an update on the current landscaping project at the Commission, stating that the project was nearly completed and noting some of the improvements.

2. Licensee Count. Ms. Mire provided an update regarding the current licensee count of 23,240 total licensees.

3. Pearson Vue Exam Questions. Ms. Mire reminded the Commissioners that its time to reexamine and update the Louisiana state licensing exam questions with Pearson Vue, the Commission's state and national exam provider. Ms. Mire stated she'd like to create a group of subject matter experts to participate in the process. Ms. Mire stated she's targeting a meeting date in either July or August 2025. Ms. Mire added that Pearson Vue is suggesting a two-day session with seven to ten participants.

4. ARELLO Mid-Year Meeting. Ms. Mire reminded the Commissioners of the upcoming ARELLO meeting in April. Ms. Mire also reminded Commissioners that because of the ARELLO meeting, the April Commission meeting will be held on April 24, 2025.

IX. UNFINISHED BUSINESS

None.

X. NEW BUSINESS

None.

XI. EXECUTIVE SESSION

None.

XII. ADJOURNMENT

Vice Chair Devillier made a motion to adjourn, which was seconded by Commissioner Free, and unanimously approved.