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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:

STATE REAL ESTATE COMMISSION

TIME: 10:38 A.M.

Held at

TEMPLE UNIVERSITY

1515 Market Street

Suite 215

Philadelphia, PA 19102

as well as

VIA MICROSOFT TEAMS

October 1, 2024

State Real Estate Commission
October 1, 2024

COMMISSION MEMBERS:

Gaetano P. Piccirilli, Esquire, Chair, Public
Member - Absent
Kyle Sampson, Vice Chair, Public Member
Annie Hanna Cestra, Secretary, Industry Member
Joseph Tarantino, Industry Member
Jeffrey J. Johnson, Industry Member
Anne M. Rubin, Industry Member
Guy Saxton, Cemetery Member
Debra Djupman Warring, Esquire, Attorney General
designee
Arion R. Claggett, Acting Commissioner, Bureau of
Professional and Occupational Affairs

COMMISSION PERSONNEL:

Dean F. Picarella, Esquire, Commission Counsel
Ray J. Michalowski, Esquire, Senior Commission
Prosecutor
Timothy A. Fritsch, Esquire, Commission Prosecution
Liaison
Nathan C. Giunta, Esquire, Commission Prosecutor
Tyasha C. Miley, Esquire, Commission Prosecutor
Ashley P. Murphy, Esquire, Commission Prosecutor
Angela L. Solomon, Esquire, Commission Prosecutor
Caroline A. Bailey, Esquire, Commission Prosecutor
Deon Bowers, Commission Administrator
Laura Thompson, Clerical Assistant 2
Marc Farrell, Esquire, Regulatory Counsel,
Office of Chief Counsel, Department of State

ALSO PRESENT:

Marcus Huertas, Advocacy Manager, Pennsylvania
Association of Realtors
Michael McGee, CAE, RCE, Chief Executive Officer,
Pennsylvania Association of Realtors
Philip Correa
Timothy Galbraith, Assistant Director, Temple
University Real Estate Institute
Carter W. Murdoch, PhD, Executive Director, Henderson
Real Estate Institute

State Real Estate Commission
October 1, 2024

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ALSO PRESENT: (cont.)

- Kim Celano, Ed.D., Senior Associate Director, Temple University Real Estate Institute
- Kristin McHenry, Department Coordinator, Temple University Real Estate Institute
- Francesca Tracy, Compliance Analyst, The CE Shop
- Henry (Hank) Lerner, Esquire, Chief Legal Officer, Pennsylvania Association of Realtors
- Lisa Ginsburg, Director of Education, Bucks County Real Estate Institute
- Dawn Chamberlain, Director, Pocono Mountains Association of Realtors
- Lisa Aaron, Professional Standards & Education Manager, Pennsylvania Association of Realtors
- Emma Edwards, Sargent's Court Reporting Service, Inc.

1 ***

2 State Real Estate Commission

3 October 1, 2024

4 ***

5 [Pursuant to Section 708(a)(5) of the Sunshine Act,
6 at 9:00 a.m. the Commission entered into Executive
7 Session with Dean F. Picarella, Esquire, Commission
8 Counsel, for the purpose of conducting quasi-judicial
9 deliberations on matters currently pending before the
10 Commission that are listed on the agenda. The
11 Commission returned to open session at 10:00 a.m.]

12 ***

13 The regularly scheduled meeting of the State Real
14 Estate Commission was held on Tuesday, October 1,
15 2024. Kyle Sampson, Vice Chair, Public Member,
16 officially called the meeting to order at 10:38 a.m.

17 ***

18 [Dean F. Picarella, Esquire, Commission Counsel,
19 informed everyone that the meeting was being
20 recorded, and voluntary participation constituted
21 consent to be recorded.

22 Mr. Picarella also noted the Commission entered
23 into Executive Session for the purpose of conducting
24 quasi-judicial deliberations on a number of matters
25 currently pending before the Commission and to

1 receive the advice of counsel.]

2 ***

3 Amendment to the Agenda

4 MR. PICARELLA:

5 Item 21 on the agenda. I believe there
6 is a motion to amend the agenda to have
7 the Commission vote on sending two
8 Commissioners and Commission counsel to
9 the National Association of Realtors
10 Conference in Boston November 8-10.
11 That is going to be added to the
12 agenda.

13 Would the Vice Chair entertain a
14 motion to approve two Commissioners and
15 Commission counsel to have the
16 Commission pay for their trip to the
17 National Association of Realtors
18 Conference in Boston, Massachusetts,
19 November 8-10, 2024?

20 VICE CHAIR SAMPSON:

21 Is there a motion?

22 MR. TARANTINO:

23 So moved.

24 VICE CHAIR SAMPSON:

25 Is there a second?

1 MS. CESTRA:

2 Second.

3 VICE CHAIR SAMPSON:

4 Madam administrator, please call the
5 roll.

6

7 Kyle Sampson, aye; Annie Hanna Cestra,
8 aye; Joseph Tarantino, aye; Jeffrey
9 Johnson, aye; Anne Rubin, aye; Guy
10 Saxton, aye; Debra Warring, aye; Arion
11 Claggett, aye.

12 [The motion carried unanimously.]

13

14 Roll Call/Introduction of Attendees

15 [Dean F. Picarella, Esquire, Commission Counsel,
16 requested a roll call of Commission members and
17 introduction of attendees. A quorum of Commission
18 members was present.]

19

20 Pledge of Allegiance

21 [The Pledge of Allegiance was recited.]

22

23 Report of Committees - Informal Conference

24 MR. PICARELLA:

25 Item 20 on the agenda. Based upon

1 discussions in Executive Session, after
2 an informal conference was held, I
3 believe the Commission Vice Chair would
4 entertain a motion to approve the
5 Application of Philip Correa to Sit for
6 the Real Estate Salesperson
7 Examination.

8 VICE CHAIR SAMPSON:

9 Is there a motion?

10 MR. TARANTINO:

11 So moved.

12 VICE CHAIR SAMPSON:

13 Is there a second?

14 MS. RUBIN:

15 Second.

16 VICE CHAIR SAMPSON:

17 Madam administrator, please call the
18 roll.

19

20 Kyle Sampson, aye; Annie Hanna Cestra,
21 aye; Joseph Tarantino, aye; Jeffrey
22 Johnson, aye; Anne Rubin, aye; Guy
23 Saxton, aye; Debra Warring, aye; Arion
24 Claggett, aye.

25 [The motion carried unanimously.]

1 ***

2 Approval of minutes of the August 20, 2024 meeting

3 MR. PICARELLA:

4 Item 1 on the agenda. I believe the
5 Commission Vice Chair would entertain a
6 motion to adopt the minutes of the
7 August 20, 2024 meeting as presented.

8 VICE CHAIR SAMPSON:

9 Is there a motion?

10 MR. TARANTINO:

11 So moved.

12 VICE CHAIR SAMPSON:

13 Is there a second?

14 MS. CESTRA:

15 Second.

16 VICE CHAIR SAMPSON:

17 Madam administrator, please call the
18 roll.

19

20 Kyle Sampson, aye; Annie Hanna Cestra,
21 aye; Joseph Tarantino, aye; Jeffrey
22 Johnson, aye; Anne Rubin, abstain; Guy
23 Saxton, yes; Debra Warring, abstain;
24 Arion Claggett, aye.

25 [The motion carried. Anne Rubin and Debra Warring

1 abstained from voting on the motion.]

2

3 Miscellaneous - Appointment - Drexel University's

4 Henderson Real Estate Institute Presentation

5 [Carter W. Murdoch, PhD, Executive Director,

6 Henderson Real Estate Institute, provided a brief

7 summary of his professional background. He informed

8 Commission members that the Real Estate Institute was

9 funded by the Wilbur C. Henderson Foundation with a

10 \$10 million gift to Drexel University. He noted they

11 are a private university currently without licensing

12 and are looking to build a program to enable real

13 estate professionals at an executive level, including

14 capital markets, operations, chief executive officers

15 (CEOs), and chief operating officers (COOs).

16 Dr. Murdoch explained that their real estate

17 program is tied into the finance department at Drexel

18 University. He reported having approximately 2000

19 finance and real estate majors, of which 200 or so

20 are dual majors between real estate and finance. He

21 mentioned that they were founded in 2017 and have a

22 small curriculum for a new program.

23 Dr. Murdoch stated the Real Estate Institute

24 wants to apply experiential learning through Drexel

25 University to bring in the best of the best to teach

1 their students how to execute in the field and not
2 necessarily traditional full-time professors. He
3 also reported that a number of legacy peers in the
4 industry were interested in being a part of the
5 program.

6 Dr. Murdoch explained that Drexel has a five-year
7 program with the average student doing three co-ops
8 and earning about \$20,000 per co-op. He noted being
9 affiliated with 600-700 companies, and 97% of their
10 students take a co-op with 96% having a job after
11 graduating. He mentioned that it gives the employer
12 a chance to test drive the student and the student a
13 chance to test drive the company to see if it is a
14 good fit.

15 Dr. Murdoch reported academics over the next five
16 years would be financially brutal with possibly a 2-
17 3% reduction in student body going to college per
18 year in the next three years and a 15% clip in the
19 next three to five years.

20 Dr. Murdoch addressed funding through the
21 initiatives of their alumni and the leaders in
22 Philadelphia who are already part of their real
23 estate council and part of the real estate board he
24 oversees. He noted their dues are basically funding
25 all the new courses, and a new curriculum will begin

1 in the winter. He also reported that a former boss
2 wanted to fund an ethics and compliance in real
3 estate course.]

4 ***

5 Miscellaneous - Appointment - Temple University's
6 Real Estate Institute's Initiatives and Programs
7 Presentation

8 [Timothy Galbraith, Assistant Director, Temple
9 University's Real Estate Institute, provided a
10 PowerPoint presentation to update the Commission on
11 some of the initiatives they are embarking on at the
12 Real Estate Institute.

13 Mr. Galbraith addressed their project with the
14 School District of Philadelphia, noting they
15 were awarded a grant to deliver real estate education
16 coursework to high school students of every year at
17 the West Philadelphia High School. He noted they
18 kicked off this past school year with a freshman-year
19 cohort of around 80 students and anticipate 160 this
20 school year.

21 Mr. Galbraith explained that the freshman-year
22 cohort is designed to introduce students to the
23 career path of real estate and give them a general
24 overview of key concepts in terms of the industry,
25 along with an overview of the various subfields and

1 fields within the real estate industry.

2 Mr. Galbraith noted kicking off a sophomore-year
3 cohort with 21 students this year to give students
4 exposure to the professional environment of real
5 estate. He mentioned the Real Estate Institute
6 instructors, Mike Coleman and Rob Luciani, have been
7 teaching the freshmen since last year and will
8 continue to do so this coming year as well.

9 Mr. Galbraith noted they would begin planning for
10 the junior and senior years for those who proceed
11 from the sophomore year onward. He explained the
12 junior year will be the actual licensure coursework
13 for real estate salesperson licensure and commences
14 the 75 hours to become eligible for the licensure
15 exam upon their graduation and senior year.

16 Mr. Galbraith thanked the Commission for
17 approving West Philadelphia High School as a
18 satellite location for real estate education for the
19 Real Estate Institute to be able to provide an
20 opportunity for a career path upon graduation.

21 Mr. Galbraith addressed Branching Up, which is a
22 program that works with students who are incarcerated
23 or reentering society and provides the tools for
24 career focuses once they reenter society. He noted
25 Branching Up primarily trains their students in the

1 horticulture field but are seeking to expand career
2 paths. He stated Branching Up is interested in
3 partnering with the Real Estate Institute to deliver
4 the licensure coursework but are concerned whether
5 they would be turned away for having a record.

6 Mr. Galbraith mentioned that the Real Estate
7 Institute compiled research and believed they would
8 be able to work with Branching Up and referred to Act
9 53, which also permits the Real Estate Commission and
10 other commissions in the state to use 11 various
11 factors to determine eligibility for an applicant who
12 has a record. He stated Branching Up will be able to
13 finally proceed with delivering coursework and will
14 be meeting with staff at Temple University.

15 Mr. Galbraith highlighted some of the community
16 and public initiatives at the Real Estate Institute,
17 including a recent lunch and learn as a follow up
18 concerning the National Association of Realtors (NAR)
19 settlement.

20 Mr. Galbraith noted also partnering with the
21 Eastern Pennsylvania Lesbian, Gay, Bisexual,
22 Transgender, and Queer (LGBTQ) alliance to hold a
23 continuing education session on October 10, 2024, in
24 order to focus on topics that can educate their
25 professionals on working with diverse populations.

1 Mr. Galbraith mentioned that the Real Estate
2 Institute is also trying to step up their effort to
3 develop more tools for enrollment and educate
4 prospective students on the career path and benefits
5 of entering the real estate industry.

6 Mr. Galbraith mentioned he is presenting at the
7 KIPP School of Philadelphia Fall College and Career
8 Fair on October 31 to give them an overview of real
9 estate and expand their pool of enrollments.

10 Mr. Galbraith also mentioned Temple University
11 Real Estate Institute was in the media addressing
12 real estate with WHY? and offered to share the link
13 of that podcast.

14 Mr. Galbraith announced the Real Estate Institute
15 (REI) is marking its 50th anniversary of their
16 founding and delivering coursework and offered to
17 share the content and information over the years as
18 well.

19 Vice Chair Sampson thanked Temple University for
20 hosting the Pennsylvania State Real Estate
21 Commission.]

22 ***

23 Report of Prosecutorial Division
24 [Caroline A. Bailey, Esquire, Commission Prosecutor,
25 presented the Consent Agreement for Case No. 24-56-

1 008165, Case Nos. 22-56-017193 & 22-56-016148, and
2 Case No. 23-56-008046.]

3 ***

4 [Timothy A. Fritsch, Esquire, Commission Prosecution
5 Liaison, presented the Consent Agreement for Case
6 Nos. 20-56-010355, 22-56-007811, and 23-56-004269.]

7 MR. PICARELLA:

8 Based upon the report of prosecution,
9 do any members of the Commission wish
10 to go back into Executive Session for
11 any discussion?

12 Based upon discussions in Executive
13 Session, I believe the Commission Vice
14 Chair would entertain a motion to
15 approve the Consent Agreement at item 2
16 on the agenda, Case No. 24-56-008165;
17 item 3, Case Nos. 22-56-017193 & 22-56-
18 016148; item 4, Case No. 23-56-008046;
19 and item 5, Case Nos. 20-56-010355, 22-
20 56-007811; and 23-56-004269.

21 MS. RUBIN:

22 So moved.

23 VICE CHAIR SAMPSON:

24 Is there a second?

25 MR. TARANTINO:

1 Second.

2 VICE CHAIR SAMPSON:

3 Madam administrator, please call the
4 roll.

5
6 Kyle Sampson, aye; Annie Hanna Cestra,
7 aye; Joseph Tarantino, aye; Jeffrey
8 Johnson, aye; Anne Rubin, aye; Guy
9 Saxton, aye; Debra Warring, aye; Arion
10 Claggett, aye.

11 [The motion carried unanimously. The Respondent at
12 item 2, Case No. 24-56-008165 is Trenton Michael
13 Miller; item 3, Case Nos. 22-56-017193 & 22-56-
14 016148, Jenna Lynn Treichler; item 4, Case No. 23-56-
15 008046, Mt. Lebanon Real Estate LLC; and item 5, Case
16 Nos. 20-56-010355, 23-56-004269 & 22-56-007811,
17 Clarence R. Church III & Myel Elyon, Inc.]

18 ***

19 Report of Commission Counsel - Proposed Adjudication
20 and Order

21 MR. PICARELLA:

22 Item 6 on the agenda is Vijay
23 Peethambaram, Case No. 19-56-006421.

24 Based upon discussions in Executive
25 Session, I believe the Vice Chair would

1 entertain a motion to direct the
2 Commission counsel to draft a Final
3 Adjudication and Order in this matter
4 consistent with discussions in
5 Executive Session.

6 VICE CHAIR SAMPSON:

7 Is there a motion?

8 MS. RUBIN:

9 So moved.

10 VICE CHAIR SAMPSON:

11 Is there a second?

12 MR. TARANTINO:

13 Second.

14 VICE CHAIR SAMPSON:

15 Madam administrator, please call the
16 roll.

17

18 Kyle Sampson, aye; Annie Hanna Cestra,
19 aye; Joseph Tarantino, aye; Jeffrey
20 Johnson, aye; Anne Rubin, aye; Guy
21 Saxton, aye; Debra Warring, aye; Arion
22 Claggett, aye.

23 [The motion carried unanimously.]

24

25 MR. PICARELLA:

1 Item 7 on the agenda is Ewa Zaba, Case
2 No. 22-56-015438; Pocono Home Show,
3 Inc., Case No. 22-56-01543 & 22-56-
4 018104; Donald M. Jordan, Case Nos. 22-
5 56-015440 & 22-56-018103; and Daniel L.
6 DeLucca, Case No. 22-56-018102.

7 Based upon discussions in Executive
8 Session, I believe the Commission Vice
9 Chair would entertain a motion to
10 direct Commission counsel to draft a
11 Final Adjudication and Order in this
12 matter consistent with discussions in
13 Executive Session.

14 VICE CHAIR SAMPSON:

15 Is there a motion?

16 MS. RUBIN:

17 So moved.

18 VICE CHAIR SAMPSON:

19 Is there a second?

20 MR. TARANTINO:

21 Second.

22 VICE CHAIR SAMPSON:

23 Madam administrator, please call the
24 roll.

25

1 Kyle Sampson, aye; Annie Hanna Cestra,
2 aye; Joseph Tarantino, aye; Jeffrey
3 Johnson, aye; Anne Rubin, aye; Guy
4 Saxton, aye; Debra Warring, aye; Arion
5 Claggett, aye.

6 [The motion carried unanimously.]

7 ***

8 Report of Commission Counsel - Final Adjudications
9 and Orders

10 MR. PICARELLA:

11 Item 8 on the agenda is the Final
12 Adjudication and Order in the Matter of
13 Daryl C. Walton, Case No. 21-56-008263.

14 Based upon discussions in Executive
15 Session, I believe the Commission Vice
16 Chair would entertain a motion to
17 approve the Final Adjudication and
18 Order in this matter and direct counsel
19 to issue it as the Final Order of the
20 Commission.

21 VICE CHAIR SAMPSON:

22 Is there a motion?

23 MR. TARANTINO:

24 So moved.

25 VICE CHAIR SAMPSON:

1 Is there a second?

2 MS. CESTRA:

3 Second.

4 VICE CHAIR SAMPSON:

5 Madam administrator, please call the
6 roll.

7

8 Kyle Sampson, aye; Annie Hanna Cestra,
9 aye; Joseph Tarantino, aye; Jeffrey
10 Johnson, aye; Anne Rubin, aye; Guy
11 Saxton, aye; Debra Warring, aye; Arion
12 Claggett, aye.

13 [The motion carried unanimously.]

14

15 MR. PICARELLA:

16 Item 9 on the agenda is Saleem Boyd
17 Purefoey, Case No. 23-56-014700.

18 Based upon discussions in Executive
19 Session, I believe the Commission Vice
20 Chair would entertain a motion to
21 approve the Final Adjudication and
22 Order in this matter and direct counsel
23 to issue it as the Final Order of the
24 Commission.

25 VICE CHAIR SAMPSON:

1 Is there a motion?

2 MS. RUBIN:

3 So moved.

4 VICE CHAIR SAMPSON:

5 Is there a second?

6 MR. TARANTINO:

7 Second.

8 VICE CHAIR SAMPSON:

9 Madam administrator, please call the
10 roll.

11

12 Kyle Sampson, aye; Annie Hanna Cestra,
13 aye; Joseph Tarantino, aye; Jeffrey
14 Johnson, aye; Anne Rubin, aye; Guy
15 Saxton, aye; Debra Warring, aye; Arion
16 Claggett, aye.

17 [The motion carried unanimously.]

18

19 Report of Commission Counsel - Motion to Deem Facts
20 Admitted

21 MR. PICARELLA:

22 Item 10 on the agenda is Motion to Deem
23 Facts Admitted on Pumsu Lim,
24 individually, and t/d/b/a Cheltenham
25 Realty, Case No. 22-56-015369.

1 Based upon deliberations in
2 Executive Session, I believe the
3 Commission Vice Chair would entertain a
4 motion to grant the Commonwealth's
5 Motion to Deem Facts Admitted and
6 direct Commission counsel to draft the
7 Final Adjudication and Order in this
8 matter in accordance with discussions
9 in Executive Session.

10 VICE CHAIR SAMPSON:

11 Is there a motion?

12 MS. RUBIN:

13 So moved.

14 VICE CHAIR SAMPSON:

15 Is there a second?

16 MR. TARANTINO:

17 Second.

18 VICE CHAIR SAMPSON:

19 Madam administrator, please call the
20 roll.

21

22 Kyle Sampson, aye; Annie Hanna Cestra,
23 aye; Joseph Tarantino, aye; Jeffrey
24 Johnson, aye; Anne Rubin, aye; Guy
25 Saxton, aye; Debra Warring, aye; Arion

1 Claggett, aye.

2 [The motion carried unanimously.]

3 ***

4 Report of Commission Counsel - Other

5 MR. PICARELLA:

6 Item 11 on the agenda is the Citation
7 Appeal of Rachel Baldino, Case No. 21-
8 56-010396.

9 Based upon deliberations in
10 Executive Session, I believe the
11 Commission Vice Chair would entertain a
12 motion to remand the matter to the
13 office of the hearing examiner to
14 conduct a hearing on the Citation
15 issued against the respondent in this
16 matter.

17 VICE CHAIR SAMPSON:

18 Is there a motion?

19 MS. RUBIN:

20 So moved.

21 VICE CHAIR SAMPSON:

22 Is there a second?

23 MR. TARANTINO:

24 Second.

25 VICE CHAIR SAMPSON:

1 Madam administrator, please call the
2 roll.

3
4 Kyle Sampson, aye; Annie Hanna Cestra,
5 aye; Joseph Tarantino, aye; Jeffrey
6 Johnson, aye; Anne Rubin, aye; Guy
7 Saxton, aye; Debra Warring, aye; Arion
8 Claggett, aye.

9 [The motion carried unanimously.]

10 ***

11 MR. PICARELLA:

12 Item 12 on the agenda is also a
13 Citation Appeal in the matter of
14 Marilyn Melasecca, Case No. 23-56-
15 012836.

16 Based upon deliberations in
17 Executive Session, I believe the
18 Commission Vice Chair would entertain a
19 motion to uphold the Citation in this
20 matter and enter an order in accordance
21 with the upholding of the Citation.

22 VICE CHAIR SAMPSON:

23 Is there a motion?

24 MS. RUBIN:

25 So moved.

1 VICE CHAIR SAMPSON:

2 Is there a second?

3 MR. TARANTINO:

4 Second.

5 VICE CHAIR SAMPSON:

6 Madam administrator, please call the
7 roll.

8

9 Kyle Sampson, aye; Annie Hanna Cestra,
10 aye; Joseph Tarantino, aye; Jeffrey
11 Johnson, aye; Anne Rubin, aye; Guy
12 Saxton, aye; Debra Warring, aye; Arion
13 Claggett, aye.

14 [The motion carried unanimously.]

15

16 Report of Commission Counsel - Regulatory Report

17 [Marc Farrell, Esquire, Regulatory Counsel, Office of
18 Chief Counsel, Department of State, informed

19 Commission members that they are on track to hold a
20 special regulations meeting on October 28, 2024, to
21 review the general revisions regulatory package at
22 16A-5616, along with the annex provided to Commission
23 members on August 21, 2024.

24 Mr. Farrell stated he put all of the recent
25 regulatory changes discussed but never voted on or

1 moved forward into one document for review to see if
2 the Commission still wishes to pursue those changes
3 or have any other changes not reflected in the
4 document.

5 Ms. Rubin commented that the Commission still has
6 options to make changes but asked how that would
7 affect the package moving forward.

8 Mr. Farrell explained that it is the Commission's
9 prerogative to go beyond what is reflected in that
10 document or pull back a little, and they would not be
11 moving backwards in that process.]

12 ***

13 Report of Commission Chairperson - No Report

14 ***

15 Report of Acting Commissioner

16 [Arion R. Claggett, Acting Commissioner, Bureau of
17 Professional and Occupational Affairs, informed
18 Commission members that Pearson VUE will be making
19 the salesperson exam available in Spanish starting in
20 January 2025.]

21 ***

22 Report of Commission Administrator

23 [Deon Bowers, Commission Administrator, noted
24 education provider renewals are still ongoing. She
25 reported being a little under 50% renewal completion

1 and hoped to have that completed by October 31,
2 2024.]

3

4 Report of Committees - Education/Examination
5 Committee

6 MR. PICARELLA:

7 Item 13 on the agenda is the
8 Application for the Broker Examination
9 of Brian Smith.

10 Based upon deliberations in
11 Executive Session, I believe the
12 Commission Vice Chair would entertain a
13 motion to approve the Application of
14 Brian Smith to Sit for the Realtor Sole
15 Proprietorship License by Examination.

16 VICE CHAIR SAMPSON:

17 Is there a motion?

18 MR. SAXTON:

19 So moved.

20 VICE CHAIR SAMPSON:

21 Is there a second?

22 MS. CESTRA:

23 Second.

24 VICE CHAIR SAMPSON:

25 Madam administrator, please call the

1 roll.

2

3 Kyle Sampson, aye; Annie Hanna Cestra,
4 aye; Joseph Tarantino, aye; Jeffrey
5 Johnson, aye; Anne Rubin, aye; Guy
6 Saxton, aye; Debra Warring, aye; Arion
7 Claggett, aye.

8 [The motion carried unanimously.]

9

10 MR. PICARELLA:

11 Item 14 on the agenda is the
12 Application to be an Education Provider
13 Director of Ashlie Eckert.

14 Based upon deliberations in
15 Executive Session, I believe the
16 Commission Vice Chair would entertain a
17 motion to approve the Application for
18 approval as a Director of Real Estate
19 Education Provider of Ashlie Ann
20 Eckert.

21 VICE CHAIR SAMPSON:

22 Is there a motion?

23 MR. SAXTON:

24 So moved.

25 VICE CHAIR SAMPSON:

1 Is there a second?

2 MS. CESTRA:

3 Second.

4 VICE CHAIR SAMPSON:

5 Madam administrator, please call the
6 roll.

7

8 Kyle Sampson, aye; Annie Hanna Cestra,
9 aye; Joseph Tarantino, aye; Jeffrey
10 Johnson, aye; Anne Rubin, aye; Guy
11 Saxton, aye; Debra Warring, aye; Arion
12 Claggett, aye.

13 [The motion carried unanimously.]

14 ***

15 MR. PICARELLA:

16 Item 15 on the agenda is the Education
17 Provider Owner Application of Richard
18 Caridi.

19 Based upon discussions in Executive
20 Session, I believe the Commission Vice
21 Chair would entertain a motion to
22 approve the Application for approval as
23 an Owner of Real Estate Education
24 Provider of Richard Caridi.

25 VICE CHAIR SAMPSON:

1 Is there a motion?

2 MR. SAXTON:

3 So moved.

4 VICE CHAIR SAMPSON:

5 Is there a second?

6 MS. CESTRA:

7 Second.

8 VICE CHAIR SAMPSON:

9 Madam administrator, please call the
10 roll.

11

12 Kyle Sampson, aye; Annie Hanna Cestra,
13 aye; Joseph Tarantino, aye; Jeffrey
14 Johnson, aye; Anne Rubin, aye; Guy
15 Saxton, aye; Debra Warring, aye; Arion
16 Claggett, aye.

17 [The motion carried unanimously.]

18

19 MR. PICARELLA:

20 Item 16 on the agenda is the
21 Application for Education Provider
22 Owner of Kim G. Stevens.

23 Based upon discussions in Executive
24 Session, I believe the Commission Vice
25 Chair would entertain a motion to

1 approve the Application for approval as
2 an Owner of Real Estate Education
3 Provider of Kim G. Stevens.

4 VICE CHAIR SAMPSON:

5 Is there a motion?

6 MR. SAXTON:

7 So moved.

8 VICE CHAIR SAMPSON:

9 Is there a second?

10 MS. CESTRA:

11 Second.

12 VICE CHAIR SAMPSON:

13 Madam administrator, please call the
14 roll.

15
16 Kyle Sampson, aye; Annie Hanna Cestra,
17 aye; Joseph Tarantino, aye; Jeffrey
18 Johnson, aye; Anne Rubin, aye; Guy
19 Saxton, aye; Debra Warring, aye; Arion
20 Claggett, aye.

21 [The motion carried unanimously.]

22 ***

23 MR. PICARELLA:

24 Item 17 on the agenda is the
25 Application for Education Provider

1 Director of Nichol Lynn Andler.

2 Based upon discussions in Executive
3 Session, I believe the Commission Vice
4 Chair would entertain a motion to
5 approve the Application for approval as
6 a Director of Real Estate Education
7 Provider of Nichol Lynn Andler.

8 VICE CHAIR SAMPSON:

9 Is there a motion?

10 MR. SAXTON:

11 So moved.

12 VICE CHAIR SAMPSON:

13 Is there a second?

14 MS. CESTRA:

15 Second.

16 VICE CHAIR SAMPSON:

17 Madam administrator, please call the
18 roll.

19

20 Kyle Sampson, aye; Annie Hanna Cestra,
21 aye; Joseph Tarantino, aye; Jeffrey
22 Johnson, aye; Anne Rubin, aye; Guy
23 Saxton, aye; Debra Warring, aye; Arion
24 Claggett, aye.

25 [The motion carried unanimously.]

1 ***

2 Report of Committees - Enforcement Committee -
3 Application Review

4 MR. PICARELLA:

5 Item 18 on the agenda is the
6 Application of Tyler Keech.

7 Based upon discussions in Executive
8 Session, I believe the Commission Vice
9 Chair would entertain a motion to
10 rescind the provisional denial of this
11 Applicant's Application, which was
12 entered on July 19, 2024, which was
13 entered due to his criminal
14 convictions. Based upon newly obtained
15 information to approve the Application
16 of Tyler Keech for Licensure as a Real
17 Estate Salesperson subject to probation
18 in accordance with discussions in
19 Executive Session.

20 VICE CHAIR SAMPSON:

21 Is there a motion?

22 MR. TARANTINO:

23 So moved.

24 VICE CHAIR SAMPSON:

25 Is there a second?

1 MS. RUBIN:

2 Second.

3 VICE CHAIR SAMPSON:

4 Madam administrator, please call the
5 roll.

6
7 Kyle Sampson, aye; Annie Hanna Cestra,
8 aye; Joseph Tarantino, aye; Jeffrey
9 Johnson, aye; Anne Rubin, aye; Guy
10 Saxton, aye; Debra Warring, aye; Arion
11 Claggett, aye.

12 [The motion carried unanimously.]

13 ***

14 MR. PICARELLA:

15 Item 19 on the agenda is Patricia
16 McCullough.

17 Based upon discussions in Executive
18 Session, I believe the Commission Vice
19 Chair would entertain a motion to
20 provisionally deny the Application of
21 Patricia McCullough for Licensure as a
22 Real Estate Salesperson and direct
23 counsel to draft a letter to the
24 Applicant in accordance with the
25 discussions in Executive Session.

1 VICE CHAIR SAMPSON:

2 Is there a motion?

3 MR. TARANTINO:

4 So moved.

5 VICE CHAIR SAMPSON:

6 Is there a second?

7 MS. RUBIN:

8 Second.

9 VICE CHAIR SAMPSON:

10 Madam administrator, please call the
11 roll.

12

13 Kyle Sampson, no; Annie Hanna Cestra,
14 yes; Joseph Tarantino, yes; Jeffrey
15 Johnson, yes; Anne Rubin, yes; Guy
16 Saxton, aye; Debra Warring, aye; Arion
17 Claggett, aye.

18 [The motion carried. Kyle Sampson opposed the
19 motion.]

20

21 [Kyle Sampson, Vice Chair, Public Member thanked
22 Temple University Real Estate Institute for hosting
23 the Pennsylvania State Real Estate Commission.]

24

25 Adjournment

1 VICE CHAIR SAMPSON:

2 Is there a motion to adjourn?

3 MR. SAXTON:

4 So moved.

5 ***

6 [There being no further business, the State Real
7 Estate Commission Meeting adjourned at 11:35 a.m.]

8 ***

9

10 CERTIFICATE

11

12 I hereby certify that the foregoing summary
13 minutes of the State Real Estate Commission meeting,
14 was reduced to writing by me or under my supervision,
15 and that the minutes accurately summarize the
16 substance of the State Real Estate Commission
17 meeting.

18

19

20



21

Emma Edwards,

22

Minute Clerk

23

Sargent's Court Reporting

24

Service, Inc.

25

26

STATE REAL ESTATE COMMISSION
REFERENCE INDEX

October 1, 2024

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9	9:00	Executive Session
10	10:00	Return to Open Session
11		
12	10:38	Official Call to Order
13		
14	10:39	Amendment to the Agenda
15		
16	10:39	Roll Call/Introduction of Attendees
17		
18	10:42	Pledge of Allegiance
19		
20	10:42	Report of Committees
21		
22	10:44	Approval of Minutes
23		
24	10:45	Miscellaneous - Appointment - Drexel
25		University's Henderson Real Estate
26		Institute
27		
28	10:50	Miscellaneous - Appointment - Temple
29		University's Real Estate Institute's
30		Initiatives and Programs Presentation
31		
32	11:02	Report of Prosecutorial Division
33		
34	11:13	Report of Commission Counsel
35		
36	11:25	Report of Acting Commissioner
37		
38	11:28	Report of Commission Administrator
39		
40	11:30	Report of Committees (cont.)
41		
42	11:35	Adjournment
43		
44		
45		
46		
47		
48		
49		
50		