

Louisiana Real Estate Commission
State of Louisiana
Office of the Governor

JEFF LANDRY
GOVERNOR



TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

JULY 17, 2025
MEETING MINUTES

On Thursday, July 17, 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)
Ms. Carole Horn (At-Large)	Mr. Matt Ritchie (Sup. Ct. Dist. 4)
Ms. Gladys Smith-Coward (Sup. Ct. Dist. 5)	

Commission Members Absent: N/A

Staff Present:

Ms. Summer S. Mire, Executive Director	Mr. Thomas E. Devillier, Dep. Dir. / Exec. Counsel
Ms. Arlene Edwards, General Counsel	Mr. Rhett Bordelon
Ms. Karen Carey	Ms. Dusty Evans

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Ms. Malissa Fowler

Mr. Mark Gremillion

Ms. Telly Hollis

Ms. Jessica Neal

Ms. Allison OToole

Ms. Linda Pham

Mr. Jeremy Travis

Ms. Jenny Yu

Ms. Nikki Wallace

Ms. Sloane Watts

Others Present:

Mr. Wardell Coward

Ms. Kim Gibney, Court Reporter

Mr. Sam Summers, First South Farm Credit

Mr. David Trimble, Burk Baker School of Realty

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

None.

III. APPROVAL OF MAY 15, 2025, REGULAR MEETING MINUTES

Commissioner Halphen made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved to adopt the minutes of the May 15, 2025, Regular Meeting (Exhibit A) as written and circulated.

IV. PERSONAL APPEARANCES

1. Case No. 2025-1164; In re: Lachandon M. Burks: Mr. Burks requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq.* Commissioner Chustz recused herself from participating and/or voting in the hearing. Mr. Burks was placed under oath by Ms. Gibney. Ms. Edwards presented information regarding hearing procedure and questioned Mr. Burks, 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). 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*. Ms. Edwards 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 Mr. Burks appearing

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before the Commission. Mr. Burks then proceeded with his testimony and responded to Commissioner questions. Following Mr. Burks' testimony, Vice Chair Devillier made a motion, which was seconded by Commissioner Cornner, and unanimously approved via roll call vote to enter Executive Session. Vice Chair Devillier made a motion, which was seconded by Commissioner Cornner, and unanimously approved via roll call vote to end Executive Session and resume open meeting.

Secretary Major made a motion, which was seconded by Commissioner Duncan, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to approve Mr. Burks' authorization to obtain a real estate license in accordance with law. A roll call vote was conducted and the motion passed 6-3 with Commissioners Free, Halphen, and Ritchie voting in opposition.

2. Case No. 2025-1152; In re: Chanda L. Hall: Ms. Hall requested and applied for reinstatement of her indefinitely suspended license. Ms. Hall was placed under oath by Ms. Gibney. Mr. Devillier presented information regarding hearing procedure and questioned Ms. Hall, 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). Commissioner Smith-Coward 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. Hall appearing before the Commission. Ms. Hall then proceeded with her testimony and responded to Commissioner questions. Commissioner Cornner made a motion, which was seconded by Commissioner Halphen, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to deny Ms. Hall's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted and the motion passed 6-5 with Commissioners Devillier, Duncan, Free, Major, and Smith-Coward voting in opposition.

3. Case No. 2025-1284; In re: Marcella Paris: Ms. Paris requested and applied for reinstatement of her indefinitely suspended license. Commissioner Chustz recused herself from participating and/or voting in the hearing. Ms. Paris was placed under oath by Ms. Gibney. Mr. Devillier presented information regarding hearing procedure and questioned Ms. Paris, 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 D). Commissioner Halphen 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. Paris appearing before the Commission. Ms. Paris then proceeded with her testimony and responded to Commissioner questions. Commissioner Smith-Coward made a motion, which was seconded by Secretary Major, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to approve Ms. Paris' authorization to obtain a real estate license in accordance with law. A roll call vote was conducted and the motion passed 7-2 with Commissioners Cornner and Devillier voting in opposition.

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V. COMMITTEE REPORTS

1. Budget. Commissioner Cornner reported regarding the Commission's current budget report (Exhibit E). Ms. Mire provided additional details regarding the proposed budget for fiscal year 2025-26. Commissioner Smith-Coward made a motion, which was seconded by Commissioner Horn and unanimously approved to approve the proposed budget.

Ms. Mire led a discussion on the annual compliance questionnaire legislative audit. Secretary Major made a motion, which was seconded by Commissioner Chustz and unanimously approved to accept the legislative audit questionnaire.

2. Education. Vice Chair Devillier provided an overview of the June 16, 2025, Education Committee meeting. Ms. Mire added that the Commission will offer a four-hour mandatory course on updates to the LREC Mandatory Forms, artificial intelligence, due diligence, buyer brokerage agreements, and wholesaling. Additionally, Ms. Mire stated the Commission will also offer a four-hour broker mandatory course dealing with property management and broker responsibility. Ms. Mire stated that she will develop two RFPs (one for the mandatory course and one for the broker mandatory course) and will have more details at the next Commission meeting.

3. Legal / Legislative.

- Consideration of Proposed Legal Counsel Contract – James R. Raines (Breazeale, Sachse & Wilson, LLP) (FY 25-26): Ms. Mire led a discussion regarding consideration of the proposed legal counsel contract. Commissioner Halphen made a motion, which was seconded by Commissioner Horn, and unanimously approved to authorize execution of the contract.

- Discussion of Compliance Procedure; *In re: Initial Applicant and Reinstatement Hearings*. Mr. Devillier led a discussion regarding initial applicant and reinstatement hearing procedure. The Commission discussed a proposed change – whether the denial of an initial and/or reinstatement application, due to criminal history records information and/or formal adjudication history of the applicant, should be effective for a period of one year as a general rule of procedure. After discussion, Commissioner Halphen made a motion, which was seconded by Commissioner Cornner and unanimously approved to adopt the proposed compliance procedure, effective August 1, 2025.

4. Standardized Forms. Commissioner Halphen and Ms. Mire provided an update on the Mandatory Forms revisions, stating that committee plans to meet on August 21 (following the Commission meeting) and October 15.

5. Technology. Secretary Major provided an update on recent technology updates to Commission systems.

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VI. EXECUTIVE DIRECTOR REPORT

1. RISC Errors and Omissions Contract Renewal. Ms. Mire presented a policy renewal for the LREC group E&O policy. Vice Chair Devillier made a motion, which was seconded by Commissioner Chustz and unanimously approved to accept the proposed policy renewal.

2. HVAC Installation. Ms. Mire provided an update on the HVAC installation, stating the process has been completed successfully.

3. Renewal Period. Ms. Mire reminded the Commissioners that the annual renewal period will begin on August 1.

4. ARELLO Registration. Ms. Mire reminded the Commissioners to register for the upcoming ARELLO Annual Conference.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

None.

IX. EXECUTIVE SESSION

None.

X. ADJOURNMENT

Commissioner Halphen made a motion to adjourn, which was seconded by Commissioner Chustz, and unanimously approved.