

Louisiana Real Estate Commission
State of Louisiana
Office of the Governor

JEFF LANDRY
GOVERNOR



TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

AUGUST 21, 2025
MEETING MINUTES

On Thursday, August 21, 2025, the Louisiana Real Estate Commission (“LREC” and/or “Commission”) conducted its regularly-scheduled, monthly meeting in person 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.)	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:

Ms. Paula Duncan (Sup. Ct. Dist. 3)

Staff Present:

Ms. Summer S. Mire, Executive Director	Mr. Thomas E. Devillier, Dep. Dir. / Exec. Counsel
Ms. Arlene Edwards, General Counsel	Ms. Celeste Amezcua
Ms. Karen Carey	Ms. Debbie DeFrates
Ms. Dusty Evans	Mr. Mark Gremillion
Ms. Telly Hollis	Ms. Jessica Neal

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Ms. Allison OToole

Ms. Linda Pham

Mr. Jeremy Travis

Ms. Jenny Yu

Ms. Nikki Wallace

Others Present:

Ms. Alicia Baaheth

Mr. Keith Baaheth

Fmr. Commissioner Lacy Baaheth

Mr. Jordan Bell

Mr. Wardell Coward

Ms. Kim Gibney, Court Reporter

Ms. Tanya Ledet

Ms. Christina Meyer

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 JULY 16, 2025, EDUCATION MEETING MINUTES & JULY 17, 2025, REGULAR MEETING MINUTES

Commissioner Smith-Coward made a motion, which was seconded by Vice Chair Devillier, and unanimously approved to adopt the minutes of both the July 16, 2025, Education Committee Meeting (Exhibit A), and the July 17, 2025, Regular Meeting (Exhibit B) as written and circulated.

IV. PERSONAL APPEARANCES

1. Docket No. 2025-1200; In re: Christy Nihart-Rodriguez: Ms. Rodriguez requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq.* Ms. Rodriguez was placed under oath by Ms. Gibney. Ms. Pham presented information regarding hearing procedure and questioned Ms. Rodriguez, 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 Vice Chair Devillier, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. Ms. Pham 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. Rodriguez appearing before the Commission. Ms. Rodriguez then proceeded with her testimony and responded to Commissioner questions. Following Ms.

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Rodriguez's testimony, Commissioner Ritchie 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 Ms. Rodriguez's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted and the motion to deny passed 6-3 with Commissioners Free, Halphen, and Major voting in opposition.

2. Docket No. 2025-1326; 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.* Mr. Singleton was placed under oath by Ms. Gibney. Ms. Pham 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 D). Commissioner Smith-Coward made a motion, which was seconded by Vice Chair Devillier, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. Ms. Pham 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. Singleton appearing before the Commission. Mr. Singleton then proceeded with his testimony and responded to Commissioner questions. Following Mr. Singleton's testimony, Commissioner Cornner made a motion, which was seconded by Vice Chair Devillier, 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 to deny passed 8-1 with Secretary Major voting in opposition.

V. EMERGENCY ORDER 2025-004: Docket No. 2025-0253 – In re: Brandon K. Chenevert, Jr.

1. Emergency Order 2025-004: Docket No. 2025-0253; In re: Brandon K. Chenevert, Jr.: Mr. Devillier briefly address the Commission regarding Docket No. 2025-0253, stating that Emergency Order 2025-004 (Exhibit E) was issued on Monday, August 18, 2025, indefinitely suspending Mr. Chenevert's real estate salesperson license. Further, Mr. Devillier informed the Commission that Mr. Chenevert's legal counsel requested a continuance of the hearing to the next available meeting and acknowledged that the emergency order will remain in effect until the Commission takes additional action.

VI. COMMITTEE REPORTS

1. Budget. Commissioner Cornner reported regarding the Commission's current budget report (Exhibit F). Commissioner Cornner added that the Commission's annual financial audit has been completed with no deficiencies or other findings. Commissioner Cornner thanked Commission staff for all their good work.

2. Education. Vice Chair Devillier provided an update regarding the 2026 Mandatory Course and the 2026 Broker Mandatory Course requests for proposal, stating that submissions were received from Bob Brooks School for both mandatory courses. Ms. Mire provided a breakdown of both courses and asked for a motion to approve or deny the courses. Commissioner Cornner made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved to approve both courses. Ms. Mire provided details on the next steps, including the scheduling of "Train the

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Trainer” courses for mid-November. There was brief discussion regarding minimum requirements for mandatory education course instructors. The conversation was tabled and will be discussed at the next Commission meeting.

3. Legal / Legislative.

▪ Discussion of Rulemaking Procedure/Timeline re: Executive Order JML-25-038: Mr. Devillier led a discussion regarding Executive Order JML-25-038. Referring to page 3 of the Executive Order, Mr. Devillier stated the Order requires the Commission to review at least 50% of its rules or a minimum of 100 rules, whichever is greater, by December 31, 2025. The Order also states that the remaining rules must be reviewed by December 31, 2026. Mr. Devillier stated he will review the rules with staff and present an initial draft of proposed redline revisions at an upcoming Commission meeting for additional discussion and consideration. Mr. Devillier then provided the Commissioners with a general timeline regarding the rule promulgation processes required by the Administrative Procedure Act and the Occupational Licensing Review Program.

4. Standardized Forms. Commissioner Halphen reminded the Commissioners that the Mandatory Forms Workgroup will meet immediately following today’s Commission meeting to discuss revisions to the Commission’s Mandatory Forms. Additionally, the workgroup is planned to meet a second time on October 15, 2025.

5. Technology. None.

VII. EXECUTIVE DIRECTOR REPORT

1. Retirement Plaque Presentation. Chair Pappalardo presented retirement plaques to Ms. DeFrates and Mr. Gremillion in recognition of their many years of service to the Commission.

2. ARELLO Committee Signups. Ms. Mire reminded the Commissioners of the deadline to sign up to participate on an ARELLO Committee.

3. ARELLO Investigator Conference. Ms. Mire reminded the Commissioners of the upcoming ARELLO Investigator Conference. Ms. Mire added that Ms. Wallace will attend and present a case study at the conference.

4. Annual Renewal Period. Ms. Mire stated that renewals are open and that she will provide the Commissioners with renewal stats at the next Commission meeting.

5. Fmr. Commissioner Lacy Baaheth in Attendance. Ms. Mire introduced Fmr. Commissioner Lacy Baaheth and her husband and staff who attended today’s meeting.

VIII. UNFINISHED BUSINESS

None.

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IX. NEW BUSINESS

None.

X. EXECUTIVE SESSION

None.

XI. ADJOURNMENT

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