

**INDIANA REAL ESTATE COMMISSION
Indiana Government Center South
402 West Washington St., Room W064
Indianapolis IN 46204**

MINUTES OF JUNE 18, 2025

Troy Helman, R.B., Chair, called the meeting to order at 9:01 a.m. and declared a quorum in accordance with IC § 25-34.1-2-3(b), pursuant to public notice posted at the principal office for the Board, online at the board's website and on the state calendar at least forty-eight (48) hours before the time of the meeting.

Member(s) Present: Troy Helman, Chair
Pamela Lumley, Member
Beth Walker, Member
Tracy Hutton, Vice Chair
John De Souza, Member
Charlie Shook, Member
Valerie Rosenblum, Member
Donna Spears, Member

Member(s) Absent: Grace Nossett, Consumer Member
Brian Thompson, Member

Staff Present: Jody Edens, Board Director
Professional Licensing Agency
James Green, Assistant Director
Professional Licensing Agency
Bradley Repass, Litigation Specialist, OLM
Professional Licensing Agency
Adam Harvey, J.D., Deputy Attorney
General, Office of the Attorney General

The Commission voted to adopt the amended agenda.

Rosenblum/Spears, 90/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

The Commission voted to adopt the minutes for April 16, 2025 as written.

Walker/Rosenblum 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

**PUBLIC COMMENT HEARING AND ADOPTION OF PROPOSED RULE
FOR LSA #24-631 APPRAISER BOARD**

Mark Ratterman, Chair of the Appraiser Board, was present and explained to the Commission what the rule accomplishes.

One (1) public comment was received:

Dee Young, Broker, informed the Commission that she was one-hundred percent (100%) in favor of this rule.

The Commission thanked her for her comment and proceeded to follow through to vote and approve the proposed rule as presented.

Archived Here: Link to LSA #24-631 Public Hearing:
<https://www.youtube.com/watch?v=MXAKvTVg8R8>

The Commission voted to APPROVE the Proposed Rule #24-631

Hutton/Rosenblum, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

ADMINISTRATIVE HEARINGS

The following administrative hearings were CONTINUED:

Jade Crown Realty & Investments, LLC, License No. RC51300179 Cause No. 202504 REC 0023

Stephen Benedict, License No. RB14022559, Cause No. 202504 REC 0004

Jeremy Tucker, License No. RB14035834, Cause No. 202505 REC 0072

Robert Astorino, License No. RB18001365, Cause No. 202506 REC 0074

Respondent did not appear in person and was not represented by counsel, regarding an Appeal of Notice of Non-Compliance scheduled before the Commission. The State of Indiana was not represented, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Mr. Astorino submitted a letter requesting to surrender his license and to void the Five Hundred dollar (\$500) civil penalty fee for the continuing education audit.

After having considered the evidence presented and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to ACCEPT his SURRENDER OF LICENSE. If he tries to reinstate in the future, he will then need to pay the \$500 civil penalty and submit all continuing education required.

Hutton/Briscoe, 9/0/0
Motion carries

The following board members voted aye:

Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

Charles Munroe, License No. RB14030558, Cause No. 202506 REC 0006

Respondent did not appear in person and was not represented by counsel, regarding an Appeal of Notice of Non-Compliance scheduled before the Commission. The State of Indiana was not represented, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

After having considered the evidence presented and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to ISSUE a NOTICE OF PROPOSED DEFAULT.

Briscoe/Rosenblum, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

Chelsea Rae Johnson, License No. RB17000201, Cause No. 2017 IREC 0007

Respondent appeared in person and was not represented by counsel regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was not represented, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Let the record reflect that Beth Walker recused herself from this matter and left the meeting.

Ms. Johnson indicated that she completed court probation on March 6, 2020, and thought that the probation on her license would automatically be lifted.

Exhibit A – copy of court documents showing probation complete

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to WITHDRAW the Order of Probation from Ms. Johnson's license.

Briscoe/Rosenblum, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

**Jennifer Lynn Nally, License No. RB19001505, Cause No. 2019 IREC
0014**

Respondent appear in person and was not represented by counsel regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was not represented, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Ms. Nally informed the Commission that she completed her probation in 2020 and also thought the probation on her license would automatically be withdrawn.

Exhibit 1 – Letter from Court showing completion of Probation

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to WITHDRAW the Order of Probation from Ms. Nally's license.

Hutton/Briscoe, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none

Amanda Haehl, License No. RB14051650, Cause No. 2012 IREC 0049

Respondent appeared in person and was not represented by counsel regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was represented by Caleb Belcher, Certified Legal Intern and Rebecca Hammond, Deputy Attorney General and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Mr. Haehl informed the Board that she has attended all of her closings as required.

State Exhibits

- 1 – Copy of Final Order
- 2 – Copy of Decision on Decision on License Application

After discussion and having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to WITHDRAW the Order of Probation on the Respondent's license.

Briscoe/Hutton, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Grace Nossett
Valerie Rosenblum, Brian Thompson, John Briscoe
The following board members objected: none
The following board members abstained: none

Thomas Rayburn, License No. RB14038266, Cause No. 202407 REC 0022

Respondent appeared in person and was not represented by counsel regarding an Administrative Hearing scheduled before the Commission. The State of Indiana was represented by Colin Russell, Certified Legal Intern and Maria Jennings, Deputy Attorney General and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

After discussion and having considered the evidence presented, and taking

official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to issue a NOTICE OF PROPOSED DEFAULT.

Shook/Hutton, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

James A. Cornell, License No. RB14044210 Cause No. 2023 IREC 0014

Respondent appeared in person and was not represented by counsel regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was not represented and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Mr. Cornell indicated he completed his court probation on November 24, 2024.

He also indicated he went to Fairbanks and completed their program. He stated that on December 24, 2024 the Felony was dropped to a Misdemeanor.

Respondent Exhibits:

- 2 – Court Document
- 3 – Court Document
- 4 – Court Document
- 5 – Court Document

He stated he has not had any other issues.

After discussion and having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved WITHDRAW the Order of Probation on the Respondent's License.

Briscoe/Walker, 9/0/0

Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

Walter M. James, License No. RB14037708, Cause No. 202505 REC 0070

Respondent did not appear in person and was not represented by counsel regarding an Administrative Hearing/Proposed Settlement Agreement scheduled before the Commission. The State of Indiana was represented by Maria Jennings, Deputy Attorney General and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

A proposed settlement agreement between the Respondent and the Attorney General's Office was presented to the Commission for review.

The proposed settlement agreement included a LETTER OF REPRIMAND, and a CIVIL PENALTY in the amount of \$1,000.

After reviewing the proposed settlement agreement and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to APPROVE the Settlement Agreement.

Briscoe/Rosenblum, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

J and G Capital, LLC d/b/a JG2 Companies and J+G Companies, Unlicensed, Cause No. 202505 REC 0071

Respondent did not appear in person and was not represented by counsel regarding a Motion to Cease and Desist/Motion to Dismiss scheduled before the Commission. The State of Indiana was represented by Maria Jennings,

Deputy Attorney General and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

After the motion to cease and desist was issued, the Respondent obtained a license for their company.

After reviewing the motion to dismiss and having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to APPROVE the Dismissal.

Briscoe/Rosenblum, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

PERSONAL APPEARANCES

Johnny Holifield, Initial Application – Positive Response:

Mr. Holifield appeared in person and was not represented by counsel regarding his initial application.

In 2024 Mr. Holifield was arrested and charged with an OWI. He has a jury trial scheduled in August 2025. This matter is still pending at this time.

After discussion, the Commission moved to APPROVE Mr. Holifield's application and informed him to make sure he submits to the Commission the final outcome of the jury trial.

Briscoe/Spears, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe

The following board members objected: none
The following board members abstained: none

Blake Musselman, Initial Application – Positive Response:

Blake Musselman appeared in person and was not represented by counsel regarding his initial application.

June 2025 he was charged with two (2) counts of Leaving the Scene of an Accident, Def. crashes into an unattended car

He entered into a six (6) month Pre-Trial Diversion program, with standard terms.

After discussion, the Commission moved to APPROVE Mr. Musselman's license on **INDEFINITE PROBATION** may not lift until the diversion program is completed.

Shook/Rosenblum, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

Michael Powell, Initial Application – Positive Response:

Michael Powell appeared in person and was not represented by counsel regarding the positive response on his initial application.

Mr. Powell has several issues, which are:

- December 16, 2006:
 - Charged with Battery By Body Waste – D Felony
 - Public Intoxication – Misdemeanor B
 - Fail..Stop Accident/Damage Property – Misdemeanor B
 - Placed on Court Probation for 1 year by plea agreement
- August 9, 2008:
 - Charged with Residential Entry, D Felony
 - Intimidation, D Felony

- Battery Resulting in Bodily, Misdemeanor A
- Was incarcerated for 180 days and then placed on court probation for 1 year, with restitution
- February 19, 2011:
 - Charged with Resisting Law Enforcement, Misdemeanor A;
 - Operating While Intoxicated Endangering a Person, Misdemeanor A;
 - OVI with Alcohol Concentration Equivalent to .15 or more, Misdemeanor A
 - He plead guilty to Operating While Intoxicated Endangering a Person and was sentenced to 50 days incarcerated and 270 days on court probation.
- March 24, 2017:
 - charged with Leaving the Scene of an Accident. Def. crashes into unattended car, Misdemeanor B.
 - The court placed him on a pre-trial diversion program.
- February 10, 2024:
 - Battery Resulting in Bodily Injury, Misdemeanor A
 - Criminal Mischief, Misdemeanor B
 - He was placed on Court Probation for 361 days

After discussion, the Commission moved to APPROVE Mr. Powell's initial application.

Hutton/Lumley, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

DISCUSSION

Sellers Disclosure Form / Rule update:

Anne Johnson explained that the Sales Disclosure form was updated to include the new legislative requirements. The Commission reviewed the form and requested additional changes of wording on page two (2). The

form will be changed and presented to the Commission at their next meeting.

CE Audit Update: Jody Edens, Board Director, gave the Commission an update on the 2023 Random CE Audit as follows:

The report included a total of thirty-eight (38) licenses are still Suspended, and eleven (11) have been reinstated by paying their civil penalties.

HB 1347 Discussion: Nicholas Hart, Deputy Director and Jody Edens, Board Director discussed with the Commission the broker examination and the CE audit.

Effective July 1, 2025, the following is effective:

- To become a Managing Broker, one must have three (3) years Active status of an Indiana broker license
- 24-hour Broker certificate
- Take and pass an Indiana Managing Broker examination

It was suggested to the Commission by staff that the Commission approve the current Broker examination to be given in place of a “new” examination as it will take several months to go through the process of establishing a new examination.

After discussion, the Commission approved staff to use the current Managing Broker examination as the Managing Broker examination.

CONSENSUS 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

Effective July 1, 2025, the following is effective:

- A Continuing Education Audit will be conducted annually and at the percentage the Commission chooses.

It was suggested that since we are in the last year of this three (3) year

renewal cycle that at the July 30, 2026, expiration date the Commission do another three (3) year audit so that all three (3) years will be audited and not just one (1) year.

After discussion, the Commission approved the three (3) year audit after the July 30, 2026, expiration date.

CONSENSUS 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

Chauncey Griffin, Appeal of Denial: Jody Edens, Board Director, presented information to the Board regarding Mr. Griffin's appeal of the denial of his initial application.

His denial letter went out by email to him on February 11, 2025. His letter of appeal was mailed on April 21, 2025, but he emailed a copy of the appeal on March 14, 2025. The eighteen (18) day time frame was up on March 3, 2025..

After discussion, the Commission DENIED his request for an appeal.

CONSENSUS 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

REAL ESTATE EDUCATION ADVISORY COUNCIL REPORT
CONTINUING EDUCATION

REEAC met on April 14, 2025, and issued the following recommendations to the Commission:

In attendance from 3:00 p.m. to 3:25 p.m.: Kathy Harbaugh, Rick Ogden, Cheryl Butcher, and Jim Bittner.

Tim Reed was absent.

1. Exchange Resource Group, LLC, CE22400012 – Significant Change Application
 - 1031 Exchanges: Advanced Topics and Strategies for Real Estate Professionals – 2 hours/Broker

**The Committee recommends to APPROVE.
Ogden/Butcher, 4/0/0**

2. American Society of Farm Managers and Rural Appraisers, CE10600300 – Significant Change Application
 - a. Appraising Agricultural Land in Transition – 8 hours (didn't find license for Rebecca Stone)

**The Committee recommends to APPROVE.
Ogden/Butcher, 4/0/0**

3. Cressy & Everett, CE20900914 – Significant Change Application
 - a. MBTI: The Psychology Behind Client Personalities – 3 hours/Broker

**The Committee recommends to APPROVE
Butcher/Ogden, 4/0/0**

4. Real Estate Certification Program (RECP), CE10600303 – Significant Change Application
 - a. Ethically Speaking: The Code of Ethics – Asynchronous & Synchronous – 3 hours/Broker
 - b. There's an IAR Form for That! – Asynchronous & Synchronous – 4 hours Broker & Managing Broker
 - c. Bias Override: Overcoming Barriers to Fair Housing – Asynchronous & Synchronous – 3 hours/Broker

**The Committee recommends to APPROVE a, b and c
Butcher/Ogden, 2/0/0 with Harbaugh and Bitner abstaining**

5. Reed School of Real Estate, CE21100017 – Significant Change Application
 - a. Older Homes – 2 hours/Broker
 - b. Wet Basement and Structural Defects – 2 hours/Broker

**The Committee recommends to APPROVE a and b
Ogden/Butcher, 4/0/0**

6. WebCE, Inc., CE21900012 – Significant Change Application
 - a. Tackling Contract Contingencies – 2 hours/Broker

The Committee recommends to APPROVE
Ogden/Bittner, 4/0/0

7. Education Resource, LLC, CE10500032 – Significant Change Application
 - a. CE0025-005: Reconciliation in Residential Appraisals – 3 hours/Broker
 - b. CE0025-002: The Appraiser's Guide to the New URAR – 7 hours/Broker

The Committee recommends to APPROVE a and b
Ogden/Butcher, 4/0/0

8. KAPLAN Real Estate Schools, CE10700559 – Significant Change Application
 - a. R-E-S-P-E-C-T RESPA to Avoid Penalties and Loss of License – 4 hours/Managing Broker & Broker

The Committee recommends to APPROVE a for both Broker & Managing Broker
Ogden/Butcher, 4/0/0

- b. Unconscious Bias: Barrier to Service – 2 hours/Managing Broker & Broker
 - c. 2025/2027 Association Ethics – 4 hours/Managing Broker & Broker
 - d. Fair Housing – 4 hours/Managing Broker & Broker

The Committee recommends to APPROVE b, c and d for Broker Only
Ogden/Butcher, 4/0/0

After reviewing all the recommendations, the Commission moved to APPROVE all recommendations.

Spears/Rosenblum, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Troy Helman
John DeSouza, Donna Spears, Tracy Hutton
Valerie Rosenblum, Charlie Shook, John Briscoe
The following board members objected: none
The following board members abstained: none

There being no further business, the Board ADJOURNED at 1:36 p.m.

Troy Helman, Chair