

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

MINUTES OF APRIL 22, 2026

Tracy Hutton, Broker, 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: Tracy Hutton, Chair
Brian Thompson, Vice Chair
John Briscoe, Member
Charlie Shook, Member
Karen Momper, Consumer Member
Donna Spears, Member
Valerie Rosenblum Member
Donna Kreps, Member

Member(s) Absent: Beth Walker, Member
John De Souza, Member
Pam Lumley, 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
James Harry, J.D., Deputy Attorney General
Office of the Attorney General

The Commission voted to adopt the amended agenda.

Rosenblum/Thomason, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

The Commission voted to adopt the minutes for March 11, 2026 and
Revised January 29, 2026.

Thompson/Spears, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

TITLE 876 & TITLE 877 RULE READOPTION

The Commission reviewed the proposed rule and moved to APPROVE Title
876 and Title 877 without changes.

Biscoe/Thompson, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

ADMINISTRATIVE HEARINGS

The following Administrative Hearings were CONTINUED:

- **Sterling M. Davis, License No. RB14051600, Cause No. 2012 IREC 0066**
- **Intrigue Property Management, No License, Cause No. 202603 REC 0006**

Miller Property Management, No License, Cause No.: 202601 REC 0001

Respondent did not appear in person and was not represented by counsel, regarding a Motion to Cease and Desist/Voluntary Agreement scheduled before the Commission. The State of Indiana was represented by Jerry Smith, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

A proposed voluntary agreement was presented to the Commission for review. The proposed voluntary agreement included their agreement to cease and desist the practice of real estate.

After reviewing the voluntary agreement and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to APPROVE the Proposed Voluntary Agreement.

Briscoe/Thompson, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Brian Charles Lazzara (Nordan), License No. RB19001658, Cause No. 2022 IREC 0006

Respondent appear in person and was represented by counsel, Bruce Huntington regarding a Request to Reinstate scheduled before the Commission. The State of Indiana was represented by Tim Fox, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

An Objection to Petitioners Reinstatement was received. Mr. Lazzara's counsel objected to the objection as he could not response to this. The Chair indicated the Commission will give the requests proper weight.

Mr. Lazzara has paid over \$1,000,000 in restitution. At this time he still owes

\$2,981,457.05 in restitution. The Board was informed that this did not involve the public, but two (2) Dentists that the respondent worked for.

Respondent Exhibit(s):

A – Letter from Roger Pecina and a few other letters, CE information and Court information

After having considered the evidence presented, and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to DENY the Respondent's request to Reinstate.

Thompson/Momper, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Robert A. Riley, License No. RB14046379, Cause No. 202601 REC 0003

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

A proposed settlement agreement was submitted to the Commission for review. The settlement agreement includes a Civil Fine in the amount of \$400 payable within six (6) Months.

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 Proposed Settlement Agreement.

Momper/Briscoe, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Danielle Nicole Acker, License No. RB25000685, Cause No. 202505 REC 0067

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

Respondent Exhibits:
E – Court documents

Ms. Acker informed the Commission that she has successfully completed her court 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.

Rosenblum/Briscoe, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Christopher J. Markham, License No. RB15001275, Cause No. 202603 REC 0004

Respondent appeared in person and was represented by counsel, Bradley Keffer regarding an Administrative Complaint/Proposed Settlement

Agreement scheduled before the Commission. The State of Indiana was represented by Jerry Smith, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

A proposed settlement agreement was presented to the Commission for review. The proposed settlement agreement included a \$1,000 FINE payable in sixty (60) days.

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 Proposed Settlement Agreement.

Briscot/Thompson, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

PERSONAL APPEARANCES

The following Personal Appearance did not appear as scheduled and will be invited to the next Commission Meeting in July:

- **Felicia Dixon – Initial application**
- **Kennedy Winfrey-Ragland – Initial application**
- **Matthew Williams, RB24000001 – Renewal**

Jacob Jost, Pre-Approval Application – Positive Response:

Jacob Jost did not appear in person and was not represented by counsel regarding his pre-approval application.

This is the third (3rd) invite Mr. Jost has received.

After discussion, the Commission indicated that it is in Mr. Jost's hands to contact the Commission when he is ready to appear.

Briscot/Rosenblum, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Devin Soetenga, Initial Application – Positive Response:

Devin Soetenga appeared in person and was not represented by counsel regarding her initial application.

The applicant entered into a plea agreement which partly included:

- 363 days of probation with the courts beginning 10/29/2025 for Operating a Vehicle with an ACE of .08 or more, a Class C Misdemeanor.

After discussion, the Commission moved APPROVE Devin Soetenga's application on INDEFINITE PROBATION.

Shook/Thompson, 89/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Lane Webb, RB21000740 Renewal – Positive Response:

Lane Webb appeared in person and was not represented by counsel regarding his renewal application.

May 7, 2025 Mr. Webb entered into a plea agreement for Operating a Vehicle While Intoxicated Endangering a Person. He received 365 days Probation.

After discussion, the Commission moved to APPROVE Mr. Lane's renewal on INDEFINITE PROBATION. Mr. Webb indicated he agrees with the probation.

Shook/Momper, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Stephen Sanford, RB14030537 Renewal – Positive Response:

Stephen Sandord appeared in person and was not represented by counsel regarding his renewal application.

June 3, 2025, Mr. Sanford entered into a plea agreement that placed him on court probation for 185 days for Operating a Vehicle While Intoxicated Endangering a Person.

Mr. Sanford completed probation with the courts on March 11, 2026.

After discussion the Commission moved to APPROVE Mr. Sanford's renewal

Shook/Thompson, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Jacob Gay, RB25001016 Renewal – Positive Response:

Jacob Gay appeared in person and was not represented by counsel regarding his renewal application.

February 2026, in a plea agreement Mr. Gay entered a guilty plea to Operating a Vehicle with an ACE of .08 or More, a Class C Misdemeanor. He received 363 days supervised probation.

After discussion, the Commission moved to APPROVE Mr. Gay's Renewal on INDEFINITE PROBATION. Mr. Gay indicated that he agrees with the probation.

Briscoe/Thompson, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

Justin Burdick, RB23000323, Renewal – Positive Response:

Justin Burdick appeared in person and was not represented by counsel regarding his renewal application.

August 2023, Mr. Burdick plead guilty to Intimidation, Threat to commit a forcible felony, Felony 5. He indicated he was drunk and put a gun to his own head. He is currently on court probation.

He went to in-patient therapy and is currently in out-patient therapy. He has a new wife with a baby on the way.

After discussion, the Commission moved to APPROVE Mr. Burdick's Renewal on INDEFINITE PROBATION. Mr. Burdick indicated that he agrees with the probation.

Briscoe/Thompson, 8/0/0

Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper

The following board members objected: none

The following board members abstained: none

DISCUSSION

Endorsement Applications reviewed by Brian Thompson:

Brian approved the following applicants by endorsement and is submitting them for the Commission to review for approval.

- Angela Roberts – IL
- Claudia Zavala – IL
- Daniel Auskainis – IL
- Jeffrey Kirks – DC
- Maricio Jose Trincado – NC
- Prescott Kindle – IL
- Shane Richardson – IL
- Sharie Jackson – IL
- Simranpal Gill – WA
- Adeaila Bruce – IL
- April Wilcox – IL
- Claudia Barragan – IL
- Daniel Cikowski – IL
- Emily Gusich – IL
- Jaila Browley – IL
- Jorge Galvan – IL
- Kelly Harris – IL
- Leslie Broughton – IL
- Litzzy Lobano – IL
- Patrick Garcia – IL
- Sontona Wonzer – IL

The following applicant he recommended that the Commission Deny as their state requirements are not similar to ours.

- Arshdeep Sandhu - VA

After discussion, the Commission moved to APPROVE all recommendations including the denial.

Thompson/Momper, 8/0/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper
The following board members objected: none
The following board members abstained: none

REAL ESTATE EDUCATION ADVISORY COUNCIL REPORT **CONTINUING EDUCATION**

REEAC met on April 20, 2026, and issued the following recommendations to the Commission:

The education council met at 3:00 p.m. and reviewed the following applications:

In attendance from 3:00 p.m. to 3:33 p.m.: Tim Reed, Rick Ogden, Cheryl Butcher, Jim Bittner, Kathy Harbaugh

1. Southern Indiana Realtors Association (SIRA), CE21200049
 - a. How's That Working Out for You? Hot Legal Issues in Real Estate – 3 hours/Broker Only

Committee recommends to APPROVE
Reed/Bitner, 5/0/0

2. WebCE, Inc., CE21900012
 - a. A Property Manager's Guide to Conflict Resolution – 4 hours/Managing Broker & Broker

Committee recommends to APPROVE for Broker only
Reed/Ogden, 5/0/0

3. Kaplan, CE10700559
 - a. Scams, Scoundrels and Real Estate Stings – 4 hours/Broker Only
 - b. The Errors Tour: Real Estate Edition – 4 hours/Broker Only

Committee recommends to Approve a & b
Ogden/Butcher, 5/0/0

4. Perry Real Estate College, CE22200015
 - a. Advertising & Marketing – 3 hours/Managing Broker & Broker

- b. Data Protection & Phishing Scams in Real Estate – 3 hours/Managing Broker & Broker
- c. Contracts Examined – 3 hours/Managing Broker & Broker
- d. Energy Efficiency & Home Appraisals – 3 hours/Managing Broker & Broker
- e. Practical Tips Selling & Closing – 3 hours/Managing Broker & Broker
- f. Investing in Real Estate – 3 hours/Managing Broker & Broker
- g. Risk Management – 2 hours/Managing Broker & Broker
- h. Technology & Data Security – 2 hours/Managing Broker & Broker
- i. Forms of Ownership – 2 hours/Managing Broker & Broker
- j. Indiana Agency, Advertising & Disclosure Laws – 4 hours/Managing Broker & Broker
- k. Indiana Brokerage Management – 4 hours/Managing Broker & Broker
- l. Escrow, Taxes & Other Laws – 4 hours/Managing Broker & Broker

Committee recommends to TABLE a through l for additional information – specifically the outline students will get when they take the classes and a timed outline (send a sample to them).

Ogden/Bitner, 5/0/0

5. Education Resources, CE10500032

- a. CE0026-02 The AI-Powered Appraiser: Beginner’s Guide to Modern Valuation – 2 hours/Broker Only

Committee recommends to APPROVE

Ogden/Butcher, 5/0/0

6. American Society of Farm Managers & Real Estate Appraisers, CE10900300

- a. Legal Descriptions for Rural Professionals – 6 hours/Managing Broker & Broker

Committee recommends to APPROVE for Broker Only

Reed/Ogden, 5/0/0

7. The CE Shop, LLC., CE10800853

- a. AI in Real Estate: Usage, Oversight, and Scan Awareness – 3 hours/Managing Broker & Broker

Committee recommends to APPROVE contingent upon removing “marketing discussion information” for 2 hours only and for Broker Only

Reed/Ogden, 5/0/0

8. Dennis Loxton, CFP – CE Sponsor – RE Broker Application

Committee recommends to APPROVE the CE Sponsor license

Reed/Bitner 5/0/0

9. New Day Realty Training, CE21800093

- a. REAL Pros – Real Estate Referrals-Legal Issues – 2 hours/Managing Broker & Broker

Committee recommends to APPROVE

Reed/Ogden, 5/0/0

10. Real Estate Staging Association, CE22600007

- a. Staging to Sell, What Every Agent Should Know – 3 hours/Managing Broker & Broker**

Committee recommends to DENY as it is more of a Marketing class and not to protecting the public.

Reed/Ogden, 5/0/0

11. Hand Up, LLC – CE Sponsor-RE Broker Application

- a. The Social Real Estate Agent – 4 hours/Broker Only**

Committee recommends to DENY as it is a Marketing class; Approved the CE Sponsor Application

Reed/Ogden, 5/0/0

12. McColly School of Real Estate, CE10600459

- a. Regulatory Issues for Real Estate Licensees – 2 hours/Broker Only**

Committee recommends to APPROVE

Ogden/Butcher, 4/0/1 with Reed abstaining

13. Meridian Title Corp., CE10600461

- a. 101 Reverse Mortgage – 2 hours/Managing Broker & Broker**

Committee recommends to DENY as this does not deal with customers

Reed/Bittner, 5/0/0

14. Real Estate Certification Program (RECP), CE10600303

- a. Building Success: A Guide to Working with Buyers in New Construction – Asynchronous & Synchronous – 2 hours/Broker Only**
b. Challenge Accepted – Asynchronous & Synchronous – 3 hours/Broker Only
c. Evolve or Evaporate – Asynchronous & Synchronous – 3 hours/Broker Only

Committee recommends to APPROVE a,b & c

Ogden/Butcher, 3/0/2 with Harbaugh & Bitner abstaining

All recommendations were APPROVED by the Commission.

Rosenblum/Spears, 8/0/0

Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum, Karen Momper

The following board members objected: none

The following board members abstained: none

There being no further business, the COMMISSION ADJOURNED at
11:29a.m.

Tracy Hutton, Chair