

MINUTES

Mississippi Real Estate Commission

September 16, 2025

The Mississippi Real Estate Commission held its regularly scheduled monthly meeting at 9:30 a.m. on Tuesday, September 16, 2025, at the offices of the Mississippi Real Estate Commission, located in the LeFleur's Bluff Tower, Suite 300, 4780 I-55 North, Jackson, Mississippi. The following Commissioners were in attendance: Chairperson, Vicki Blackwell of the First Congressional District, Vice-Chair Jim Stroo of the Fourth Congressional District, Brian Gomillion of the First Supreme Court District and Commissioner Tony Jones, Member-At-Large; Staff Members in attendance included Executive Director Bryan Lieb, Investigator Rick Stubblefield, MREC Contract Investigator Johnnie L. Phillips, MREC Legal Counsel William Hussey, Chief Financial Officer Victoria Prine, Administrative Assistant Holly Hood, Administrative Assistant Michelle Little, and Administrative Assistant Laura McLain. Guests in attendance included Ron Farris, Mark Metcalf, Victoria Prowant, David Ostrander, and Skylar DelVescovo.

Chair Vicki Blackwell called the meeting to order at 9:30 A.M, followed by a prayer. Thereafter, all present participated in the Pledge of Allegiance.

OLD BUSINESS

Previous Commission Meeting Minutes

The Commissioners reviewed the minutes of the July 17, 2025, regularly scheduled meeting. A motion was made and duly seconded that the minutes be accepted as presented. The motion carried and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

Financial Statements

MREC Chief Financial Officer, Victoria Prine, presented an explanation and documentation of the following financial statement: *Period Ending: 06/30/2025 FY'25, Period Ending: 07/31/2025 FY'25, Period Ending: 07/31/2025 FY' 25, Period Ending: 08/31/2025 FY' 25, and Period Ending: 08/31/2025 FY'26.* A motion was made and duly seconded that the financial statements be approved as presented, subject to audit. The motion carried and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

FY' 2027 Budget Request

MREC Chief Financial Officer, Victoria Prine, presented an explanation and documentation of the Fiscal Year 2027 Budget Request submitted to the Legislative Budget Office.

Investigative Reports

Investigators John Phillips and Rick Stubblefield gave reports on their current case investigations and reported those matters that had been before the Investigative Committee and reviewing Commissioner and which had been recommended for dismissal or an Informal Resolution with a Letter of Caution. A motion was made and duly seconded to approve the disposition of the following cases as recommended by the Investigative Committee, counsel, and reviewing Commissioner. The motion carried and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

<u>CASE NO.</u>	<u>Disposition</u>
2024-16	Informal Resolution / Letter of Caution
2024-20	Informal Resolution / Letter of Caution
2024-31	Informal Resolution / Letter of Caution
2024-17	Dismiss
2025-12	Dismiss
2025-13	Dismiss
2025-23	Dismiss
2024-78	Dismiss
2025-01	Dismiss
2025-02	Dismiss
2025-08	Dismiss
2025-10	Dismiss
2025-22	Surrender of License by Licensee

NEW BUSINESS

Outside Legal Counsel, William Hussey Report to Commissioners

William Hussey presented a report and project summary to the Commissioners regarding the 2025 MREC Rules Revision. He reported that he and Executive Director Bryan Lieb met with a Mississippi Association of Realtors (MAR) Task Force organized for that purpose and which meeting proved to be very productive. Mr. Hussey indicated that a final draft for the Commissioners is proposed for submission to the Commissioners for consideration in the near future and otherwise prior to the end of the calendar year.

Additionally, Mr. Hussey stated that there are future plans to collaborate with the MAR Task Force on the practices of wholesaling within the state of Mississippi. A draft summary/outline of the Rules and Regulations in review for revisions/additions was provided to the Commissioners as an outline of proposed changes aimed at improving or modifying existing regulations and elimination of unnecessary or outdated regulations, and additional focus toward eliminating barriers to licensure or practice. The draft summary/outline included proposed revisions/additions including:

- Definitions for material terms within each Chapter / General Definitions
- Consistency of use of terminology throughout
- Reorganization of Chapters as applicable/prudent
- Revisions to statutory authority (Sec. 73-35-35 v. specific sections)
- Revisions to form/document submissions by licensees – online v. written
- Commission deliberation for amendments/additions

Guidelines for Unlicensed Personal Assistants

Commissioner Jim Stroo led the discussion on the current guidelines for unlicensed personal assistants as outlined by the Mississippi Real Estate Commission. He emphasized that items 2 and 8 should be considered for revision. Commissioner Stroo proposed allowing unlicensed individuals to open a listed house, whether it is occupied or vacant, to grant commercial workers access for repairs with the homeowner's approval, particularly when the listing agent is unavailable.

All commissioners agreed that Commissioner Stroo and Legal Counsel William Hussey should collaborate on the wording of this proposal to present at the next meeting. Mr. Hussey also reminded the commissioners that these guidelines are not enforceable rules. Additionally, the commissioners requested that Executive Director Bryan Lieb interview staff members to compile frequently asked questions from licensees regarding this matter.

Election of New Officers

A motion was made and duly seconded to elect Jim Stroo as Chair and Tony Jones as Vice-Chair of the Commission. The motion carried and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

Next Scheduled Meeting

Upon discussion, it was agreed that the next regular Commission meeting would be held on Tuesday, October 28, 2025, at 9:30 a.m.

Executive Session

A motion was put forth on the question of whether to close the public meeting to enter an Executive Session. The motion carried, and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

In the closed session, a motion was made and duly seconded to enter Executive Session to discuss possible litigation matters. The motion carried, and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

Following the conclusion of the purpose for which the Commission entered into Executive Session, a motion was made and duly seconded to end the Executive Session and reopen the meeting to the public. The motion carried, and votes were recorded as follows:

VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE

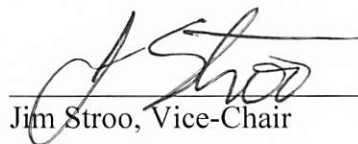
Thereafter, in the reopened public meeting, it was announced that the Commission had taken no action in Executive Session.

A motion was made and duly seconded that, there being no further business to come before the Commission, the meeting be adjourned. The motion carried and votes were recorded as follows:

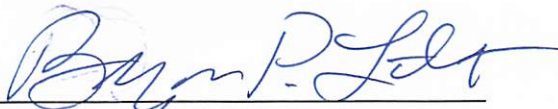
VICKI BLACWELL	AYE
JIM STROO	AYE
BRIAN GOMILLION	AYE
TONY JONES	AYE



Vicki Blackwell, Chair



Jim Stroo, Vice-Chair



Bryan Lieb, Executive Director