

MINUTES

Mississippi Real Estate Commission

July 14, 2026

The Mississippi Real Estate Commission held its regularly scheduled monthly meeting on Tuesday, July 14, 2026, 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: Chairman Jim Stroo of the Fourth Congressional District, Commissioner Brian Gomillion of the First Supreme Court District, Commissioner Vicki Blackwell of the First Congressional District, Commissioner Daniel Case of the Second Supreme Court District, and Vice-Chair Tony Jones, Member-At-Large. Staff Members in attendance included Executive Director Bryan Lieb, Chief Investigator Rick Stubblefield, MREC Legal Counsel William Hussey, Chief Financial Officer Victoria Prine, Chief Operating Officer Holly Hood, and Administrative Assistant Michelle Little. Guests in attendance included Ron Farris, Mark Metcalf, Jo Usry, and Andrea Detrick.

Chairman Jim Stroo recognized a quorum and 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 June 9, 2026, regularly scheduled meeting. A motion was made by Commissioner Jones and duly seconded by Commissioner Gomillion that the minutes be accepted as presented. The motion carried, and votes of Commissioners present were recorded as follows:

JIM STROO	AYE
TONY JONES	AYE
VICKI BLACKWELL	AYE
BRIAN GOMILLION	AYE
DANIEL CASE	AYE

Financial Statements

MREC Executive Director Bryan Lieb presented an explanation and documentation of the following financial statements: *Period Ending: 06/30/2026, FY'26*. A motion was made by Commissioner Gomillion and duly seconded by Commissioner Case that the financial statement be approved as presented, subject to audit. The motion carried, and votes of Commissioners present were recorded as follows:

JIM STROO	AYE
TONY JONES	AYE
VICKI BLACKWELL	AYE
BRIAN GOMILLION	AYE
DANIEL CASE	AYE

Investigative Report

Chief Investigator Rick Stubblefield gave a report on his current case investigations and presented an Agreed Order for Case # 2026-03 for approval. Following review and discussion, a motion was made by Commissioner Gomillion and seconded by Commissioner Jones to accept the Agreed Order as presented. The motion carried, and votes of Commissioners present were recorded as follows:

JIM STROO	AYE
TONY JONES	AYE
VICKI BLACKWELL	AYE
BRIAN GOMILLION	AYE
DANIEL CASE	AYE

Executive Director Bryan Lieb presented the Commission with a list and explanation of those sworn complaints received since June 1, 2026. Mr. Lieb reported that five (5) new complaints were received during the month of June.

Showami.com and its use in Mississippi

Executive Director Bryan Lieb presented a report regarding the business entity Showami.com. He explained that this company serves as an on-demand showing assistant provider for real estate agents. Mr. Lieb and legal counsel William Hussey discussed the apparent violation of Mississippi law involving payment/compensation for licensable real estate activities except through a licensee's broker. Additionally, the Commissioners expressed their concerns regarding the risk of breach of the fiduciary duties that real estate licensees owe their clients and the potential conflicts that may arise from using such services. Legal counsel William Hussey suggested that the entity first be served with a Cease-and-Desist notice setting forth the Commission's position that the identified business practice would violate Mississippi law and Commission rules and regulations. After further discussion, Mr. Lieb agreed to provide a memorandum to the Commissioners for approval at the next Commission meeting. The memorandum/notice to licensees will address the use of entities such as Showami.com and the associated potential for violations of Mississippi's Real Estate Brokers License Law of 1954 and the Commission's rules and regulations which detail the fiduciary duties owed by licensed real estate professionals in Mississippi.

Executive Session

A motion was put forth by Commissioner Gomillion and seconded by Commissioner Jones on the question of whether to close the public meeting for a determination of the need to enter an Executive Session. The motion carried, and votes were recorded as follows:

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

DANIEL CASE AYE

In the closed session, a motion was made by Commissioner Gomillion and seconded by Commissioner Case to enter Executive Session for a discussion of matters that could affect agency operations regarding investigative proceedings. The motion carried, and votes were recorded as follows:

JIM STROO AYE
TONY JONES AYE
VICKI BLACKWELL AYE
BRIAN GOMILLION AYE
DANIEL CASE AYE

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

JIM STROO AYE
TONY JONES AYE
VICKI BLACKWELL AYE
BRIAN GOMILLION AYE
DANIEL CASE AYE

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

Chairman Stroo recessed the meeting at 10:50 a.m.; The meeting was reconvened at 10:55 a.m.

Licensing Fees

As requested by the Commissioners at the June meeting, legal Counsel William Hussey provided the Commissioners with a review of all licensing fees associated with the MREC and the statutory caps for the different fee categories. Mr. Hussey reported when certain fees had been previously reduced or waived by the Commission, when certain fees and attendant statutory caps had been

reduced through legislation, and the specific fee categories wherein the Commission could increase fees above current levels. Chief Financial Officer Victoria Prine reported that the MREC currently has an average monthly deficit of \$35,000.00 in revenue. Executive Director Bryan Lieb further discussed Ms. Prine's analysis of Commission fees and financial projections as had been presented to the Commission in a previous meeting.

Following further discussion of revenue projections and current fee schedules, a motion was made by Commissioner Case and seconded by Commissioner Blackwell to increase all license renewal fees to the level of the statutory cap, effective October 1, 2026, and to charge and collect a fee of

\$25.00 for all statutorily required fingerprint-based background check investigations conducted by MREC, effective October 1, 2026. Applicable fees would be increased as follows:

Fee Type	Current Fee	Fee effective 10/01/26
Broker Renewal Fee (2-year renewal)	\$100.00	\$150.00
Company Renewal Fee (2-year renewal)	\$100.00	\$150.00
Salesperson Renewal Fee (2-year renewal)	\$100.00	\$120.00
Background Investigation Fee	\$0.00	\$25.00

The motion carried, and votes were recorded as follows:

JIM STROO	AYE
TONY JONES	AYE
VICKI BLACKWELL	AYE
BRIAN GOMILLION	AYE
DANIEL CASE	AYE

Executive Director Bryan Lieb reported he would prepare a licensee notice of the Commission approved increase of fees for dissemination to all licensees through the MREC email system.

Scheduling of the next MREC Commission Meeting

A motion was made by Commissioner Gomillion to schedule the next MREC Commission meeting for Tuesday, August 11, 2026. The motion was seconded by Commissioner Blackwell. The motion carried, and votes of Commissioners present were recorded as follows:

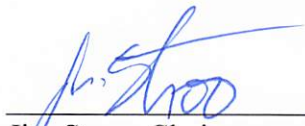
JIM STROO	AYE
TONY JONES	AYE
VICKI BLACKWELL	AYE
BRIAN GOMILLION	AYE
DANIEL CASE	AYE

Adjournment

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

JIM STROO	AYE
TONY JONES	AYE
VICKI BLACKWELL	AYE
BRIAN GOMILLION	AYE
DANIEL CASE	AYE

MEETING ADJOURNED, 11:20 a.m.



Jim Stroo, Chairman



Tony Jones, Vice-Chair



Bryan Lieb, Executive Director

MREC COMMISSION MEETING MINUTES for JULY 14, 2026