

IOWA REAL ESTATE COMMISSION

MINUTES

200 East Grand Avenue, Suite 350, Des Moines | Bureau Conference Room & Zoom

Thursday, December 1, 2022 at 9:00 a.m.

**Commissioners present for all or part of the meeting:**

Wendy Carminhato  
Jim Clingman, Chair  
Jan DeMott  
Helen Kimes

Dakotah Reed  
John Sweeney  
Tanner Westberg

**Staff present for all or part of the meeting:**

Lori SchraderBachar, Bureau Chief & Interim Board  
Administrator  
John Lundquist, Assistant Attorney General  
Renee Paulsen, Education Director

Ashley Thompson, PLB Investigator  
Danielle, Background Manager  
Meredith Henderson, Temporary Staff

**Members of the Public:**

Matt Blake, IAR legal counsel for IAR

**Call to Order**

Clingman called the meeting to order at 9:00 a.m.  
Quorum was established.  
Introductions were made.

**Motion by DeMott to approve the agenda.**

Seconded by Reed.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Approval of Minutes**

**Motion by Kimes to approve the October 6, 2022 IREC Meeting open and closed session minutes.**

Seconded by Carminhato.

Vote: Aye: Kimes, Carminhato, Clingman, Sweeney, Reed, DeMott    Nay: None    Abstaining: Westberg.

Motion passed.

**Commissioner Reports**

None.

**Staff Reports**

Lundquist announced there are two hearings scheduled for the 2023 February meeting.

SchraderBachar asked Commissioners to sign, date, and return their per diems and travel reports. She announced that the Executive Officer job opening was posted on the DAS website and there are interviews coming up for the Licensing Specialist vacancy next week.  
Paulsen nothing to report.

SchraderBachar presented a personal profile to the commission and staff. She was born on Christmas Eve, is an only-child; born in Northwest Iowa. Lori attended Buena Vista University in Storm Lake, IA. In college, Lori wanted to be like Andrea Mitchell; Whitehouse Correspondent for a news station. She attended a couple internships with an Iowa Senator for two summers and attended several other government internships during her college career. At that time, Lori felt she knew that that public service was what she was called to do. Her interest for tv transitioned to radio and Lori became a DJ in college and for a time, worked at the local radio

station. After she graduated, Lori moved to Illinois with intentions of becoming a middle school history teacher and attended Illinois State for a short while. Though, in 1997 she moved to Des Moines with her husband. Her first full-time job in Des Moines was working as an assistant to a lobbyist, starting in 1997. In 1999, she began working for the Iowa Commission on the Status of Women, which is a state advocacy agency housed within the Iowa Department of Human Rights. Lori began working for the Iowa Real Estate Commission in 2012 as Executive Officer and was promoted to Site Manager after one year. Lori was again promoted to Bureau Chief in 2021. Lori attended graduate school at Drake and has a Master's Degree in Public Administration. Lori was active as a community volunteer in both the Ankeny and Des Moines Metro area. She has two children and is married to Steve SchraderBachar and has a cat named Lucy and dog named Pumpkin.

Matthew Blake followed with a brief profile summary to the commission and staff. He has been with the IAR for about 5 months now. Prior to that he was with an association that represented nursing homes. Blake has been a lobbyist at the capital and graduated law school in 2015. He began as a council member for the city of Urbandale in 2019 and up for reelection in 2023. Blake is also an Iowa Guardsman for the Iowa Army National Guard. He was deployed about a year ago to the Middle East; mostly to Kuwait but also to Iraq. Blake is married with two children and one on the way.

**Public Comment**

None.

**Closed Session**

**Motion by Reed to go into closed session pursuant to Iowa Code §§ 21.5(1)(a) & (d) & (f), 272C.15(5) and 543B.15(9) to review pending licensee discipline cases and investigations, including any cases ready for final resolution through closure or consent order.**

Seconded by Kimes.

Roll Call: Carminhato, aye; Clingman, aye; DeMott, aye; Kimes, aye; Reed, aye; Sweeney, aye; and Westberg, aye.

Motion passed unanimously.

The Commission entered into closed session at 9:14 a.m. and arose from there at 12:02 p.m.

**Open Session**

**Motion by Kimes to return to open session.**

Seconded by Reed.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Reed to accept the signed settlements and/or consent agreements for the cases discussed in closed session and to authorize Clingman (Chair), Reed (Vice Chair), or SchraderBachar (Bureau Chief) to sign the accepted, signed Settlement Agreement/Consent Agreement for the following cases: 21-079, 21-203, 22-069, 22-179, 22-239, and 22-268 as discussed in closed session.**

Seconded by Carminhato.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Kimes to find probable cause and to authorize Clingman (Chair), Reed (Vice Chair), or SchraderBachar (Bureau Chief) to sign the accepted, signed Settlement Agreement for the following cases: 22-095, 22-170, 22-188, 22-191, 22-210, 22-211, 22-246, 22-247, 22-261, and 22-263 as discussed in closed session.**

Seconded by Sweeney.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Reed to grant licensure for IREC Case No. 22-302 and IREC Case No. 22-323.**

Seconded by Sweeney.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Carminhato to enter into a Consent Agreement with the Applicant, with Executive Officer Evans signing on behalf of the Commission, and then grant licensure when all other licensing requirements have been met for IREC Case No. 22-290 as discussed in closed session.**

Seconded by Reed.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Kimes to find probable cause for the following cases: 21-354, 22-044, 22-185, 22-190, 22-262, and 22-299 as discussed in closed session.**

Seconded by Carminhato.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Kimes to close the following cases: 22-160, 22-172, 22-192, 22-194, 22-197, 22-215, 22-218, 22-229, 22-236, 22-254, 22-264, 22-267, and 22-295 as discussed in closed session.**

Seconded by Carminhato.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

**Motion by Kimes to close IREC Case No. 22-175 and Case No. 22-187 as discussed in closed session.**

Seconded by Carminhato.

Vote: Aye: Kimes, Carminhato, Clingman, Sweeney, Westberg, DeMott    Nay: None    Abstaining: Reed Motion passed.

**Motion by Kimes to close IREC Case No. 22-231 as discussed in closed session.**

Seconded by Carminhato.

Vote: Aye: Kimes, Carminhato, Clingman, Sweeney, Westberg, Reed    Nay: None    Abstaining: DeMott Motion passed.

**Motion by Reed to rescind the probable cause finding and close IREC Case No. 21-263 as discussed in closed session.**

Seconded by Westberg.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

Discussion was held re: IREC Case No. 22-206 and the allegations of the unlicensed practice of real estate.

**Motion by Reed to close.**

Seconded by Kimes.

Vote: Aye: All                      Nay: None                      Abstaining: None

Motion passed unanimously.

Discussion was held re: IREC Case No. 22-292 and the allegations of the unlicensed practice of real estate. No action taken as this complaint file will be tabled to a future meeting.

Discussion was held re: IREC Case No. 22-293 and the allegations of the unlicensed practice of real estate. No action taken as this complaint file will be tabled to a future meeting.

**Future Meetings**

**Investigation Committee Meetings**

Wednesday, February 1  
Wednesday, March 1  
Wednesday, April 5  
Wednesday, May 3  
Wednesday, May 31  
No July meeting  
Wednesday, August 2

**Regularly Scheduled Meetings**

Thursday, February 2  
Thursday, March 2  
Thursday, April 6  
Thursday, May 4  
Thursday, June 1  
No July meeting  
Thursday, August 3

**Meeting Adjourned**

With all agenda items covered, the meeting adjourned at 12:30 p.m.

These minutes accurately reflect the minutes approved by the Commission at the meeting on:

\_\_\_\_\_  
Date

  
By: Jim Clingman, Chair