



COMMERCIAL REAL ESTATE BROKER & COMMERCIAL PROPERTY MANAGER INDUSTRY COUNCIL

9:30 am, Thursday, June 16, 2022

Virtual Teams Meeting

MINUTES

In Attendance: Terry Engen, *Chair*
Brittanee Laverdure
Cheri Long, *Vice-Chair*
Laura Sharen
Ben Van Dyk

Resources: Charles Stevenson
Stacy Paquin
Bryan Douey (*Item #9*)

Ex Officio: Russ Morrow

Recording Secretary: Rina Hawkins

1. Call to Order and Approval of Agenda

The Chair called the meeting to order at 9:35 am.

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council approves the June 16, 2022, meeting agenda as presented.*

Moved by Cheri Long

Seconded by Brittanee Laverdure

Carried

2. Conflict(s) of Interest Declared

No conflicts of interest were declared.

3. Chair's Opening Remarks

The Chair welcomed participants to the meeting of the Commercial Real Estate Broker and Commercial Property Manager Industry Council (the "Industry Council").

4. Consent Agenda

The Industry Council reviewed the consent agenda, which included the minutes of the March 10, 2022 meeting, the Action Register Update, and the Regulatory Activity Scorecard.

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council approve the consent agenda which includes the March 10, 2022, meeting minutes, the Action Register Update, and the Regulatory Activity Scorecard, as presented within the meeting package.*

Moved by Cheri Long

Seconded by Ben Van Dyk

Carried

5. 2022/2023 Calendar - RECA Board and Industry Council Meetings

Management introduced the 2022/23 RECA Board and Industry Council calendar. The Industry Council accepted this as information.

6. RECA Board of Directors Report

The activities of RECA's Board of Directors (the "RECA Board") were received as information, as provided within the meeting package.

7. Education & Communications Report

Management advised that RECA will continue its divestiture of education by the November 30, 2022, statutory deadline.

8. Re-licensing Education Options

Management presented re-licensing education options. The prescriptive model requires the completion of specific third-party courses selected by the Industry Council. The reflective model allows licensees to develop a self-evaluated professional development plan. The third model is a hybrid of both. The Industry Council may conduct a gap analysis to inform their re-licensing education selection.

***MOTION:** Commercial Real Estate Broker and Commercial Property Manager Industry Council recommends the prescriptive re-licensing education model, to the RECA Board of Directors for licensees in the commercial real estate, rural, and commercial property management industry.*

Moved by Brittane Laverdure,

Seconded by Ben Van Dyk

Carried

9. Stakeholder Engagement

Management presented a report on recent stakeholder engagements. The Stakeholder Engagement Session on May 17, 2022, was well attended and encouraged robust discussion. RECA Broker Forums were held in Calgary and Edmonton and fostered meaningful questions and discussions.

10. Rules Review Discussion

At the direction of the RECA Board, Management presented the Real Estate Act (REA) Rules Review initiative. The review will be conducted over two-year period, in broad consultation with stakeholders, and in several phases, beginning with licensing rules. A Rules Review Steering Committee ("Steering Committee") will consult and recommend proposed changes to the Industry Councils. The Steering Committee is comprised of seven members from each industry sector and one public member chair, who is not a RECA Board or Industry Council member

ACTION: Industry Council appointed Council Member Long as the commercial real estate industry sector representative; Council Member Van Dyk as the agri-business industry sector representative; and Council Member Sharen as the commercial property management industry sector representative on the Rules Review Steering Committee.

10:33 am Industry Council member, Laura Sharen, joined the meeting

10:45 am Industry Council member, Brittane Laverdure, departed the meeting

11. Industry Council Chair Elections

Management advised that REA section 7.1(6) and the REA Bylaws sections 3.18 and 3.19, require the Industry Council elect a member as a Chair for a two-year term. The current Chair's term will expire on November 30, 2022. An election will be held in September to fill the office position. Nothing in the REA or Bylaws precludes the current Chair from running for the Chair position again in the next election.

12. Commission Profit Disgorgement

Management presented the findings and report of the Independent Advisory Group of British Columbia regarding conduct and practices in the BC Real Estate Industry (June 2016). The Report explored the causes of extreme price escalation conditions and "shadow flipping" and recommended that the Real Estate Council of British Columbia engage in commission profit disgorgement; being the claw-back of commissions gained through licensees' misconduct.

Management advised that the Industry Council does not have the legislative authority to recuperate funds through profit disgorgement at

this time, and such authority would require a legislative amendment and ministerial consultation.

ACTION: The Industry Council will monitor industry commission practices in Alberta and will place the subject of Commission Profit Disgorgement as a standing on the Action Register.

13. Termination

***MOTION:** That the Commercial Real Estate Broker and Commercial Property Manager Industry Council meeting of June 16, 2022 is terminated.*

*Moved by Ben Van Dyk
Seconded by Cheri Long
Carried*

The meeting terminated at 11:10 am.

14. Next Meeting(s)

- September 22, 2022

Approved at Calgary, Alberta on September 22, 2022

Terry Engen, Industry Council Chair