



COMMERCIAL REAL ESTATE BROKER & COMMERCIAL PROPERTY MANAGER INDUSTRY COUNCIL

9:00 a.m., Tuesday, June 20, 2023

Virtual Teams Meeting

MINUTES

In Attendance: Terry Engen, *Chair*
Elan MacDonald, *RECA Board of Directors Chair*
Cheri Long, *Vice-Chair*
Brittanee Laverdure
Ben Van Dyk
Laura Sharen

Resources: Janice Harrington
Warren Martinson
Stacy Paquin
Rina Hawkins

Recording Secretary: Christina Harrington

Absent: Russ Morrow

1. Call to Order

The meeting of the Commercial Real Estate Broker & Commercial Property Manager Industry Council ("Industry Council") was called to order at 9:01 a.m.

2. Approval of Agenda

The Chair presented the agenda for June 20, 2023.

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council approves the June 20, 2023, meeting agenda as presented.*

Moved by Brittanee Laverdure,

Seconded by Ben Van Dyk

Carried

3. Conflict(s) of Interest Declared

No conflicts of interest were declared.

4. Chair's Opening Remarks

The Chair welcomed members and RECA's Board of Directors Chair, Elan MacDonald, to the meeting. The Industry Council will hold a longer meeting in September 2023 to review the preliminary recommendations of the Rules Review Steering Committee.

5. Consent Agenda

The Industry Council reviewed the Consent Agenda.

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council approves the minutes of the meeting of March 13, 2023, and receives the Action Register Update, the Consent Resolutions, regarding Real Estate Act Bylaws – Errors and Omissions Insurance, and Real Estate Act Rule Amendments, Regulatory Activity Scorecard as information, as presented within the meeting package.*

*Moved by Laura Sharen,
Seconded by Brittanee Laverdure
Carried*

6. Industry Council Calendar

Management recommended that the Industry Council advance its December 2023 meeting to November 2023, due to the Industry Council member elections and appointments with new terms commencing December 1, 2023. The Industry Council accepted the recommendation, as proposed.

7. RECA Board of Directors Report

The Chair introduced a report on the activities of the RECA Board of Directors ("Board"), which was received as information.

8. Broker Forum Update

Management presented the topics raised at the Broker Forums (Calgary, Edmonton). Discussions included the introduction of a mentorship program in the commercial sector, licensee turn-over (retention), and education (commercial course competencies).

9. Real Estate Act ("REA") Rules Review Steering Committee

Management provided all responses received by the Rules Review Steering Committee, in response to the [Phase One Discussion Paper](#). An analysis was provided to highlight key areas. Topics of interest are digital business (allowing virtual offices), licensing structures, and notice periods ("immediately notify"). Phase Two will review REA Rules 2-40. Primary audiences of Phase Two include all licensees, industry and trade associations, Industry Councils, Government, consumers, RECA staff, and

bodies governed by the *REA* or *REA* Rules (*AREF* & *REIX*). Secondary audiences are all provincial regulators and related professions (real estate lawyers, appraisers, and insurers). Proposed *REA* Rules for part one of Phase Two are under development.

ACTION: The Industry Council September meeting will be lengthened to discuss Rules Review Steering Committee consultation results to date.

10. Credentialing Report

Management presented the credentialing report and learner success rates, which were received as information.

11. In-Camera Session with the CEO

The in-camera session with the CEO was dispensed with.

12. In-Camera Session with Industry Council only

The Industry Council in camera session was dispensed with.

13. Final Adjournment

MOTION: *That the Commercial Real Estate Broker and Commercial Property Manager Industry Council approves the final adjournment of the June 20, 2023 meeting.*

*Moved by Brittanee Laverdure,
Seconded by Ben Van Dyk
Carried*

The meeting adjourned at 10:05 A.M.

14. Next Meeting(s)

September 19, 2023

Approved at Calgary, Alberta on September 19, 2023

Terry Engen,
Industry Council Chair