



COMMERCIAL REAL ESTATE BROKER & COMMERCIAL PROPERTY MANAGER INDUSTRY COUNCIL MEETING

Wednesday, November 13, 2024
Virtual Microsoft Teams Meeting

MINUTES

- In Attendance:** Terry Engen, *Chair*
Ben Van Dyk
Laura Sharen
- Resources:** Russ Morrow
Warren Martinson
Stacy Paquin
Rina Hawkins
- Recording Secretary:** Christina Harrington
- Absent:** Cheri Long
Brittanee Laverdure
Janice Harrington

1. Call to Order

The meeting of the Commercial Real Estate Broker & Commercial Property Manager Industry Council (“Industry Council”) was called to order at 9:00 a.m.

2. Approval of Agenda

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council approves the November 13, 2024, meeting agenda, as presented.*

***Moved by Laura Sharen,
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 participants to the meeting. The Industry Council will revisit the setting of examination cut off scores at its first meeting in 2025.

5. Consent Agenda

The Industry Council reviewed the consent agenda.

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council approves the consent agenda, which includes the September 24, 2024, meeting Minutes, and receives the Action Register Update and Regulatory Activity Scorecard, as information, as presented within the meeting package.*

*Moved by Ben Van Dyk,
Seconded by Laura Sharen
Carried*

6. Industry Council Annual Self-Evaluation Discussion

In September 2024, the Industry Council commented on the annual evaluation process. The Industry Council received the Committee's resulting annual self-evaluation process will include an initial questionnaire in November 2024, follow-up one-on-one interviews, and will conclude with a group debrief in March 2025.

7. Service Alberta and Red Tape Reduction (SARTR), Questionnaire for Alberta's Regulated Professionals (Freedom of Speech and Expression)

SARTR, distributed a questionnaire to gather feedback on upholding standards of competence and ethics, without infringing on an individual's rights including, freedom of speech and expression. RECA's standard requires the registrar to establish a sufficient nexus between a licensee's statements and their licensed activities. RECA does not police simple opinions. Management responded to the questionnaire on RECA's behalf before the deadline of November 8, 2024.

8. Credentialing Report and Learner Success Rates

Management presented the credentialing report and learner success rates. The Industry Council discussed potential accreditation or audits of courses provided by approved course providers.

The Industry Council may also require prescriptive courses through relicensing education, to elevate the professionalism of the industry. It is within the authority of the Industry Council to also adjust the examination passing grade (cut off score).

***ACTION:** The Registrar will provide research on the examination pass marks/cut off score, and areas of difficulty identified by learners. The Registrar will conduct market research with commercial real estate and agribusiness practitioners to identify common issues observed in the industry (with consideration to geographic needs). The Registrar will report findings at the Industry Council's March 2025 meeting.*

9. Industry Council Strategic Workplan

The Industry Council reviewed its workplan and strategic direction. The Industry Council will contemplate a multi-year plan, if necessary, to achieve its objectives.

10. Stakeholder Engagement

Management presented the Stakeholder Engagement Report, which was received as information. RECA engaged in discussions with BOMA Edmonton in June 2024, followed by discussions with NAOIP Edmonton. Broker forums are scheduled for November/December 2024 in Edmonton and Calgary. Stakeholder engagement seems to demonstrate a continued misunderstanding of rural real estate, as a function of how the land is used versus a sale of a residential home in a rural area.

11. Rules Review Steering Committee

The Industry Council reflected on the September 12, 2024, working session to review the Phase Three consultation concepts, resulting from the work of the Rules Review Steering Committee. Phase Three is currently underway, ending November 29, 2024.

12. In-Camera Session with the CEO

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

13. In-Camera Session with Industry Council only

The Industry Council dispensed with the in-camera session with the Industry Council, only.

14. Final Adjournment

***MOTION:** The Commercial Real Estate Broker and Commercial Property Manager Industry Council adjourns the November 13, 2024, meeting.*

Moved by, Laura Sharen

Seconded by Ben Van Dyk

Carried

The meeting adjourned at 10:11 a.m.

15. Next Meeting(s)

- Special Meeting December 16, 2024

Approved at Calgary, Alberta on March 18, 2025

Terry Engen,
Industry Council Chair