



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Auction Advisory Board Minutes of Open Session

Meeting Date: February 25, 2025

Location: IDFPR - Division of Real Estate
555 West Monroe Street 5th Floor, Conference Room 5C5
Chicago, IL 60661
And
Via Interactive Video Conference
320 West Washington Street, 2nd Floor, Conference Room 258
Springfield, IL 62786

Board Member(s) Present:
At Chicago Location: Nick Verma

Board Member(s) Present
at Springfield location: John Matthew Corso, Jessica Doerr-Berger, Ben Ladage, James Rodney
Laningham, Thomas Walsh

Board Member Absent: Gwendolene Newton

Division Staff Present: Laurie Murphy – Director of the Division of Real Estate
Jeremy Reed – Deputy Director of the Division of Real Estate
Nathaniel Chandler – Chief of Licensing and Education
Adrienne Levatino – Associate General Counsel
Asna Aluiddin – Staff Attorney
Kim Prickett – Operations Manager
Susan Sigourney – Board Liaison

Guest(s) Present: None

Call to Order: The meeting was called to order at 11:01 a.m. by Chair Jessica Doerr-Berger. The Board members present constituted a quorum of the Board.

Director Murphy introduced the three new Auction Board members: John Matthew Corso, Ben Ladage, and Nick Verma to the Board and the staff.

Approval of Minutes: Board members reviewed the Minutes of the Open Session of the December 17, 2024, Auction Board meeting. A motion was made by Walsh and seconded by Laningham to approve those minutes. The motion carried unanimously.

Public Comments: There were no comments from members of the public.

Staff Reports:

Licensing and Education Report: The Licensing Report for activity conducted in January 2025 was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Nathaniel Chandler provided an update on the Auction license renewal. The online renewal will be closed at the end of February. As of the first week of February, 78% of the auctioneers have renewed and 72% of auction firms have been renewed.

Nathaniel Chandler reported that staff members attended the Illinois State Auctioneers Association Convention in Bloomington on February 7, and there was much discussion regarding real estate auction certifications and how to obtain this certification. At this time, there are no auction or real estate schools that offer the pre-certification course.

Investigations: The 2025 Investigations Report through the month of January was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Prosecutions: The 2025 Prosecutions Report through the month of January was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Merle Shearer introduced Asna Aluiddin, a new staff attorney to the Board.

Formal Hearing Schedule: There are no Formal Hearings scheduled at this time.

Old Business: There was no Old Business.

New Business: Susan Sigourney reminded the Board members that, no later than March 31, 2025, they must complete five mandatory training courses: Diversity, Equity and Inclusion; Ethics; Harassment and Discrimination Prevention;

Security Awareness; and LGBTQIA+Equity and Inclusion. These courses are available in OneNet.

Closed Session:	A motion was made at 11:21 a.m. by Walsh and seconded by Ladage to enter Closed Session for the purposes set forth in Sections 2(c)(4), (15) and 21 of the Open Meetings Act. The Motion was passed unanimously upon a roll call vote.
Review of Minutes:	The Board reviewed the closed minutes of the December 17, 2024, Auction Board meeting.
Deliberations:	The Board deliberated on pending disciplinary matters.
Motion To Return to Open Session:	A Motion was made at 12:38 p.m. by Walsh and seconded by Ladage, to return to open session. The Motion carried unanimously.
Approval of Minutes:	A motion was made by Walsh and seconded by Laningham to approve the minutes of the closed session of the December 17, 2024, Auction Board meeting as presented and to keep them closed. The motion carried unanimously.
Ratify Actions Taken in Closed Session:	A motion was made by Corso and seconded by Laningham to ratify the recommendations made by the Board in Closed Session. The motion carried unanimously.
Recommendations:	In Case #2023-02162, the Board considered disciplinary measures. The Board did not sign Findings of Fact at this meeting but deferred the matter to the Board's next meeting.
Orders:	One Consent Order was reviewed and discussed in Closed Session.
Minutes Remain Closed:	A motion was made by Walsh and seconded by Ladage that the minutes of all closed sessions of the Appraisal Board remain and be kept closed. The motion carried unanimously.
Adjournment:	There being no further business, a motion was made at 12:40 p.m. by Walsh and seconded by Ladage to adjourn the meeting. The motion carried unanimously.