

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

FINAL

Meeting Minutes

February 8, 2023

COMMISSION MEMBERS PRESENT:

John J. Galvin Jr., Certified General Appraiser
Gerald Rasmussen, Certified General Appraiser
Linda M. Sepso, Certified Residential Appraiser
Norris A. Hawkins, Public Member

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney 3
Jason Cohen, Director of Operations
Jennifer Rector, Executive Secretary
Pamela Brown, Investigations Director
Debbie Yanosy, Real Estate Appraisal Examiner
Shameeka Grose-Orr, Paralegal Specialist

PUBLIC PRESENT:

Jackie Beauchaine
Michael Baldwin
Steve Romer
Melissa Cannata
Rachel Geiger
Scott DiBiasio

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, License Services Division.

Website: www.ct.gov/dcp

E-Mail: dcp.occupationalprofessional@ct.gov

CALL TO ORDER

Chairman Rasmussen called the meeting to order at 8:32 a.m.

REVIEW OF PREVIOUS MEETING MINUTES

Review of December 14, 2022, and January 11, 2022, meeting minutes.

- Commissioner Galvin made a motion to table the December 14, 2022, minutes until the next meeting. Board Member Hawkins seconded the motion. The motion passed unanimously.
- Board Member Hawkins made a motion to approve the January 11, 2023. Commissioner Galvin seconded the motion. The motion passed unanimously.

DCP INVESTIGATION DIVISION/DCP LEGAL DIVISION

1. Update Regarding Open Cases

- Ms. Yanosy discussed how there hasn't been much of a change regarding open cases except for one fraud case was closed yesterday. This closed case will be referred to a Federal Agency or another Government Agency.
- Director Brown let the Board Members know they are in the process of developing a case report for the Board to review closed cases. They are able to go back and get reports from December 2022.
- Chairman Rasmussen is seeking a report for what the State has done for all the cases in 2022. He is seeking answers for who closed the eleven cases and how they were closed. Director Brown says the matter will be resolved once the case report gets developed.

2. DCP Appraisal Investigations Report

ASC

1. Appraisers reported to National Registry: NONE
2. Tom Lewis and Jenny Tidwell will attend the April 12, 2023, Appraisal Commission meeting virtually via ZOOM.

- Ms. Yanosy stated they will have their onsite visit the week of April 23-28th.
3. ASC emailed us the audit checklist. Real Estate Examiners and Legal are working to prep for the April visit.

OLD BUSINESS

1. RCG applicant Mike Baldwin and supervisor Steven Romer: Discussion of report submission.
 - Mr. Baldwin presented the appraisal reports that were requested and is seeking approval to sit for the test. Chairman Rasmussen made a motion to approve Mr. Baldwin for his experience. Commissioner Galvin seconded the motion. The motion passed unanimously.
2. PSI Testing/CT DCP Liaison: The role of the liaison is limited only to notify PSI of the applicants who have been approved by the Appraisal Commission to sit for the test
3. A PSI representative was invited to come to the meeting today to discuss their appointment and testing processes.
 - Ms. Yanosy discussed with the board that she reached out to PSI by e-mail and invited them to the meeting today to give an overview of their processes. She never received a response back from PSI.
 - Ms. Yanosy stated as soon as the meeting is over, she will send an e-mail to our liaison that Mr. Baldwin has been approved
4. Follow-up discussion/comments regarding PAREA.
 - Commissioner Galvin made a motion to approve the PAREA concept as detailed by the Appraisal Qualifications Board now. Board Member Sepso seconded the motion. The motion was not passed unanimously.

NEW BUSINESS

1. Experience logs for the following four appraiser applicants were emailed to the Commissioners. Please advise which of their reports were selected for further review:
 - a. RCR Kyle Hart

- Request was sent for 59 West Street, Litchfield CT and 120 Universal Drive in North Haven, CT.
- Commissioner Galvin would like to add 265 West Hill in East Hampton, CT and 24 Water Street in Mystic, CT. He would like them to provide another appraisal that includes a cost approach in it.

b. RCG Rachel Geiger

- Request was sent for 27 Imlay Street in Hartford, CT and 60 North Main Street in Kent, CT and 230 Mountain Road in Suffield, CT.
- Commissioner Galvin would like to see 80 Darling Drive in Avon, CT and 398 Silas Deane Highway in Wethersfield, CT and another that includes a cost approach.

c. RCG Kerry Mertz

- Commissioner Galvin would like to see 920 Whalley Avenue in New Haven, 18 Veron Street in Hartford, 60-64 East Dudley Town Road in Bloomfield, 156 Main Street in Terryville and one with a cost approach.

d. RCG Benjamin Gallo

- 16 Clocks Run Drive in Cromwell, 203 Pearl Street in Middletown, 312 West River Street in Milford, 53 Country Place in Shelton, and one with a cost approach.

Commissioner Galvin made a motion to accept the above four logs as submitted. Board Member Sepso seconded the motion. The motion passed unanimously.

2. Christopher Porsella is seeking reinstatement of his reciprocal RCG license

- Ms. Yanosy took him off the agenda due to finding out that he didn't need to be on the agenda because he is reinstated.

3. Matthew Dostoomian, MAI is seeking CE approval for a 2-hour A.I. course "*Economic Outlook & Real Estate Trends 2023*"

- Commissioner Galvin made a motion to accept the 2-hours of continuing education credit as submitted by Mr. Dostoomian, and allow Ms. Yanosy to accept future submissions for this. Board

Member Sepso seconded the motion. The motion passed unanimously.

4. Fred Richard is seeking CE approval for a 2-hour A.I. course. Title and course materials TBD.

- Commissioner Galvin made a motion to accept the 2-hour A.I. course and anyone else who submits for the two hours. Board Member Sepso seconded the motion. The motion passed unanimously.

SCHOOL & COURSE APPROVALS

• Course Approved by Department (all have AQB & IDECC approval)

AAL.1020	General Appraiser Sales Comparison Approach	Appraisal Institute – Chicago	27/18-hours
AAL.1022	Online Forecasting Revenue	Appraisal Institute – Chicago	7-hours
APR.286	General Appraiser Sales Comparison Approach	Appraisal Institute – Chicago	30-hours
APR.287	Residential Appraiser Site Valuation and Cost Approach	McKissocks	15-hours

Commissioner Galvin made a motion to approve the above four courses. Board Member Sepso seconded the motion. The motion passed unanimously.

IDECC Approval Only

AAL.1021	Acquainting Ourselves with the ANSI Standard: Measuring Residential Properties Properly	Calypso Continuing Education	7-hours
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Board Member Sepso made a motion to approve the course. Commissioner Galvin seconded the motion. The motion passed unanimously.

The following four courses (AAL.1023-AAL1026) will be offered at the 2023 Appraisers Conference and Trade Show (ACTS) with NAA in April of 2023 in Sacramento, CA. They are seeking CE approval.

NO AQB or IDECC:

AAL.1023	2023 Appraiser's Conference and Trade Show (ACTS) - Day 1	Appraiser eLearning LLC 3314 West End Ave	7-hours
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		Suite 102 Nashville, TN 37203	
AAL.1024	2023 Appraiser's Conference and Trade Show (ACTS) - Day 2	Appraiser eLearning LLC 3314 West End Ave Suite 102 Nashville, TN 37203	7-hours
AAL.1025	Elimination of Bias and Intro to Cultural Competency for Appraisers - with Real World Relevance	Appraiser eLearning LLC 3314 West End Ave Suite 102 Nashville, TN 37203	7-hours
AAL.1026	DESKTOPS 101: Navigating GSE Appraisal Modernization	Appraiser eLearning LLC 3314 West End Ave Suite 102 Nashville, TN 37203	4-hours

Board Member Sepso made a motion to approve above four courses. Commissioner Galvin seconded the motion. The motion passed unanimously.

CORRESPONDENCE

None.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Meetings will move from Zoom to Microsoft Teams starting for the March 9, 2023, meeting.

ADJOURNMENT

Board Member Hawkins made a motion to adjourn the meeting. Commissioner Galvin seconded the motion. The motion passed unanimously, and the meeting concluded at 11:08am.

Respectfully submitted,

Jennifer Rector
Executive Secretary
Commissioner's Office, DCP

2023 MEETING SCHEDULE

March 8
April 12
May 10
June 14
July 12
September 13

October 11
November 8
December 13

All meetings will be held through the ZOOM Meeting Platform unless otherwise noted.