

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

April 10, 2024

COMMISSIONERS PRESENT:

John J. Galvin Jr., Certified General Appraiser

Norris A. Hawkins, Public Member

Maria I. Rivera, Public Member

Jennifer Lineaweaver, Public Member

Gerald Rasmussen, Certified General Appraiser, Acting Chairman

COMMISSIONERS NOT PRESENT:

Shawna M. Baron, Certified Residential Appraiser

VACANCIES: (2) Certified Appraisers

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney

Debbie Yanosy, Real Estate Appraisal Examiner

Rachelle Hyburg, Board Coordinator

Jason Cohen, Director of Operations

PUBLIC PRESENT:

Madeline Hall

Catherine Hall

CALL TO ORDER

The meeting was called to order at 8:30 am by Chairman Rasmussen.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

REVIEW OF PREVIOUS MINUTES

- March 13, 2024, Minutes
 - Vicky Bullock proposed an update to the wording in the Legal ASC Audit results section. The proposed verbiage is as follows:
 - Bullet 2 revision: The audit found that the State of Connecticut was not in compliance with temporary practice permits, and was not promptly paying registry invoices.
 - Bullet 3 revision: DCP responded to and updated processes to be in compliance.
 - Commissioner Lineaweaver made a motion to approve the minutes as revised. Commissioner Hawkins seconded the motion. The motion passed unanimously.

OLD BUSINESS

1. Discussion: Qualifications and Approval Process for Course Instructors (Tabled from February & March)
 - a. Discussion tabled for next meeting.

NEW BUSINESS

1. John Grossman, RCR.225: Requests Hardship Waiver for CE
 - a. Commissioner Hawkins made a motion to send a later of caution to the licensee. Commissioner Rivera seconded. The motion passed (4-0-1).
2. Madeline Hall, RCR Applicant: Sample Review and Interview.
 - a. Supervisor: Catherine Hall
 - b. Applicant interview included questions regarding the reports for the properties in Portland, Danbury, Waterbury, and the Artillery Rd property. Questions included how the applicant arrived at certain data points presented in those reports as well as industry related comprehension questions.
 - i. Commissioner Galvin emphasized the importance of including the detailed breakdown of provisional assistance within the addendum. And review the full report for any conflicting information regarding provisional assistance.
 - c. Commissioner Lineaweaver made a motion to approve the applicant sit for the PSI exam. Commissioner Galvin seconded. The motion passed (4-0-1)

3. New AQB Mandatory Course: Valuation Bias and Fair Housing, effective as of 01/01/2026.
 - a. Discussion: 2026 AQB Criteria
 - b. The Commissioners will work on drafting some discussion points for next meeting. Some questions that were raised today include:
 - i. Will we need to expand hours?
 - ii. Will we need to include anything in the law module?
 - iii. Will there be enough education opportunities available?
 - c. Discussions will continue in the May meeting.
4. Richard Gary, RCG.1580: Requests a total of 11-hours equivalent CE for the following courses:
 - 7-hrs for attending the Appraisal Institutes 17th Annual Meadowlands conference on 05/04/2023;
 - 2-hrs for attending the Appraisal Institutes 2023 Economic Forecast on 01/31/2023;
 - 2-hrs for attending the Appraisal Institute 2024 Real Estate Economic Forecast on 01/30/2024.
 - Commissioner Galvin made a motion to approve the 11 hours of equivalent CE as proposed. Commissioner Hawkins seconded the motion. The motion passed (4-0-1)

LEGAL

- None

DCP INVESTIGATIONS

1. Appraisal Investigations Case Report Status
 - a. Cases closed
 - b. Open cases
2. Discipline reported to National Registry: None
3. Continuing Education Report
4. Update re: PSI Exams
 - a. No new reports for items 1 through 4.

NEW APPRAISAL SCHOOL APPROVALS (To be read into the minutes)

APL.100	Aloft, Inc	83 Columbia St, Ste 305, Seattle, WA 98104
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- Commissioner Galvin made a motion to accept Aloft, Inc as a new appraisal school. Commissioner Hawkins seconded the motion. The motion passed (4-0-1)

COURSE APPROVALS

- **All have AQB and IDECC approval unless otherwise noted**

AAL.1181	Appraising Complex and Stigmatized Residential Properties	McKissock, LLC Warren, PA 16365	7-hours AQB Only
AAL.1203	The Cost Approach	McKissock, LLC Warren, PA 16365	7-Hours
AAL.1204	2024-2025 7-Hour National USPAP Update Course	Aloft, Inc 83 Columbia St, Ste. 305	7-Hours AQB Only
AAL.1216	Diversify Your Appraisal Practice w/ Assessment Appeals	McKissock, LLC Warren, PA 16365	4-Hours AQB Only
AAL.1217	Online – The Discounted Cash Flow Model: Concepts, Issues, and Applications	Appraisal Institute Chicago, IL 60606	5-Hours
AAL.1218	Valuation Overview of Accessory Dwelling Units	Appraisal Institute Chicago, IL 60606	7-Hours AQB Only
AAL.1219	Online – Thinking Outside the Form: Tools, Techniques, and Opportunities for Residential Appraising	Appraisal Institute Chicago, IL 60606	4-Hours
APR.338	Foundations of Appraisal Review (A600)	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246	40-Hours AQB Only, 36-hrs w/4-hr exam
APR.331	2024 15-Hour National USPAP Course	Appraisal Institute Chicago, IL 60606	15-Hours AQB Only

- Commissioner Galvin made a motion to approve all courses, AAL.1181 through APR.331. Commissioner Hawkins seconded the motion. The motion passed (4-0-1).

NO AQB or IDECC:

AAL.1205	Creating Formulas that Work	Appraiser eLearning LLC 3314 West End Ave, Ste. 102 Nashville, TN 37203	7-Hours
AAL.1206	Non-Lending Appraisals – Expanding Your Appraisal Practice	Appraiser eLearning LLC Nashville, TN 37203	7-Hours
AAL.1207	Ultimate Workfile: What, When, Why	Appraiser eLearning LLC Nashville, TN 37203	4-Hours
AAL.1208	Believe It or Not: Creating Credible and Supported Adjustments	Appraiser eLearning LLC Nashville, TN 37203	4-Hours
AAL.1209	Appraiser’s Guide to Highest & Best Use	Appraiser eLearning LLC Nashville, TN	4-Hours
AAL.1210	Appraising Agricultural Land in Transition	American Society of Farm Managers and Rural Appraisers, Inc Glendale, Co 80246	8-Hours
AAL.1211	Introduction to Native American Real Estate Appraisal	American Society of Farm Managers and Rural Appraisers, Inc Glendale, Co 80246	4-Hours
AAL.1212	RE Estate Appraisals for Banks-It's Not Just USPAP! An Overview-FIRREA/Interagency Appraisal & Eval	CT Chapter of the Appraisal Institute Torrington, CT 06790	2-Hours
AAL.1213	Foundations of Appraisal Review (A600)	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246	36 18-Hours
AAL.1214	Principles of Permanent Planting Valuation	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246	8-Hours
AAL.1215	The Appraiser as an Expert Witness	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246	8-hour

- Commissioner Galvin made a motion to approve all courses except AAL.1206 Non-Lending Appraisals, as the course content does not have to do with Appraisal but business. Commissioner Hawkins seconded the motion. The motion passed (4-0-1).

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- The Commission would like to state their appreciation for CF Sirmans impact on the Appraisal industry.
- Chairman Rasmussen discussed audit standings and the Commissions belief that there should be more DCP staff that is trained in and understands USPAP. Additional discussion points included:
 - The impact and importance of what they do as a Commission on the industry.
 - Acknowledgment of the importance of USPAP.
 - Noted there will be a continued focus on investigations.
 - The positive impact of having DCP staff attending industry related conferences.
 - Notice that the CT Appraisal Foundation may be able to assist with additional educational training of DCP staff.
- DCP's Jason Cohen introduced himself to the Commission, and discussed the new responsibilities he will be overseeing.
- Discussion between DCP Staff and the Commission regarding how reciprocal licenses are issued and the qualifications for reciprocal licensing.

ADJOURNMENT

Commissioner Galvin made a motion to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed (4-0-1). The meeting was adjourned at 10:03 am.

Respectfully submitted,
Rachelle Hyburg
Board Coordinator

2024 Current Scheduled Meetings

May 15
June 12 – In-Person
July 10
September 11 – In-Person
October 9
November 13 – In-Person
December 11