

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

April 09, 2025

COMMISSIONERS PRESENT:

Gerald Rasmussen, Certified General Appraiser, Acting Chairman
John J. Galvin Jr., Certified General Appraiser
Shawna M. Baron, Certified Residential Appraiser
Norris A. Hawkins, Public Member
Robert Moore, Certified Residential Appraiser
Maria I. Rivera, Public Member

COMMISSIONERS NOT PRESENT:

Jennifer Lineaweaver, Public Member

VACANCIES: (1) Certified Appraisers

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney
Debbie Yanosy, Real Estate Appraisal Examiner
Rachelle Hyburg, Board Coordinator
Jason Cohen, Director of Operations
Jeffery Mosher, Real Estate Appraisal Examiner

PUBLIC PRESENT:

Roxanne Belter
JoAnn Ansaldo
Jacqueline Beauchaine
Maria Brown
Melissa Cannata
Joseph Salvati
Scott Dibiasio

CALL TO ORDER

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

REVIEW OF PREVIOUS MINUTES

- March 12, 2025, Minutes
 - Commissioner Galvin moved to accept the minutes. Commissioner Moore seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Debbie Yanosy introduced Maria Brown of the Appraisal Subcommittee to the Commission.
 - They are here to observe the meeting as a part of the biannual compliance review.
 - The subcommittee is a federal agency created under Title 11 of the Financial Institutions Reform Recovery and Enforcement Act of 1989 to provide federal oversight.
 - Maria Brown also answered questions from the Commission.
 - Noted that there has been an uptick in enforcement and complaints.

OLD BUSINESS

NEW BUSINESS

- Joseph Salvati, RSP.2067: Requests Extension to RSP License.
 - The Commission will review the log before determining an extension.
- Roxanne Belter Lee, RSP.2095, Experience Log Review / Sample Selection
 - Commissioner Galvin moved to accept the log. Commissioner Hawkins seconded the motion. The motion passed (5-1-0).
 - Sample Selection:
 - 2 Multi-Family samples
 - 24 West Park Rd, Plymouth
 - 173 Greenwoods Rd, West Norfolk
 - 30 Sharon Rd, Apt 8, Waterbury
 - 104 Sharon Valley Rd, Sharon
 - It was also requested that the applicant submit their best report and one that has a cost-approach

- Thomas DeNoto, RCR.646, Requests 11-hours Equivalent CE for completing '*Fundamental of Mass Appraisal*'
 - Commissioner Galvin moved to approve equivalent credit. Commissioner Moore seconded the motion. The motion passed unanimously.

LEGAL

- DCP's Vicky Bullock reported that legislation is still under review

DCP INVESTIGATIONS

1. Appraiser Discipline reported to National Registry
 - a. No new report provided

NEW COURSES:

AAL.1363	A Brief Stroll through America's Architecture for Appraisers *Tabled from 03/12/2025	Calypso Continuing Education Randolph, VT 05060	Online	7-Hours AQB & IDECC
AAL.1372	Selecting and Supporting Market Adjustments	Appraiser eLearning LLC Nashville, TN 37203	Online	3-Hours IDECC Only
AAL.1384	2024 15-Hour Equivalent USPAP Course	Appraisal Institute Chicago, IL 60606	Online	15-Hours AQB & IDECC
AAL.1385	Application & Interpretation of Simple Linear Regression	Appraisal Institute Chicago, IL 60606	Classroom	14-Hours No AQB or IDECC
AAL.1386	Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets	Appraisal Institute Chicago, IL 60606	Classroom	14-Hours No AQB or IDECC
AAL.1387	Advanced Spreadsheet Modeling for Valuation Applications	Appraisal Institute Chicago, IL 60606	Classroom	14-Hours No AQB or IDECC
AAL.1388	Residential and Commercial Valuation of Solar	Appraisal Institute Chicago, IL 60606	Classroom	14-Hours

AAL.1389	General Appraiser Report Writing and Case Studies	Appraisal Institute Chicago, IL 60606	Classroom	18-Hours AQB Only
AAL.1390	Measuring Square Footage with ANSI	Green Mountain eLearning Williamstown, VT 05679	Online	4-Hours IDECC Only
AAL.1391	Big Data – Big Trouble, Public Records, Square Footage & Big Data Myths	Green Mountain eLearning Williamstown, VT 05679	Online	5-Hours IDECC Only
AAL.1392	Introduction to Green Buildings: Principles & Concepts	Appraisal Institute Chicago, IL 60606	Online	7-Hours AQB & IDECC
AAL.1393	Staying Out of the Courtroom Unless You're Being Paid to be There	Appraiser eLearning LLC Nashville, TN 37203	Online - Live	2-Hours No AQB or IDECC
AAL.1394	Understanding the Role of Collateral Underwriter	Appraiser eLearning LLC Nashville, TN 7203	Online - Live	4-Hours No AQB or IDECC
AAL.1395	2024-2026 CT Appraisal Law	CT Chapter of the Appraisal Institute, Torrington, CT 06790	Classroom	3-Hours
AAL.1396	2024-2026 CT Appraisal Law	Green Mountain eLearning Williamstown, VT 05679	Online	3-Hours
AAL.1399	2024-2026 CT Appraisal Law	McKissock, LLC Warren, PA 16365	Online – Live	3-Hours
AAL.1400	Scope of Work and the New URAR	McKissock, LLC Warren, PA 16365-2328	Classroom	4-Hours No AQB or IDECC
AAL.1401	The Appraiser's Guide to the New URAR	McKissock, LLC Warren, PA 163652328	Online	7-Hours AQB & IDECC
AAL.1402	Cost Approach Applications	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CT 80246-1904	Classroom	8-Hours No AQB or IDECC
AAL.1403	Detecting Going Concern & Business Value in an Agricultural Operation	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CT 80246-1904	Classroom	4-Hours No AQB or IDECC
AAL.1404	Appraising Ag Facilities Equine Seminar	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CT 80246-1904	Classroom	8-Hours No AQB or IDECC

AAL.1405	2025 Val Expo – Day 1	Appraiser eLearning LLC Nashville, TN 37203	Classroom	7-Hours No AQB or IDECC
AAL.1406	2025 Value Expo – Day 2	Appraiser eLearning LLC Nashville, TN 37203	Classroom	7-Hours No AQB or IDECC
APR.371	Appraisal Subject Matter Electives	McKissock, LLC Warren, PA 16365-2328	Online	20-Hours AQB & IDECC
APR.372	General Appraiser Site Valuation and Cost Approach	McKissock, LLC Warren, PA 16365-2328	Online	30-Hours AQB & IDECC

- Commissioner Galvin inquired with the Commission on whether they felt AAL.1391 was applicable content for continuing education.
- Commissioner Galvin moved to accept the courses listed. Commissioner Baron seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Commissioner Hawkins asked Maria Brown if they noticed an increase in individuals going through the PAREA program.
- Debbie Yanosy approached the Commission to discuss a “hard stop” for the old law course and when would the old law course no longer be accepted for credit.
 - It was determined that the start of the 2026-2028 CE cycle will mark the end of acceptance for the old law course. Beginning February 1, 2026, only the new law course will be accepted.
- Scott Dibiasio with the Appraisal Institute
 - He wanted to comment that the Appraisal Institute has had 28 graduates of the AI PAREA program and 17 have completed and passed the National licensing exam.
 - He also noted that it is taking students significantly longer than they anticipated to get through the program. It appears that these individuals do not have a grasp on the qualifying education needed for this program.
- Chairman Rasmussen asked Scott Dibiasio for an update on Appraisal Institute’s education department staffing challenges that were discussed in a previous meeting.
 - He reported that they have been able to work through some of the speedbumps they had run into.

ADJOURNMENT

Commissioner Hawkins made a motion to adjourn the meeting. Commissioner Rivera seconded the motion. The motion passed. The meeting was adjourned at 10:03 am.

Respectfully submitted,
Rachelle Hyburg
Board Coordinator

2025 Current Scheduled Meetings

May 14
June 11 In-Person
July 09
September 10 In-Person
October 08
November 12
December 10 In-Person