

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

DRAFT

Meeting Minutes

March 8, 2023

COMMISSION MEMBERS PRESENT:

John J. Galvin Jr., Certified General Appraiser
Gerald Rasmussen, Certified General Appraiser
Linda M. Sepso, Certified Residential Appraiser
Shawna Baron, 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
John Mesner, Occupational Trades Manager

PUBLIC PRESENT:

Jackie Beauchaine
Kerry Mertz
Tony O'Sullivan
Ryan Brighindi
Steven Romer
Scott DiBiasio

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

CALL TO ORDER

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

REVIEW OF PREVIOUS MEETING MINUTES

Review of February 8, 2023, meeting minutes.

- Board Member Hawkins made a motion to accept the February 8, 2023, meeting minutes. Chairman Galvin seconded the motion. The motion passed unanimously.

Review of December 14, 2022, meeting minutes.

- Board Member Hawkins made a motion to accept the December 14, 2022, meeting minutes. Commissioner Sepso seconded the motion. The motion did not pass unanimously.

ASC- No Changes from Previous Month

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.
 - They will be here physically for the audit April 24-27.
3. ASC emailed us the audit checklist. Real Estate Examiners and Legal are working to prep for April visit.
4. Bill Fall from TAF with a PAREA presentation at the April meeting.

OLD BUSINESS

1. RCG applicant Kerry Mertz: Discussion of report submission.
 - Commissioner Galvin made a motion that they hold off approving Kerry's experience work until she submits four more appraisals performed underneath her current supervisor. Board Member Baron seconded the motion. The motion passed unanimously.
2. PAREA: Discussion continuation.
 - Director Brown explained as part of the process this needs to be continued to be discussed internally within the department. The next step is to present a package which she is unable to present due to the board needs to determine whether they are accepting PAREA as a whole or any of the alternative online programs.

- Scott DiBiasio is not sure where staff heard PAREA saying that Connecticut was moving forward with the rulemaking process because that is incorrect. The state received a map that was colored in as a key for each state, and it indicated that Connecticut was in the rulemaking/legislation progress.
- Director Brown isn't sure what the change will be. It will depend on what the Board chooses to do.
- Commissioner Galvin suggested to wait to hear the presentation next month and set up a time in April where the Commission has a meeting to discuss how to move forward of the regulation portion of it.

NEW BUSINESS

1. Applicants seeking 6th year extension for their provisional licenses:
 - a. Ryan Brighindi
 - Commissioner Galvin made a motion to approve the extension until December 1, 2023. Board Member Baron seconded the motion. The motion passed unanimously.
 - b. Robert Nardelli, Jr
 - He was not present at the meeting. He is travelling.
 - Reason was private. Commission members were e-mailed the letter by Ms. Yanosy.
 - Board Member Baron made a motion to approve the extension until December 1, 2023. Commissioner Sepso seconded the motion. The motion passed unanimously.
 - c. Christine LaPorte
 - This applicant was added in error, she was not present.
2. RCG applicant Ryan Brighindi
 - a. Experience log review and report selection.
 - January 22, 2021: 90 Morgan Street, Stamford, CT
 - October 2, 2020: 19 Main Street, Newtown, CT
 - January 11, 2022: 84 Camp Avenue, Stamford, CT
 - May 2, 2022: 297 Oaklawn Avenue, Stamford, CT
 - Commissioner Galvin wants one report that he believes he did the best on to submit and one with a cost approach in it.
 - Board Member Baron made a motion to approve his log and the samples selected. Commissioner Sepso seconded the motion. The motion passed unanimously.

LEGAL

1. Update regarding open legal cases
 - 1 open case pending that involves an appraisal matter. Director Brown anticipates it being resolved within the next 60 days.
2. DCP Appraisal Investigations Report Status

- Ms. Yanosy stated the actual report will not be available until next month due to IT working on formatting. She ran an informal report which she did not send out. She wanted to share her screen, but she was unable to do. She told the board that from January 1, 2022-March 7, 2023, she was able to identify 105 closed reports. For March of 2023 there was 1, November of 2022 there were 5, October 2022 there were 54, September of 2022 there were 12, August of 2022 there were 2, July of 2022 there were 24, June of 2022 had none, May of 2022 had 1, March of 2022 had 4, February of 2022 had 2. She does not have resolutions on these.

SCHOOL & COURSE APPROVALS

- Course Approved by Department (all have AQB & IDECC approval unless otherwise noted)**

AAL.1030	Review Case Studies – Residential Synchronous	Appraisal Institute - Chicago	15-hours
AAL.1031	Residential Site Valuation and Cost Approach	Appraisal Institute - Chicago	15-hours
AAL.1032	Online General Appraiser Report Writing and Case Studies	Appraisal Institute - Chicago	18-hours
AAL.1033	Online Residential Site Valuation and Coast Approach	Appraisal Institute - Chicago	15-hours
APR.290	Residential Site Valuation and Cost Approach	Appraisal Institute - Chicago	15-hours
APR.291	Online General Appraiser Report Writing and Case Studies	Appraisal Institute - Chicago	30-hours
APR.292	Online Residential Site Valuation and Cost Approach	Appraisal Institute - Chicago	15-hours
APR.293	Residential Report Writing and Case Studies	McKissock, LLC	15-hours
APR.294	Live Webinar: Residential Report Writing and Case Studies	McKissock, LLC	15-hours

NO AQB or IDECC:

AAL.1034	Rural Sales Analysis and Confirmation	AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC – Glendale, CO	8-hours
AAL.1035	Introduction to Vineyard and Winery Valuation	AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC – Glendale, CO	8-hours
AAL.1036	Appraising Ag Facilities Feedlot Seminar	Appraising Ag Facilities Feedlot Seminar	4-hours

Commissioner Sepso made a motion to approve the listed courses. Commissioner Galvin seconded the motion. The motion did not pass unanimously.

ADJOURNMENT

Board Member Baron made a motion to adjourn the meeting. Board Member Hawkins seconded the motion. The motion passed unanimously, and the meeting concluded at 10:16 a.m.

Respectfully submitted,

Jennifer Rector
Executive Secretary
Commissioner's Office, DCP

2023 MEETING SCHEDULE

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.