

# CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

## Meeting Minutes

February 14, 2024

### COMMISSIONERS PRESENT:

John J. Galvin Jr., Certified General Appraiser  
Norris A. Hawkins, Public Member  
Maria I. Rivera, Public Member  
Shawna M. Baron, Certified Residential Appraiser

### COMMISSIONERS NOT PRESENT:

Jennifer Lineaweaver, Public Member  
Gerald Rasmussen, Certified General Appraiser, Acting Chairman

VACANCIES: (2) Certified Appraisers

### DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney  
Debbie Yanosy, Real Estate Appraisal Examiner  
Rachelle Hyburg, Board Coordinator  
Pamela Brown, Director of Investigations

### PUBLIC PRESENT:

Jackie Beauchaine  
Christina LaPorte  
Dan LaPorte  
Scott Dibiasio

## **CALL TO ORDER**

The meeting was called to order at 8:38 am by Acting Chairman Galvin

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

- None

## **REVIEW OF PREVIOUS MINUTES**

- January 10, 2024, Minutes
  - Commissioner Hawkins made a motion to approve the minutes. Commissioner Rivera seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

1. Discussion: Qualifications and Approval Process for Course Instructors (Tabled from January)
  - a. Commissioner Galvin tabled for next meeting.

## **NEW BUSINESS**

1. Eric Michel, RCG.424: Requests 4-hrs Equivalent CE for ‘Fair Housing and Fair Lending for Appraisers’ Course Taken with the NY Chapter of Appraisal Institute
  - a. Tabled
2. John Musnuff, RCG.1713: Requests a total 24-hrs Equivalent CE for the following:
  - a. Appraisal Institutes 87<sup>th</sup> Annual Princeton Conference – 7-hours – 04/21/2023
  - b. NJ Dept of Agriculture’s 2022 Appraisers Conference – 3-hours - June 8, 2022
  - c. Metro NJ Chapter of A.I.: 19<sup>th</sup> Annual Fall Conference, 7-hours - October 27, 2023
  - d. A.I. 18<sup>th</sup> Annual Fall Conference, 7-hours – 10/28/2022
    - Tabled
3. Jeffrey Davis, RCG.1321: Requests Equivalent CE for a NY Appraisal Institute course Titled “Residential and Commercial Trends Seminar” – 7-hours – February 24, 2023
  - a. Tabled
4. Zachary Stockmal, RC Applicant: Review Experience Log, Approval, and Sample Selection.
  - a. Commissioner Baron made a motion to approve the log and requested the addresses listed below as the sample selection. Commissioner Rivera seconded the motion. The motion passed unanimously.
    - i. 1225 Chopsey Hill Rd in Bridgeport
    - ii. 653 Daniels Farm Rd in Trumbull
    - iii. 5 Boulder Ridge in Monroe
    - iv. 349 Lincoln Rd in Cheshire
    - v. 117 Central Ave in Waterbury

5. Frederick Harrington CE Extension Request
  - a. Tabled
  
6. Commissioner Galvin moved to table items 1,2,3 & 5 for the next meeting. The Commission would like to further review once Chairman Rasmussen is available to discuss how these requests have been handled in the past. Commissioner Hawkins seconded the motion. The motion passed unanimously.

**LEGAL**

1. None

**DCP INVESTIGATIONS**

1. Appraisal Investigations Case Report Status
  - a. Cases closed – no new
  - b. Open cases – none reported
  
2. Discipline reported to National Registry: One RCR Appraiser

**COURSE APPROVALS**

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

AAL.1177	Evaluating Today's Residential Appraisal: Reliable Review	McKissock, LLC, Saint Louis, MO 63110	7-Hours
AAL.1178	Intro to Appraising Owner-Occupied Commercial Properties	McKissock, LLC, Saint Louis, MO 63110	7-Hours
AAL.1179	Online- Appraising Residential Property on Tribal Lands in Closed Market Areas	Appraisal Institute Chicago, IL 60606	4-Hours
AAL.1182	Basic Appraisal Principles	Appraisal Institute Chicago, IL 60606	18-Hours
AAL.1183	Online – Basic Appraisal Principles	Appraisal Institute Chicago, IL 60606	18-Hours
AAL.1184	General Appraiser Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606	18-Hours <b>AQB Only</b>
AAL.1189	Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	McKissock, LLC Saint Louis, MO 63110	14-Hours
AAL.1190	Online – Valuation Bias: The Invisible Fence of Racial Discrimination	Appraisal Institute Chicago, IL 60606	5-Hours

AAL.1191	Identifying and Correcting Appraisal Failures	OREP Educational Network San Diego, CT 92115	7-Hours
AAL.1192	Appraising 2-4 Unit Residences	McKissock, LLC Saint Louis, MO 63110	7-Hours
AAL.1193	Live Webinar: Appraising 2-4 Unit Residences	McKissock, LLC Saint Louis, MO 63110	7-Hours
AAL.1194	Appraising 2-4 Unit Residences	McKissock, LLC Saint Louis, MO 63110	7-Hours
APR.332	Basic Appraisal Principles	Appraisal Institute Chicago, IL 60606	30-Hours
APR.333	General Appraiser Site Valuation and Cost Approach	Appraisal Institute Chicago, IL 60606	30-Hours
APR.334	2024 15-Hour National USPAP Course	Appraisal Institute Chicago, IL 60606	15-Hours <b>AQB Only</b>

**IDECC ONLY**

AAL.1186	Review Case Studies – General	Appraisal Institute Chicago, IL 60606	18-Hours <b>IDECC Only</b>
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**NO AQB or IDECC:**

AAL.1185	Introduction to Green Buildings: Principles & Concepts	Appraisal Institute Chicago, IL 60606	8-Hours
AAL.1187	The Appraiser as an Expert Witness: Preparation and Testimony	Appraisal Institute Chicago, IL 60606	16-Hours
AAL.1188	AgWare – ClickForms & DataLog 101.5	AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC, Glendale, CO 80246	4-Hours

- Commissioner Hawkins made a motion to approve all courses as presented. AAL.1177- AAL.1194, APR.332-APR.334, AAL.1186, AAL.1185, AAL.187 and AAL.1188. Commissioner Baron seconded the motion. The motion passed unanimously.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

1. Christina and Dan LaPorte approached the Commission today to discuss their experience with PSI. Christina LaPorte has retaken the exam multiple times and is getting conflicting information on the PSI website concerning what exams she is eligible for. They're raising concerns that the PSI exam may need to be reviewed by the Commission.
  - a. Commissioner Galvin asked Debbie Yanosy to approach PSI for clarification on the following items:
    - Qualification status some exam takers are seeing when they are on the website,
    - Bathroom breaks for in-person exams, specifically at the West Hartford location,
    - Limited exam offering dates, and
    - Lack of support services for exam takers.
2. Commissioner Galvin is inquiring about DCP notifications/guidelines for schools about student participation in online courses. Concerns that there are students in these virtual courses that are driving/travelling in their vehicles during the course.

## **ADJOURNMENT**

Commissioner Rivera made a motion to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:19 am.

Respectfully submitted,  
Rachelle Hyburg  
Board Coordinator

### **2024 Current Scheduled Meetings**

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