

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

February 19, 2025

COMMISSIONERS PRESENT:

Gerald Rasmussen, Certified General Appraiser, Acting Chairman
John J. Galvin Jr., Certified General Appraiser
Norris A. Hawkins, Public Member
Maria I. Rivera, Public Member
Jennifer Lineaweaver, Public Member

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:

Jacqueline Beauchaine
Robert Nardella Jr.
Robert Nardella
Eric Michel
Brian Royce
Scott Dibiasio
Melissa Cannata

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

- January 08, 2025, Minutes
 - Commissioner Hawkins made a motion to approve the minutes with the discussed edit. Commissioner Lineaweaver seconded. The motion passed unanimously.

OLD BUSINESS

1. Robert Nardella, Jr., RCG applicant: Seeks an extension of RSP to pass PSI exam.
 - a. Chairman Rasmussen has recused himself from this review.
 - b. The commission discussed the applicant's previous extensions. The applicant noted that his previous extensions were due to medical reasons. They also noted that they missed the 30-day contingency due to not being able to get the test scheduled in time.
 - c. Commissioner Hawkins made a motion to approve a 90-day extension. Commissioner Lineaweaver seconded the motion. Discussion: clarification on when the start date for the extension begins. Commissioner Hawkins rescinded his motion.
 - i. Commissioner Hawkins made a motion to approve an extension through June 30, 2025. Commissioner Lineaweaver seconded the motion the motion passed unanimously.

NEW BUSINESS

1. Michelle Gamache-RCG.1134 seeks 2-hour equivalent CE for her attendance at the 01/21/2025 Economic Forecast Program presented by the Metro NY Chapter of the Appraisal Institute.
 - a. Commissioner Galvin made a motion to accept 2 hours equivalent CE credit for this course. And that DCP can apply 2-hours equivalent credit for any other licensee that submits this course for credit. Commissioner Hawkins seconded the motion. The motion passed unanimously.

2. REAC Meeting Schedule

- a. Chairman Rasmussen inquired about having a virtual meeting set up for the audit team to attend. DCP staff noted that the April meeting has been changed to a virtual meeting to accommodate that.
- b. Debbie Yanosy approached the Commission about changing the frequency of in-person meetings to allow for more public participation. She proposed that the Commission meets in-person once a quarter instead of every other meeting. The in-person meetings would be June, September and December
 - i. Commissioner Hawkins made a motion to approve the quarterly in-person meeting changes. Commissioner Rivera seconded the motion. The motion passed unanimously.

3. Update: Valuation Bias and Fair Housing course

- a. Scott Dibiasio provided an update to the Commission regarding the Appraisal Institute's timeline of releasing the updated the course.
- b. Chairman Rassmussen inquired on if the Commission could potentially allow an extension to complete this new mandatory requirement. The Commission will revisit this option at a later time.

LEGAL

1. CT Appraiser Law Module – Update

- a. Vicky Bullock provided an update to the Commission. It is in review with upper management and Vicky is waiting on their approval. Debbie Yanosy noted that once approved they will reach out to the schools to let them know the course is available and schools can begin to apply to provide that course.
- b. Commissioner Galvin asked that the Commission be able to do a final review once approved.

DCP INVESTIGATIONS

1. Appraisal Investigations Case Report Status

- a. No change from last month's report
- b. Current Cases: 16

2. Appraiser Discipline reported to National Registry

- a. No new reports have been made

COURSE APPROVALS

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

APR.368	General Appraiser Income Approach	McKissock, LLC Warren, PA 16365-2328	60-Hours
APR.369	General Appraiser Report Writing and Case Studies	Appraisal Institute Chicago, IL 60606	30-Hours
APR.370	Expert Witness for Commercial Appraisers – Subject Matter Electives	McKissock, LLC Warren, PA 16365-2328	15-Hours
AAL.1338	Quantitative Analysis	Appraisal Institute Chicago, IL 60606	33 - 18-Hours
AAL.1341	Advanced Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606	33 - 18-Hours AQB Only
AAL.1343	Online Basic Appraisal Principles	Appraisal Institute Chicago, IL 60606	30 18-Hours IDECC Only
AAL.1346	Advanced Income Capitalization	Appraisal Institute Chicago, IL 60606	33 - 18-Hours AQB Only
AAL.1352	Appraisal Technology and GSE Appraisal Review	The CE Shop LLC	4-Hours
AAL.1353	FHA Site Inspection	Calypso Continuing Education Randolph, VT 05060	7-Hours AQB Only
AAL.1354	Live Webinar: The Appraiser's Guide to the New URAR	McKissock, LLC Warren, PA 16365-2325	7-Hours
AAL.1355	Small Spaces, Big Impact-Appraising ADUs	McKissock, LLC Warren, PA 16365-2328	3-Hours
AAL.1356	The Appraiser's Guide to the New URAR	McKissock, LLC Warren, PA 16365-2328	7-Hours AQB Only
AAL.1357	Valuation Bias and Fair Housing Laws and Regulations- with Appraiser eLearning	Appraiser eLearning LLC Nashville, 37203	7-Hours No AQB or IDECC
AAL.1358	Commercial Land Valuation	McKissock, LLC Warren, PA 16365-2328	4-Hours
AAL.1359	Residential Property Inspection for Appraisers	McKissock, LLC Warren, PA 16365	7-Hours
AAL.1360	Appraisal Through the Eyes of the Reviewer	American Society of Farm Managers and Rural Appraisers Glendale, CO 80246-1904	7-Hours

			No AQB or IDECC
AAL.1361	How to Support and Prove Your Adjustments	OREP Educational Network San Diego, CA 92115-2600	7-Hours
AAL.1362	Non-Lending Appraisals: Expanding Your Appraisal Practice	Appraiser eLearning Nashville, TN 372	7-Hours No AQB or IDECC
AAL.1363	A Brief Stroll through America's Architecture for Appraisers	Calypso Continuing Education Randolph, VT 05060	7-Hours No AQB or IDECC
AAL.1364	Measuring and Applying Market Condition Changes In Your Appraisal	Massachusetts Board of Real Estate Boston, MA 02110	7-Hours No AQB or IDECC
AAL.1365	Live Webinar: Responding to a Reconsideration of Value (ROV)	McKissock, LLC Warren, PA 16365-2328	3-Hours
AAL.1366	Responding to a Reconsideration of Value (ROV)	McKissock, LLC Warren, PA 16365-2328	3-Hours AQB Only
AAL.1367	Non-Stabilized Distressed Properties Valuation Issues	Massachusetts Board of Real Estate Boston, MA 02110	7-Hours No AQB or IDECC
AAL.1368	Quantitative Analysis Concepts for Appraisers	Massachusetts Board of Real Estate Boston, MA 02110	7-Hours No AQB or IDECC
AAL.1369	Advanced Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606	30 18-Hours AQB Only
AAL.1370	Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	Appraisal Institute Chicago, IL 60606	14-Hours
AAL.1371	Online Eminent Domain and Condemnation	Appraisal Institute Chicago, IL 60606	7-Hours
AAL.1372	Selecting and Supporting Market Adjustments	Appraiser eLearning LLC Nashville, TN 37203	3-Hours IDECC Only
AAL.1373	Appraisal of Manufactured Homes and Next-Generation Manufactured Homes	Appraisal Institute Chicago, IL 60606	7.5 Hours
AAL.1374	Appraisal of Manufactured Homes	Appraisal Institute Chicago, IL 60606	7.5 Hours AQB Only

AAL.1375	General Appraiser Site Valuation and Cost Approach	Appraisal Institute Chicago, IL 60606	18-Hours AQB Only
AAL.1376	Introduction to Green Buildings: Principles & Concepts	Appraisal Institute Chicago, IL 60606	7-Hours
AAL.1377	Real Estate Finance, Statistics, and Valuation Modeling	Appraisal Institute Chicago, IL 60606	14-Hours AQB Only
AAL.1378	Residential Sales Comparison and Income Approaches	Appraisal Institute Chicago, IL 60606	18-Hours AQB Only
AAL.1379	Review Case Studies – Residential	Appraisal Institute Chicago, IL 60606	14-Hours AQB Only
AAL.1380	Review Case Studies – General	Appraisal Institute Chicago, IL 60606	18-Hours AQB Only
AAL.1381	Business Practices and Ethics	Appraisal Institute Chicago, IL 60606	6-Hours AQB Only
AAL.1382	Appraisal of Medical Office Buildings	Appraisal Institute Chicago, IL 60606	7-Hours AQB Only
AAL.1384	2024 15-Hour Equivalent USPAP Course	Appraisal Institute Chicago, IL 60606	15-Hours
AAL.1385	Application & Interpretation of Simple linear Regression	Appraisal Institute Chicago, IL 60606	14-Hours No AQB or IDECC

- Chairman Rassmussen, in reference to AAL.1373 + AAL.1374, inquired about allowing ½ hour credits and if that was acceptable again. Scott Dibiasio noted that they have some new staff that might not be aware of the full hour requirement and it was likely done in error, but would discuss with their Director of Education and state compliance team for clarification.
- Commissioner Galvin made a motion to approve all courses with the exception of AAL.1632. AAL.1362 is denied. Additionally, AAL.1373 and AAL.1374 are approved for 7 hours. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.
 - The motion has been rescinded
 - Commissioner Hawkins made a motion to approve APR.368 through AAL.1346. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

- Commissioner Galvin made a motion to approve AAL.1370 for 14 hours. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.
 - Commissioner Galvin made a motion to deny AAL.1632. Commissioner Hawkins seconded the motion. The motion passed unanimously.
 - The remaining courses are tabled for the next meeting when the Commission receives more information on AQB and IDECC requirements from DCP staff.
- Scott Dibiasio inquired how asynchronous continuing education courses are being approved with AQB-Only with no IDECC approval.
 - Vicky Bullock is looking into the regulatory requirements for these courses.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Chairman Rassmussen asked DCP if documents for the closed case regarding Joseph C. Sansone Company is available to the public, as he is receiving a lot of inquiries from members of the assessment communities.
 - Individuals can submit a Freedom of Information request for this information.
 - FOI Information: https://portal.ct.gov/dcp/common-elements/consumer-facts-and-contacts/freedom-of-information?language=en_US
 - The following hypothetical situation was asked to staff: if the company was still moving forward and went to a different municipality and allegedly gave a value on a property. If that municipality make a complaint, would that become a new case? And that if the municipality wanted to follow through, they would have to take their own action.
 - DCP staff confirmed that that would be a new case.

ADJOURNMENT

Commissioner Hawkins made a motion to adjourn the meeting. Commissioner Rivera seconded the motion. The motion passed. The meeting was adjourned at 9:50 am.

Respectfully submitted,
 Rachelle Hyburg
 Board Coordinator

2025 Current Scheduled Meetings

March 12 In-Person

April 09

May 14

June 11 In-Person

July 09

September 10 In-Person

October 08

November 12

December 10 In-Person