

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
February 9, 2022**

The meeting was called to order by Commissioner Gerald Rasmussen at 8:30 a.m. via a ZOOM Webinar.

Commission Members Present: John J. Galvin, Jr. (Cert. Gen. App. – 5th District)
Linda M. Sepso (Cert. Res. App. – 3rd District)
Norris Hawkins (Public Member – 1st District)
Gerald Rasmussen (Cert. Gen. App. – 4th District)

Commission Members Absent: Shawna M. Baron (Cert. Res. App. – 5th District)

Commission Vacancies: Certified General Appraiser (2)
Public Member (1)

Commission Counsel Present: None

DCP Staff Present: Pamela Brown, Director of Investigations
Vicky Bullock, Staff Attorney
Linda Kieft-Robitaille, Real Estate Appraisal Examiner
Terry-Jo Powell, License & Applications Analyst

Public Present: Jackie Beauchaine
Brian Royce
Christina LaPorte
Daniel LaPorte
Eric Michel
Scott DiBiasio
Robert Andrews
Greg Messina
Nick Celentano

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

For information, visit the Agency Website: www.ct.gov/dcp
Division E-Mail: DCP.OccupationalProfessional@ct.gov

MINUTES OF PREVIOUS MEETING

It was moved to approve the minutes of the January 12, 2022, *CT Real Estate Appraisal Commission* Meeting by Commissioner Galvin and seconded by Commissioner Hawkins. The motion passed unanimously.

Comments or Concerns of any Person Present Today

DCP INVESTIGATIONS DIVISION

DCP LEGAL DIVISION

Attorney Bullock gave an update on the status of new commission appointments.

OLD BUSINESS

1. Motion to accept Christina Laporte, RCR applicant's samples. Approval to sit for the exam was made by Commissioner Sepso and seconded by Commissioner Hawkins. The motion passed unanimously.
2. Motion to accept Robert Andrews, RCG applicant's samples. Approval to sit for exam made by Commissioner Galvin and seconded by Commissioner Hawkins. The motion passed unanimously.
3. Monthly report presented by Examiner Kieft-Robitaille. The report shows no new complaints received by DCP. Previously submitted complaints are still in process.
4. Motion to return the CT Appraisal Law Course to a three (3) hour Course Module for the upcoming CE cycle made by Commissioner Rasmussen and seconded by Commissioner Hawkins. The motion passed unanimously.

NEW BUSINESS

1. Motion to approve Greg Messina for a one-year extension of his provisional license made by Commissioner Galvin and seconded by Commissioner Sepso. Commissioner Rasmussen recused himself from this vote. The motion passed unanimously.
2. Motion to approve Peter Vimini for equivalent education for the Appraisal Institute's annual conference for 10 hours (5 hours per day) made by Commissioner Hawkins and seconded by Commissioner Sepso. The motion passed unanimously.

3. Motion to approve Dawn Cortina for equivalent education for completion of Connecticut Conference of Municipal Assessors (CCMA) course 1A & 1B for 18 hours made by Commissioner Galvin and seconded by Commissioner Sepso. The motion passed unanimously.
4. Motion to approve Jennifer O'Neil for equivalent education for the Appraisal Institute annual conference for 10 hours (5 hours per day) made by Commissioner Sepso and seconded by Commissioner Hawkins. The motion passed unanimously.
5. Jennifer Greb, RCR applicant, is seeking log approval and sample selection. The sample review will be held at the March 9, 2022, *CT Real Estate Appraisal Commission* meeting.
6. Sarah Thompson, RCR applicant, seeking log approval and sample selection. The Commission will hold the sample review at the March 9, 2022, *CT Real Estate Appraisal Commission* meeting.
7. Motion to approve Jan A. Barenholtz for equivalent education for Metro New York Chapter seminar: Economic Forecast for 2 hours made by Commissioner Galvin and seconded by Commissioner Hawkins. The motion passed unanimously.
8. Motion to approve Kristine Tufaro for equivalent education for Stats, Graphs, and Data Science 1 from Valuemetrics Info for 14 hours, and Measuring with ANSI® and the 2021 ANSI® Update from Appraiser eLearning for 4 hours made by Commissioner Galvin and seconded by Commissioner Sepso. The motion passed unanimously.
9. Motion to approve John Galvin for equivalent education for the Greater Hartford Association of Realtors (GHAR) seminar: CT Commercial Real Estate Conference for 3 hours made by Commissioner Sepso and seconded by Commissioner Hawkins. Commissioner Galvin abstained from this vote. The motion passed unanimously.

ASC

SCHOOL & COURSE APPROVALS

1. Discussion on new AQB criteria regarding synchronous, asynchronous, and hybrid courses. AQB versus IDEC approval for schools. This topic continued until March 9, 2022, *CT Real Estate Appraisal Commission* meeting.

(All courses below have AQB approval)

Motion to approve the following courses made by Commissioner Galvin and seconded by Commissioner Sepso. The motion carried unanimously.

APR.231 <i>General Appraiser Income Approach</i> McKissock	60hrs.PL
APR.232 <i>General Report Writing & Case Studies</i> McKissock	30hrs.PL
APR.233 <i>Statistics, Modeling, and Finance</i> McKissock	15hrs.PL
APR.234 <i>Live Webinar: 2020-2021 15-hr National USPAP Course</i> McKissock	15hrs.PL
APR.235 <i>Live Webinar: Basic Appraisal Principles</i> McKissock	30hrs.PL
APR.236 <i>Live Webinar: Basic Appraisal Procedures</i> McKissock	30hrs.PL
APR.237 <i>General Appraiser Market Analysis and Highest & Best Use</i> Appraisal Institute	30hrs.PL
APR.238 <i>15-Hour National USPAP Course</i> Appraisal Institute	15hrs.PL
APR.239 <i>2020-2021 15-Hour Equivalent USPAP Course</i> Appraisal Institute	15hrs.PL
APR.240 <i>General Appraiser Market Analysis and Highest & Best Use</i> McKissock	30hrs.PL
APR.241 <i>General Appraiser Sales Comparison Approach</i> McKissock	30hrs.PL
APR.242 <i>General Appraiser Site Valuation and Cost Approach</i> McKissock	30hrs.PL
APR.243 <i>Advanced Income Capitalization Synchronous</i> Appraisal Institute	33hrs.PL
APR.244 <i>Appraisal Subject Matter Electives</i> McKissock	20hrs.PL
AAL.870 <i>General Appraiser Market Analysis and Highest & Best Use</i> Appraisal Institute	18hrs.CE
AAL.871 <i>New Construction Essentials: Luxury Homes</i> McKissock	3hrs.CE

AAL.872 <i>The Fundamentals of Appraising Luxury Homes</i> McKissock	4hrs.CE
AAL.873 <i>Understanding Luxury Home Features</i> McKissock	7hrs.CE
AAL.875 <i>15-Hour National USPAP Course</i> Appraisal Institute	14hrs.CE
AAL.876 <i>Residential Appraisal Review and USPAP Compliance</i> McKissock	7hrs.CE
AAL.877 <i>2020-2021 15-Hour Equivalent USPAP Course</i> Appraisal Institute	14hrs.CE
AAL.879 <i>Live Webinar: New Construction Essentials: Luxury Homes</i> McKissock	3hrs.CE
AAL.880 <i>Live Webinar: The Fundamentals of Appraising Luxury Homes</i> McKissock	4hrs.CE
AAL.881 <i>Divorce and Estate Appraisals- Elements of Non-Lender Work</i> McKissock	4hrs.CE
AAL.882 <i>Fannie Mae Appraisal Guidelines: Debunking the Myths</i> McKissock	4hrs.CE
AAL.883 <i>Introduction to Expert Witness Testimony for Appraisers: To Do or Not to Do</i> McKissock	4hrs.CE
AAL.886 <i>Advanced Market Analysis and Highest & Best Use Synchronous</i> Appraisal Institute	18hrs.CE
AAL.887 <i>Advanced Income Capitalization Synchronous</i> Appraisal Institute	18hrs.CE
AAL.888 <i>Online Measure It Right! – Using the ANSI-Z765-2021 Standard for Residential Properties!</i> Appraisal Institute	4hrs.CE
AAL.889 <i>Supporting Your Adjustments: Methods for Residential Appraisers</i> McKissock	3hrs.CE
AAL.890 <i>2022-2023 7-Hour National USPAP Update Course</i> Appraisal Institute	7hrs.CE

AAL.893 *Live Webinar: Land and Site Valuation* 5hrs.CE
McKissock

COURSES TO BE APPROVED BY COMMISSION (no AQB approval)

Motion to approve the following courses made by Commissioner Sepso and seconded by Commissioner Galvin. The motion carried unanimously.

AAL.874 *Valuation Resources for Photovoltaic Systems (Online)* 3hrs.CE
Appraisal Institute

AAL.878 *FHA Site Inspection for Appraisers* 7hrs.CE
Calypso Continuing Education

AAL.884 *What You Should Know About Desktop and Hybrid Appraisals* 4hrs.CE
Massachusetts Board of Real Estate

AAL.891 *Appraising Easements* 7hrs.CE
Massachusetts Board of Real Estate

AAL.892 *Appraising Historic Properties* 7hrs.CE
Massachusetts Board of Real Estate

LEGAL

Comments or Concerns of any Person Present Today

1. Commissioner Sepso raised the following question, “if someone has a general appraisal license can they sign as a certified residential appraiser.” Discussion held.
2. Commissioner Galvin moved that in light of COVID restrictions, anyone who needs an extension to take the exam will be granted an extension automatically until December 31, 2022, and seconded by Commissioner Sepso. The motion carried unanimously.

2022 BOARD MEETING SCHEDULE

January 12, 2022, February 9, 2022, March 9, 2022, April 13, 2022, May 11, 2022, June 8, 2022, July 13, 2022, September 14, 2022, October 12, 2022, November 9, 2022, and December 14, 2022.

ADJOURN

It was moved to adjourn the meeting by Commissioner Hawkins and was seconded by Commissioner Sepso. The motion carried unanimously to adjourn the meeting at 10:35 a.m.

Respectfully submitted,

Terry-Jo Powell
Board/Commission Administrator

The next meeting of this Commission is scheduled for Wednesday, March 9, 2022, via ZOOM webinar.